





Helping individuals
live their **best**lives in Carroll and
Howard Counties.





ANNUAL REPORT 2023

Carroll Lutheran Village Lutheran Village at Miller's Grant







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### **Lutheran Social Ministries of Maryland**

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### Lutheran Social Ministries of Maryland



utheran Social Ministries of Maryland, established in 2018, provides strategic .growth, vision, management and resources to its continuing care retirement communities, Carroll Lutheran Village and The Lutheran Village at Miller's Grant, which enables the communities to:

- Improve operational efficiencies, quality of care and services
- Attract a new generation of residents and team members
- Prepare for future growth and industry changes

Lutheran Social Ministries of Maryland is a ministry of the Delaware-Maryland Synod of the Evangelical Lutheran Church in America.

## Our Mission

Lutheran Social Ministries of Maryland, guided by our faith-based values, and through collaboration with affiliated ministries and ventures, forges relationships among the broader communities, leverages organizational capacity and identifies and explores opportunities for further service.

Reimagining aging through innovation and thoughtful stewardship.



- Respect
- Trust
- Innovation
- Compassionate service
- Integrity
- Community

## Awards

Our award-winning recognition is proof of our excellence in senior living.



### Carroll's Best

Voted by Carroll County residents, Carroll Lutheran Village has been recognized as Carroll's Best for 11 consecutive years as:

- Best Assisted Living
- Best Nursing Home
- Best Retirement Community



### **Best of Howard**

Voted by Howard County residents, Lutheran Village at Miller's Grant has been recognized as the Best of Howard for best senior housing in Howard County for four consecutive years.



### **U.S. News & World Report**

For a third consecutive year, LVMG was rated among the top tier of U.S. skilled nursing facilities that have been recognized as a Best Nursing Home for 2022-23 by U.S. News & World Report.

LVMG earned Best Nursing Homes status by achieving the highest rating, of High Performing, for short-term rehabilitation. U.S. News gives the designation of Best Nursing Home to homes that satisfy its assessment of appropriate use of key services and consistent quality performance.

L to R: Mike McMullin, Carroll County Chamber of Commerce president, Wanda Lynn, LSMMD board chair. Jeff Branch, LSMMD president and CEO, and Dr. Mona Becker, City of Westminster mayor, at the ribbon cutting ceremony opening of LSMMD's new offices.



### Lutheran Social Ministries of Maryland



## Remarkable Milestones

WANDA LYNN
Board of Trustees Chair

vividly recall my first board meeting. We faced a pivotal decision regarding Lutheran Village at Miller's Grant's development. It was a tough decision, one that required extensive deliberation, as it would define the organization's direction. I am grateful we chose to move forward. After years of dedicated effort, it was rewarding to witness LVMG's groundbreaking ceremony.

It is essential to recognize the Miller family's invaluable role. They ignited the spark, which today fulfills a critical need in Howard County. Their support and vision have been instrumental in LVMG's journey.

Forming Lutheran Social Ministries of Maryland marked a significant milestone in the organization's development. A committee comprising of board members, residents, clergy and team members tirelessly collaborated to shape LSMMD. Committee members delved into various subjects, including governance structures and responsibilities, always keeping in mind the diverse backgrounds of community members.

Our commitment to inclusivity and respect led to retaining a faith-based identity, a cornerstone of our organization. Every board meeting commences with a prayer, symbolizing our shared values and commitment.

LSMMD positioned us for shared management and greater collaboration with vendors, creating benefits for both communities. In an everevolving industry landscape, we remain agile and poised to seize opportunities that align with our mission and values.

With a change of CEO leadership, two committees were formed. The search committee, comprising of representatives from our communities and boards, identified the necessary qualities of LSMMD's new CEO.

After a thorough process, we are delighted Jeff Branch accepted the role. His leadership during challenging times, including navigating the complexities of the COVID-19 pandemic, has been exceptional.

The transition committee worked diligently to ensure a smooth change – defining timelines and communication strategies and plans for the outgoing CEO's farewell and new CEO's welcome and installation.

Reflecting on my years of service on Carroll Lutheran Village and LSMMD's boards, I am deeply grateful for the dedicated team members, board members and residents who share our commitment to living our mission, vision and values. These principles have guided us through every decision and will continue to inspire us as we embark on new horizons.

I extend my heartfelt gratitude to every member of the LSMMD community. We have achieved remarkable milestones, and I am excited about the future. Your support and dedication have been instrumental in our success, and I am confident we will continue thriving as we navigate through challenges and opportunities.



# Overcoming Challenges with Innovation

### **JEFF BRANCH**

President and CFO



Low unemployment rates, in Maryland and nationally, combined with health care and culinary workers leaving their professions adds to the complexity of identifying candidates who complement our organization's inherent traits - mission and values and skills required of open positions. Recruiting is a priority that involves a strategic multi-pronged approach.

Expanding our Human Resources team to include a Director of Talent Acquisition is proving instrumental in recruiting key positions, pinpointing suitable recruitment platforms for each discipline and nurturing vital partnerships with educational institutions. An active view of the entire organization's staffing needs provides greater awareness and collaboration in identifying potential candidates.

