

THE UNITED METHODIST MANOR OF THE PEE DEE

In the wake of a faltering economy, The Methodist Manor was able to maintain a balance between resource demands and financial accountability that is required to continue its mission of providing quality housing and healthcare services to the elderly. This was accomplished in large part due to the solid foundation that was laid at the Manor's inception, a foundation that was built upon a commitment to quality care for those being served and good stewardship of the resources provided by those being served.

During the past year, the down turn in the real estate market created a halt to new construction and expansion in Asbury Village, the patio home community at the Manor. The number of patio homes at Asbury Village has grown and now consists of 36 homes. 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 from a capital payment made by the next occupant.

The Manor is undergoing a remodeling of its independent living apartments to upgrade them to the quality expected today by people seeking retirement housing. Refinements and improvements to service of residents have also been made to include a person- centered model for services that are delivered to residents. This new model for service delivery redirects the times and types of services being provided so that resident choices and convenience are incorporated. Management is infusing a new spirit of caring to enhance the quality of life of those who call the Manor their home.

The Manor is serving about 230 residents with an operating budget of approximately \$6 million. The operating budget is funded primarily by service fees paid by the residents. The service fees are based on the level of service received by the residents. The Manor has a bonded indebtedness of \$11.9 million as of December 31, 2008. Debt service payments on the bonded indebtedness are included in the annual operating budget of the Manor.

In the last year the South Caroling Methodist Conference contributed \$84,396.00 to the residence assistance fund at the Manor. These funds are used by the Manor to assist those residents whose resources have been depleted and are now not adequate to meet their monthly service fees. There are currently four residents receiving assistance from this fund. The Manor also received \$1,791.71 last year as its portion of the distribution from the South Carolina Methodist Conference Foundation and received \$473.02 from the restricted endowment fund of the South Carolina Methodist Foundation which is held exclusively for the benefit of the Manor.

Lead by a Board of Trustees committed to the needs of older adults, the Manor will meet the challenges of an uncertain economic future and will continue to assess how its facilities and programs can be improved to meet the needs of its residents.

*D. Laurence McIntosh, Chairman, Trustees
Wm. Frazier Jackson, Executive Director*