

THE UNITED METHODIST MANOR OF THE PEE DEE

The Methodist Manor of the Pee Dee came into being during the 1980's when a small group of Methodist in Florence felt there was a need for a retirement home in this area affiliated with the Methodist Church. They struggled with fund raising and with the strong assistance of a few major contributors were able to raise enough funds to qualify the Manor to issue tax exempt bonds to fund the construction, furnishings and equipping of the Manor. Without those founding contributions to provided equity for the project, the debt financing would not have been possible.

The Manor opened for occupancy in December 1991. It soon achieved a level of occupancy which assured that the Manor could meet its debt service payments. Today the Manor is occupied by approximately 200 residents. They are housed in patio homes, independent living apartments, assisted living units, a dementia unit and a skilled nursing unit. Each resident pays for the cost of his or her care by monthly service fees. The monthly service fees are based on the cost of the service provided with the skilled nursing care being the most expense. The annual operating budget of the Manor is \$5.8 million. The bonded indebtedness as of December 31, 2006 is in the amount of \$12.9 million.

The past year has seen an expansion of new patio homes in the Asbury section of the Manor. Asbury Village has grown from seventeen to twenty two patio homes in the last year with six more under construction. The capital to construct these homes is paid into the Manor by their occupants. The program to finance these homes provides that when an occupant vacates a home a portion of the capital contribution can be refunded by a capital payment made by the next occupant.

The Manor is undergoing a remodeling of its independent living apartments to upgrade them to quality expected today by people seeking retirement housing. Refinements and improvement to service of residents have also been made to include the introduction of restaurant style dining, and increase in the amount of direct service staff and adding events and speakers that focus on current issues and stimulate mind and spirit. Management is infusing a new spirit of caring to enhance the quality of life of those who call the Manor their home.

In the last year the South Carolina Methodist Conference contributed \$77,054 to the residence assistance fund at the Manor. These funds are used by the Manor to assist those whose resources have been depleted and are not left adequate to meet their monthly service fees. There are currently four residents receiving assistance from this fund. As the Manor matures, so does its residents. As life expectancies extends, more people will find funds put aside for retirement running out. It is anticipated that more people are going to need assistance in meeting their expenses. The Manor also received \$696.50 last year as its portion of the distribution from the South Carolina Methodist Conference Endowment.

The Manor will continue to grow, to evolve and to refine its facilities, services and ministries to meet the needs of those who have chosen to make the Manor their home.

*D. Laurence McIntosh, Chairman, Trustees
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