We are dedicated to nurturing team members' professional development and have created learning pathways that facilitate career advancement

and higher earning potential. During FY23, higher education was made possible for 18 team members who received resident-funded scholarships. New supervisor training was created and will be implemented in the coming months, helping our leaders grow. Multiple colleges and universities partnered with the organization to provide internships in several disciplines. All grow a wider knowledge of the opportunities in senior housing and our organization.

Our Marketing team is also fulfilling an important role in recruiting. Having consistent collaboration with the Human Resources team, they are raising awareness of our organization and showcasing work life in the communities specifically highlighting team members, focusing on positive work experiences and celebrating achievements. This approach sends a compelling message to candidates.

Constant economic fluctuations have brought much uncertainty regarding operating costs. As a result, we are constantly watching the market and adjusting forecasting models to accommodate the latest fluctuations resulting in financial decisions being made on the latest data.

Our sustainable efforts have strategically positioned us with cost-



cutting measures while reducing our communities' carbon footprint, Solar panel installations are expected to save Carroll Lutheran Village's electric costs by \$60,000-\$70,000 per year and Lutheran Village at Miller's Grant by 25%. The installation of electric vehicle charging stations provides residents, team members and visitors the opportunity to charge in the communities. It also provides our residents and team an opportunity to explore electric vehicles for future replacement of vehicles to reduce costs related to fuel.

Strides are also being seen in Culinary. The LeanPath program, which tracks food waste, has reduced the costs of associated with food waste. Digital menus - available by email. resident portal (i.e. TouchTown) and communities' digital TVs - have reduce printing costs. O2GO's (i.e. Ozzie) reusable containers at LVMG have reduce the community's costs of disposable goods.

I am continually impressed and amazed by our talented team and resilient residents. They consistently champion creativity and leverage adversity to strengthen our organization. Our path forward is firmly rooted in innovation and highlights our commitment to being the best faith-based communities in senior housing.

### Lutheran Social Ministries of Maryland







# Board of Trustees

**WANDA LYNN** 

Chair

**DAVE BOND** 

Vice Chair

**VICTORIA HATHAWAY** 

Secretary

**JOE HIKEL** 

Treasurer

**DAVE BOWERSOX** 

**VIC BROCCOLINO** 

**REV. CHRISTOPHER FRIGM** 

**ANANTA HEJEEBU** 

**STEVE LAMBERTSON** 

**REV. DAVID SCHAFER** 

**JAY ZUMBRUN** 

**JEFF BRANCH** 

President/CEO

Ex Officio Board Member



# Corporation Churches

#### **CALVARY LUTHERAN CHURCH**

Rev. Anke Deibler

Mt. Airy

### **CHRIST LUTHERAN CHURCH**

Rev. Michael C. Adams

Upperco

### **FIRST LUTHERAN CHURCH**

Rev. Mike Louia

Ellicott City

#### **GRACE LUTHERAN CHURCH**

Rev. Matt Pensinger

Westminster

### **HOLY SPIRIT**

**LUTHERAN CHURCH** 

Supply Pastor Eldersburg

### **KEYSVILLE LUTHERAN CHURCH**

Deacon Charles Barnhart, Jr.

Keymar

### **MESSIAH LUTHERAN CHURCH**

Rev. Michael Dubsky

Sykesville

### MT. JOY LUTHERAN CHURCH

Rev. Peter Naschke

Gettysburg

### MT. TABOR

### **LUTHERAN CHURCH**

Rev. James Russell

Rocky Ridge

#### **RESURRECTION PARISH**

Rev. Ellen Lictfuss

Rev. Dot Lundgren

Deacon Don Helfer

### **IMMANUEL**

**LUTHERAN CHURCH** 

Manchester

### **JERUSALEM**

**LUTHERAN CHURCH** 

Westminster

### ST. ABRAHAMS

### **LUTHERAN CHURCH**

Hampstead

#### ST. PAUL

### **LUTHERAN CHURCH**

Upperco

#### ST. PETER

### **LUTHERAN CHURCH**

Hampstead

### ST. BENJAMIN **LUTHERAN CHURCH**

Rev. David Schafer

Westminster

### ST. JAMES

#### **LUTHERAN CHURCH**

Rev. Stacey Brady Union Bridge

### ST. JOHN LUTHERAN CHURCH

Interim Pastor

Westminster

### ST. LUKE'S **LUTHERAN CHURCH**

Rev. Nichole Wachter

**New Windsor** 

### ST. MARK

### **LUTHERAN CHURCH**

Rev. Andrew Carr

Hampstead

### ST. MARK

### **LUTHERAN CHURCH**

Rev. Michael Dubsky

Snydersburg

### ST. MARY'S

### **LUTHERAN CHURCH**

Rev. Cris Frigm

Westminster

### ST. PAUL LUTHERAN CHURCH

Rev. Peter Naschke

Gettysburg

#### TRINITY LUTHERAN CHURCH

Rev. Cris Frigm

Taneytown

### TRINITY LUTHERAN CHURCH

Rev. Melissa Helfer

Westminster

# Executive Leadership

**OPERATED BY LUTHERAN SOCIAL** MINISTRIES OF MARYLAND

Carroll Lutheran Village and The Lutheran Village at Miller's Grant are nonprofit, faith-based life plan communities committed to offering older adults opportunities, resources, services and programs to enhance wellness, enrich daily living, foster independence, and connect with the greater community throughout their aging journey. The communities are committed to providing the best possible life for all residents, including access to on-site health care services and other amenities.







**JEFF BRANCH** President and CEO



**KEN CONNELLY** Vice President, Operations



**SUZY DYER-GEAR** Vice President, Human Resources



**STEVE POWELL** Vice President, Finance and Technology



**PETER BOLT** Executive Director, Carroll Lutheran Village



MICHELLE ROSENHEIM Executive Director, Lutheran Village at Miller's Grant



# The Effects of Giving and Good Stewardship

### PHILANTHROPY TEAM



hank you, to all who helped bring our mission to life in FY23 through philanthropic support. The generosity of donors has lasting effects that shape our practice of good stewardship and support those in each of our communities. The Community Partnerships and Support pages, in this report, feature many names of those who are at the heart of each of our communities - our donors!

Many thanks to all for the generous support throughout the year! We joyfully receive and appreciate all gifts, of all amounts and for all purposes, and celebrate the opportunity to publicly acknowledge their spirit of giving.

The effects of giving and good stewardship are most apparent from:

### **Benevolent Care Fundraising Events**

The generous gifts of donors make it possible to provide safe housing, nutritious meals and necessary care - the most basic needs - for Carroll Lutheran Village and Lutheran Village at Miller's Grant residents who are in financial distress. Our signature fundraising events directly support the communities' Ministry of Caring Endowment Fund, which provides assurances that these residents continue to receive the exceptional care they deserve in a community they love and call home.

CLV celebrated the 25th annual golf tournament with the greatest number of golfers ever participating. Total funds raised over this 25-year span exceed \$1.7 million! Two years ago, LVMG transitioned from a golfing event to a family fun walk, Miller's Grant Mission Miles, which is enjoyed by multiple generations. Combined fundraising events have now raised over \$157,000 in support of resident care.

### **Team Member Development**

With rising education costs, the communities' scholarship programs are a major benefit for team members. Philanthropic giving towards scholarships helps them achieve their professional development goals. These funds help team members pursue their dream career and further their clinical skills as well as provide high school and college student team members with the ability to prepare for their career path.

### **Capital Campaign**

LVMG launched a capital campaign to support the building of its future Performing Arts Center/ Chapel. The multifunctioning space has become a necessity as the community has grown and continues to grow.

As a place offering belonging and spiritual gathering, all residents and team members will be able to embrace community under one roof, whether it be through singing, dancing, dreaming, learning or mourning. A gathering space meant to foster community is made special by those in the community who support it.

### **Renewable Energy**

Both communities took significant actions in FY23 to support climate justice and advance renewable energy. Previously, communities completed large-scale LED conversion projects. Now both communities boast substantial solar installations to further energy savings. Total energy savings for these combined efforts is estimated to exceed \$212,000 annually.

### Lutheran Social Ministries of Maryland



# Rejoice!

### **REV. STACEY L. BRADY** Director of Church Relations

hroughout scripture, we are reminded of God's steadfast love toward us. During the past year, we have seen evidence of God's love and faithfulness repeatedly, and we have rejoiced!

We are grateful for our strong partnership with the corporate congregations, which make up the Westminster Conference of the DE-MD Synod of the Evangelical Lutheran Church in America. Together, we strive to have open communication and share in ministry.

We appreciate the efforts they provide to Carroll Lutheran Village. Most notably, congregational members are crocheting and knitting white lap robes for the actively dying in CLV's Health Care Center. Rostered leaders are sharing two to three-part presentations with the residents on any area of interest they have, which have been well-received.

A new partnership was formed with the United Lutheran Seminary. Through its Kindling Faith program, a continuing education initiative, residents from both communities are invited to visit the seminary campus in Gettysburg, as well as participate in lectures at the campus. This program, while still being developed, shows much

promise for the residents who are lifelong learners.

Second Chance Church, an outreach ministry in which residents care for the underserved populations in the wider community, has been wellreceived at Lutheran Village at Miller's Grant and is being developed for CLV. LVMG residents choose a local non-profit each month with whom to partner, and they find creative methods to support the organization.

Highlights for the year included making 52 birthday cake kits for the Columbia Pregnancy Center, donating 70 books to a local elementary school and overwhelming that same pregnancy center during another month with diapers, new baby clothes and baby care items. Additionally, residents donated over \$2,600 toward Second Chance Church during the year. Residents have also committed to volunteering, in person, at three organizations.

Sharing our abundance is an important part of Lutheran Social Ministries of Maryland's faithful stewardship, and with that spirit, workshops on dementia awareness and education as well as Medicare/Medicaid were provided by our expert team members to corporate congregations'

church members. We look forward to expanding this outreach education initiative in the coming year.

The chaplains provide vital ministry to the spiritual life at each community. The LVMG community is thankful for Rev. Chasity Wiener becoming their new chaplain. Chaplain Chasity's gifts and vibrancy is leading the community to fulfill God's future plans.

The CLV community was saddened to say goodbye to Rev. Eileen Kelley-Warner. They are grateful for her time with them and the spirit she leaves behind. They rejoice for Chaplain Charlie Marshall's continued ministry. He is a constant presence, ever-faithful and good. They also rejoice Deacon Katharine Beckman's arrival as their second chaplain. She brings her own gifts and passions, which bless us all. We are truly blessed by our chaplaincy team, which is gifted and full of joy for God and all of God's people!

Serving all of God's people - and all people are God's people - is what LSMMD's pastoral team does. We work across departments and organizations sharing the love of God with all people. Because God is so faithful and loving toward us, we can only respond by sharing God's love and grace.



# Financial Highlights

Financial data reflected in Carroll Lutheran Village and Miller's Grant financial reports are also reflected in this report. The Community Financials are prepared as Special Purpose Financial Statements and do not include the inter-company eliminations.

Assets	2023	2022
Current Assets	9,424,558	15,392,399
Investments	16,573,304	20,305,777
Assests Whose Use is Limited or Restricted	57,016,243	45,321,661
Property, Buildings and Equipment	167,242,060	160,438,176
Other Assets	123,880	131,261
Total Assets	\$ 250,380,045	\$ 241,589,274
Liabilities and Net Assets		
Current Liabilities	14,815,634	16,935,589
Other Long-term Liabilities	_	_
Long-term Debt, Net	102,445,037	95,276,068
Deferred Revenue and Advance Deposits	126,359,582	123,963,486
Net Assets	6,759,792	5,414,131
Total Liabilities And Net Assets	\$ 250,380,045	\$ 241,589,274
Revenues		
Health Care Center	11,455,887	10,733,160
Assisted Living	6,585,608	5,794,220
Independent Living	34,705,520	33,263,109
Bequests, Contributions, Memorials and Other Gifts	160,719	864,254
Investment Income and Realized and Unrealized Gains	1,880,678	3,782,912
Other Income	4,372,163	4,484,115
Total Revenues	\$ 59,160,575	\$ 58,921,770
Expenses		
Nursing, Resident, Dietary, Housekeeping, Laundry	22,446,036	21,420,545
General, Administrative, Marketing and Development	12,259,990	11,321,226
Plant	9,953,904	9,865,797
Depreciation and Amortization	7,958,970	8,724,201
Interest	5,908,658	5,873,096
Total Expenses	\$ 58,527,558	\$ 57,204,865
Operating Income (Loss)	\$ 633,017	\$ 1,716,905
Net Unrealized Gains (Losses) on Investments	461,529	(10,875,279)
Change in Net Assets Without Donor Restrictions	1,094,546	(9,158,374)
Transfer of Net Assets from Related Party	_	
Change in Net Assets With Donor Restrictions	251,115	463,799
Change in Net Assets	\$ 1,345,661	(\$ 8,694,575)

### Carroll Lutheran Village



For over 40 years, Carroll Lutheran Village has helped older adults achieve their personal best in our life-plan community. Our community provides residents with a relaxed lifestyle, so they can spend their time enjoying life, knowing medical care is available if they ever need it. With convenient services and amenities, active aging activities, personcentered health care and warm friendly team members in one community, it's no wonder we have been recognized as Carroll's Best for 11 consecutive years.









## A Year of Renewal

### **DAVID BOLLINGER**

Board Chair, Carroll Lutheran Village



ver the past few years, Carroll Lutheran Village has embarked on an ambitious journey of transformation and renewal. Our multi-year renewal project has been centered on reinvesting in our community through extensive renovations and embracing green initiatives. The goal is clear - to provide a modern, fresh appearance to residences and gathering spots while expanding sustainable measures that preserve the community's beautiful natural surroundings.

I want to take this opportunity to celebrate Windsor Terrace's remarkable renovations. The completed renovations have enhanced aesthetic appeal and significantly improved residents' overall living experience.

New furniture and artwork, freshly painted walls and renovated elevator cabs provide a sleek modern look in common areas. The new HVAC system and updated laundry room and mail area offer a greater level of convenience to residents. Improved lighting, doors and fire suppression system enhance the community's safety.

The new club room, which features tables with chairs, a big-screen TV, a kitchenette and a lounge, is perfect for large and small gatherings. Whether residents are using the space to enjoy Resident Life activities or gather with friends for a light-hearted conversation, the club room is a welcoming area that brings residents together.

Renovations at Avondale Place are well underway, and residents and team members are looking forward to the same level of excellence and modernity as Windsor Terrace's renovations. Updated corridors and common areas as well as a new coffee nook outside the library are just some of the renovations planned.

CLV's commitment to excellence goes beyond aesthetics. The community is dedicated to preserving the natural beauty that surrounds it. In an era when environmental responsibility is paramount, the community has taken significant steps to expand its green initiatives. Sustainability is not just a trend; it is a necessity for the planet and future generations.

Efforts in this regard have been multifaceted, with several key initiatives taking center stage:

 Reducing Printed Materials: Digital menus, accessible by the resident portal (i.e. TouchTown), email and digital displays, have reduced

printing by a staggering 3,000 pages per week.

- Tracking Kitchen Waste: The LeanPath program, which Culinary uses to measure, track and reduce kitchen waste, has led to a reduction in food waste.
- Solar Panels: Over 400 solar panels were added to the Weller apartment's roof saving the community \$60,000-\$70,000 annually while reducing its carbon footprint.
- Electric Car Charging Stations: With the growing availability and use of electric vehicles, electric car charging stations were added to support residents and team members who drive electric vehicles.

CLV's green initiatives align with its commitment to reducing its carbon footprint and preserving the breathtaking natural beauty that envelops the community. Leadership is dedicated to ensuring the picturesque views surrounding the community remain a source of joy for current and future residents and team members for years to come.

I extend my heartfelt gratitude to the board, team and residents for their support and dedication to making CLV the best it can be.

### Community Benefits

ur mission to enhance wellness, enrich daily lives, foster independence, and connect with and contribute to the greater community is accomplished with the support and dedication of hundreds of team members, residents and families. In FY23, CLV had a total of:



Residents in **Assisted Living** 

Residents in Independent Living

511





Residents in the Skilled Nursing/ Long-term Care

# \$ 3,053,153

#### **BENEVOLENT CARE**

Financial support directed to residents who outlive their financial resources, so they can continue to live in our community with dignity and among friends.

\$ 9,959

#### **GIFT SHOP DONATION**

Benefiting the Ministry of Caring.

12,279

### **VOLUNTEER HOURS**

Performed by residents and team members.

# \$ 402,615

### **TEAM MEMBER SCHOLARSHIPS**

Generous donations from community residents and friends, provide awarded employees with financial assistance for college tuition and clinical and professional development expenses so they may grow their career at CLV.

\$ 677,649 **CARROLL COUNTY PROPERTY TAXES** 

316

including 136 new team members in FY23

NUMBER OF TEAM MEMBERS

\$ 10,893,371 TEAM MEMBER PAYROLL



# Honoring a Chaplain

"Rev. Schwartz's steady influence during the early years of CLV's formation helped established the strong, welcoming and thriving community that CLV is today."

- JEFF BRANCH



Rev. Jimmie L. Schwartz

or 27 years of dutiful service to Carroll Lutheran Village, Rev. Jimmie L. Schwartz was honored as chaplain emeritus.

Rev. Schwartz began pastoring CLV residents at age 38. At the time, his goal was to make spiritual opportunities available to all residents of every denomination. "I want to remind the residents that they are not alone in their pain and suffering, but there is another who understands," said Rev. Schwartz in a 1993 interview with the Baltimore Sun.

Thanks to that vision, CLV's ministry now serves residents, families and team members through worship, visits, Bible study and crisis care. Outreach programs and services bridge the community with local churches and worship volunteer opportunities exist for residents through its Stephen Ministries program.

"He was the impetus for growing the ministry and developing relationships with residents, team members and the community," said Rev. Stacey Brady, Lutheran Social

Ministries of Maryland's director of church relations.

That sentiment was further supported by Bishop William Gohl of the Delaware-Maryland Synod, Evangelical Lutheran Church of America, at the November ceremony when he stated, "In a sea of change, Rev. Schwartz embodied the strong foundation of being a faith-based community."

The community was and is grateful for the progress Rev. Schwartz made during his tenure. During the community's 40-year history, residents and team members hardly know a time when he was not part of CLV's family as a confidante, spiritual advisor and friend.

"Rev. Schwartz's steady influence during the early years of CLV's formation helped established the strong, welcoming and thriving community that CLV is today, and we are pleased to recognize him as chaplain emeritus," said Jeff Branch, LSMMD president and CEO.



# Board of Trustees

**DAVID BOLLINGER** 

Chair

**DAVID MORGAN** 

Vice Chair

**DONALD B. MEYERS** 

Secretary/Treasurer

JOSEPH CONKLIN
VIRGINIA HARRISON
SHARON McCLERNAN
NEIL SALONEN
JAMES SCHWARTZ
DOT SISLER
JEFF BRANCH

President/CEO, Ex Officio Board Member





# Financial Highlights

Assets	2023	2022
Current Assests	3,588,799	8,292,032
Investments	45,000	45,000
Assests Whose Use is Limited or Restricted	44,112,641	35,479,643
Property, Buildings and Equipment	66,785,706	58,728,750
Other Assets	_	_
Total Assets	\$ 114,532,146	\$ 102,545,425
Liabilities and Net Assets		
Current Liabilities	5,443,479	6,368,651
Other Long-term Liabilities	_	_
Long-term Debt	50,665,746	42,453,443
Deferred Revenue and Advance Deposits	36,886,610	36,685,941
Net Assets	21,536,311	17,037,390
Total Liabilities and Net Assets	\$ 114,532,146	\$ 102,545,425
Revenues		
Health Care Center	9,522,257	8,813,771
Assisted Living	4,388,619	3,534,583
Independent Living	16,772,153	16,218,383
Bequests, Contributions, Memorials and Other Gifts	118,469	481,895
Investment Income and Realized and Unrealized Gains	154,655	2,923,384
Other Income	2,446,355	2,516,491
Total Revenues	\$ 33,402,508	\$ 34,488,507
Expenses		
Nursing, Resident, Dietary, Housekeeping, Laundry	15,136,634	14,613,886
General, Administrative, Marketing and Development	7,202,130	6,838,527
Plant	5,854,843	6,032,040
Depreciation and Amortization	3,790,531	4,178,615
Interest	2,411,966	2,316,782
Total Expenses	\$ 34,396,104	\$ 33,979,850
Operating Income (Loss)	(\$ 993,596)	\$ 508,657
Net Unrealized Gains (Losses) on Investments	358,572	(5,960,560)
Change in Net Assets Without Donor Restrictions	(635,024)	(5,451,903)
Transfer of Net Assets from Related Party	5,000,000	5,000,000
Change in Net Assets With Donor Restrictions	133,945	337,839
Change in Net Assets	\$ 4,498,921	(\$ 114,064)

### The Lutheran Village at Miller's Grant



Lutheran Village at Miller's Grant in Howard County welcomed its first residents in 2016. Today, nearly 350 older adults 60 and better call LVMG home. The community provides personcentered care and opportunities for residents to live the best life possible, and partners with community and educational organizations that share a passion for service and support for older adults. The care continuum allows residents to access on-site health care.











## The Best is Yet to Come

### **JAY ZUMBRUN**

Board Chair, Lutheran Village at Miller's Grant



s I reflect upon my message in the 2022 Annual Report, one phrase resounds in my mind: "the best is vet to come." I sincerely believe that, and there is evidence to support my claim.

Lutheran Village at Miller's Grant's journey has been marked with challenges and triumphs, and as one chapter - characterized by the profound impact of the pandemic closes, a new chapter begins - one filled with hope and anticipation.

LVMG is poised for a transformative phase. A new Chapel/Performing Arts Center will serve as a sanctuary for religious services and a stage for performing arts events. The space promises to infuse the community with a renewed sense of vitality and enrichment - enhancing residents' quality of lives.

Expanding independent living, assisted living and health care units increases LVMG's ability to provide Howard County's growing population of older adults with a vibrant and hospitable community to call home. Adding a memory care support neighborhood positions LVMG to serve those who face the difficult challenges of memory loss.

It is great seeing the ever-growing variety of life-enhancing activities that LVMG's energetic team members, who are supported by a wonderful executive team, provide to residents. Calendars brim with activities catering to various interests – lifelong learning classes, resident clubs, cocktail-hour mixers, special tasting events, picnics, cooking demonstrations and trips - all designed to make every day at LVMG an extraordinary experience.

The richness of life extends well beyond planned activities. Green space for dog walking, beautiful grounds with two ponds on 50 acres of rolling hills, and an easy walk to Howard County Public Library's Charles E. Miller Branch & Historical Center and Ellicott City 50+ Center are just a few of the treasures that make LVMG an extraordinary place to thrive. Amenities like a heated pool, fitness center, croquet and tennis courts, and multiple restaurants - with another being added during the construction of LVMG's expansion project - make LVMG a community where older adults can grow and experience life at its fullest!

As I conclude my tenure as LVMG board chair and member, I look back upon my six years with immense gratitude. I am appreciative of the experiences and opportunities I have had working with our President and CEO Jeff Branch, his fine executive team and the visionary leadership of LVMG's Executive Director Michelle Rosenheim. I'd also like to express my heartfelt thanks to Rev. Stacey Brady, my fellow board members and the team members and residents who have served on the board with me. Additionally, meeting community members throughout my tenure has truly been enlightening and gratifying.

I want to thank my fellow LVMG board members Howard Miller, a Miller's Grant resident and retired pastor who lives his religious convictions, and Tony McLaughlin, a fellow First Lutheran Church in Ellicott City member, who has served the board well with his financial management expertise. Both will be missed!

In closing, I reiterate the message as I began - the best is yet to come!

### Community Benefits

ur mission to enhance wellness, enrich daily lives, foster independence, and connect with and contribute to the greater community is accomplished with the support and dedication of hundreds of team members, residents and families. In FY23, LVMG had a total of:



Residents in **Assisted Living** 

Residents in Independent Living





Residents in the **Skilled Nursing/** Long-term Care

\$ 188,384

Financial support directed to residents who outlive their financial resources, so they can continue to live in our community with dignity and among friends.

\$ 107,482

MODERATE INCOME **HOUSING SUPPORT** 

Amount of direct support through the Moderate Income Housing Unit Program.

> 5,531 **VOLUNTEER HOURS**

Performed by independent living residents.

\$ 17,274

#### TEAM MEMBER SCHOLARSHIPS

Generous donations from community residents and friends. provide awarded employees with financial assistance for college tuition and clinical and professional development expenses so they may grow their career at LVMG.

\$ 1,149,148

**HOWARD COUNTY PROPERTY TAXES** 

including 109 new team members in FY23 NUMBER OF TEAM MEMBERS

> \$ 5,261,163 TEAM MEMBER PAYROLL



# Mission Possible: Capital Campaign

utheran Village at Miller's Grant opened in 2016 with plans to build in two phases. Guided by our faith-based values, our planned expansion includes a Performing Arts Center/Chapel. As those plans have progressed, the construction of a larger space to gather and worship is becoming more of a reality.

The multifunctioning space has become a necessity as the community has grown and continues to grow. All residents and team members will be able to gather and embrace community, whether it be through singing, dancing, dreaming, learning or mourning. It will serve as a welcoming place that offers belonging and spiritual gathering for the whole community to experience awe and wonder.

Conceptualized around community, the Performing Arts Center/Chapel will feature:

- Performance and worship space with seating up to 270
- Celebration and banquet space with seating for 190
- Audiovisual technology, lighting and design to support performing arts events





- State-of-the-art supportive hearing technology
- Outdoor terrace gardens and seating adjacent to the event space
- 37-seat tiered movie theater
- Multipurpose gathering space

A gathering space meant to foster community is made special by those in the community who support it. Help us make LVMG's Performing Art Center/Chapel a space that is supported by its community.

Philanthropic funding of \$4 million is needed to support a planned investment of more than \$14 million. Contact Karen McNamara. director of philanthropy, at kmcnamara@millersgrant.org or 410-696-6774 to learn how to support LVMG's Performing Arts Center/Chapel.

We look forward to the day when all residents and team members can gather and celebrate community under one roof.

# Board of Trustees

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President/CEO,

Ex Officio Board Member

Photo by Larry Mislyan, LVMG Resident.





# Financial Highlights

Assets	2023	2022
Current Assests	5,259,317	5,752,114
Investments	16,573,304	20,305,777
Assests Whose Use is Limited or Restricted	12,888,587	9,842,018
Property, Buildings and Equipment	99,637,055	101,592,821
Other Assets	_	_
Total Assests	\$ 134,358,263	\$ 137,492,730
Liabilities and Net Assets		
Current Liabilities	9,264,681	10,078,070
Other Long-term Liabilities	_	_
Long-term Debt	51,779,291	52,822,625
Deferred Revenue and Advance Deposits	89,472,972	87,277,545
Net Assets	(16,158,681)	(12,685,510)
Total Liabilities and Net Assets	\$ 134,358,263	\$ 137,492,730
Revenues		
Health Care Center	1,933,630	1,919,389
Assisted Living	2,196,989	2,259,637
Independent Living	17,933,367	17,044,726
Bequests, Contributions, Memorials and Other Gifts	42,184	382,359
Investment Income and Realized and Unrealized Gains	1,726,023	859,528
Other Income	1,192,923	1,371,799
Total Revenues	\$ 25,025,116	\$ 23,837,438
Expenses		
Nursing, Resident, Dietary, Housekeeping, Laundry	7,248,956	6,761,836
General, Administrative, Marketing and Development	4,688,824	4,210,120
Plant	4,099,061	3,833,757
Depreciation and Amortization	4,105,240	4,491,449
Interest	3,496,692	3,556,314
Total Expenses	\$ 23,638,773	\$ 22,853,476
Operating Income (Loss)	\$ 1,386,343	\$ 983,962
Net Unrealized Gains (Losses) on Investments	102,957	(4,914,719)
Change in Net Assets Without Donor Restrictions	1,489,300	(3,930,757)
Transfer of Net Assets from Related Party	(5,079,641)	(5,080,852)
Change in Net Assets With Donor Restrictions	117,170	125,960
Change in Net Assets	(\$ 3,473,171)	(\$ 8,885,649)

### Lutheran Social Ministries of Maryland

# Community Partnership and Support

July 1, 2022 - June 30, 2023

We extend our deepest gratitude to the following individuals and organizations that have supported our mission to serve older adults and their families. Their contributions of time, talent, personal donations and charitable gifts have improved hundreds of older adults' lives and made continuing education possible for those who serve our residents.

For information on how you can support Carroll Lutheran Village and Lutheran Village of Miller's Grant contact:

CLV:

Michele Dombach Senior Director of Philanthropy 443-605-1298 mdombach@lsmmd.org LVMG:

Karen McNamara Director of Philanthropy 410-696-6774

kmcnamara@millersgrant.org



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### Carroll Lutheran Village

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\*Evelyn Churn

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John Dennis

Sara Adams

\*Karl Alexander, Jr.

Linda Allen Hundley

Jessica Andrews

Ross Baker

\*David Banta

\*Virginia Banta

Marian Bateman

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Elsie Baust

Megan Beares

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Alyson Brown

Joyce Brown

Terry Brown

Sylvia Brown

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Susan Brunner

Bret Brunner

Barbara Buffington

Wendy Burnside

Crystal Caltrider

Kevin Casjef

Kevin Casker

Kristinia Caton

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**CLV Dining Services** 

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**CLV Nurses** 

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Department

**CLV** Residents

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Charles Crum

Athena DeGangi

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Michele Dombach

Kelli Donaghue

Eric Dubinsky

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Kaitlynn Dwojewski

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Karen McNamara

Paul & Frankie Miller Merrie Frances Miller

Howard Miller Tom & Susan Mills Larry & Jackie Mislyan

Wayne & Carolyn Mueller

Robert Muir

Marita Murray

Bill & Jan Nelson

Charles & Marilyn Newton

Susan Nicholson

Anne Nix

Richard Parenti

Maurice Partin

Vidula Patel

Rosser Pettit

Joy Piersall

Vera Pinter

Christina Pistorio

Ken & Dorothy Plantz

Ron & Susan Polniaszek Dave & Betsv Polstra

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Margaret Pratila

David & Sue Pumplin

Jane Quigley

Tony Raneri

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River House Pizza Co.

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Rebecca Ross

Steven & Deborah Ross Edward & Jeanne

Rutkowski

Maido Saarlas

Safeway

Thomas & Diana Saltz

Joan Sank Peter Sarandos

Rev. David & Lexi Schafer

Elfriede Schmidt

Dr. Sang Kyun & Young Hee Shin

Mike Small

Diane Shuev Thomas Sinchak Sodexo Quality of Life Services

Renate Soulen

Soldiers Delight Thomas Johnson Chapter

St. Benjamin's Lutheran Church

Eugene & Donna Streagle

Stress Free Solutions LLC

Louise Tanney

Jim Teesdale

The Bob Lucido Team

The Julius & Blanche Diener Foundation, Inc.

The Wendy Slaughter Team of Elevate Real

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Samuel Yep

Sue Yoon Lucy Young

Jay Zumbrun

\*Deceased



# ributes

Oluwakemi Adekove

Saul Alsaro

Cassidy Altland

Yamira Alverez-Gonzolez

**Howard Amos** 

Marcia Amos

Ava Aria

Ida Aria

Hadia Barry

Bruce Beveridge

Kate Beveridge

Jacalyn Bierman

Akiela Blyden

Brenna Bohn

Matt Boyer

Joan Broderick

Danielle Brown

Mary Campise

Anita Carter

Sara Chung

Lois Clark

Melinda Coldwell

Frank Cole

Brenda Cornwell

William Cornwell

Joan Cwiertniewicz

Monica Davis

Barbara Dielmann

Joseph Dwyer

Tom Edwards

Elizabeth Espinal

Sheri Fitz

Sonia Forbes-Garay

Beverly Garber

Marjorie Gardner

Lynn Glaeser

Cassandra Glasco

Robert Goldberg

Melissa Gomez

Candace Graham

Linda Graham

Antoine Green

Shanelle Green

Robin Griswold

Priscilla Hart

Megan Henry

Maria Heyssel

Imani (Janiya) Hickey

Sue Hickman

Paige Hockensmith

Wendy Hoeck

Dr. David Horn

Dr. Susan Horn

Anna Marie Howser

\*Marcene Huebner Robert Huebner

Matthew Hundertmark

Latasha Hunter

Eldon James

Suzanne James

Therese Jobe

Carolyn Johnston

Ashley Kendall

Carol Kinloch

David Kistler

Nikki Kulo

Carlos Leiva

Joshua Leiva Marin

Louisa Leslie

Brenna Lindberg

Matthew Lindberg

Martha Lindon

Eric Lotter

Kelly Lucas

Brian Lutz

LVMG Administrative Team

LVMG Community

LVMG Dining & Kitchen Team

LVMG Facilities, Maintenance, Security

LVMG Health Care

**Nursing Team** 

LVMG Housekeeping Team

LVMG Mail Delivery Team

LVMG Management Team

LVMG Marketing Team

LVMG Physical

Therapy Team

LVMG Resident Life Department

**LVMG** Residents

LVMG Team

LVMG Woodshop

Volunteers

Richard MacNamee

Margaret Marfori

Shanay Matthews

Mouna Mawolo

Nora McCallie Tripp

Ashly McClellan Karen McNamara

Richard Meininger

\*Dr. Raymond (Bo) Menton

Rena Middleton

Frankie Miller

Paul Miller

Jacqueline Mislyan

Lawrence Mislyan

Marcia Munoz

Lauren Neebe

Jan Nelson

William Nelson

Susan Nicholson

Donna Niiva

Lola Odetola

Corita Oduyoye

Andrew Ogen

Christiana Onuigbo

Rachael Owewole

Atiya Pate Sheetal Patel

Margaret Pearce

Carrie Pedigo

Rosser Pettit

Patricia Poffel

Francis Porebski

Margaret Pratila

David Pumplin

Susan Pumplin

Angeles Quiozon

Nichole Quiozon

Casev Rivest

Vanessa Robinson

Michelle Rosenheim Amilia Saydee

Nicole Scherr

Tamara Shani

Olamide Shittu

Mike Small

Donna Snyder

\*Dr. John (Richard) Soulen

Renate Soulen

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Megan Wostanowski

Amy Yan

Linda Yergey Lucille Young

Tanya Young Guan Yuan



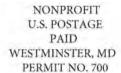
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