

**ABCUSA MATTHEW 25 GRANT  
APPLICATION**

**General Information:**

**Organization Name:** Eaton Senior Communities Foundation

**Affiliation with ABCUSA:** Eaton Senior Communities Foundation is the fundraising arm of Eaton Senior Communities and West Alameda Community Baptist Church (American Baptist founder of Eaton Senior Communities). The church gave up its church building and land to build The Residences (HUD-subsidized apartments with supportive services) and Assisted Living at Eaton Senior Communities. Rev. Kathy Bird DeYoung is the full-time pastor and conducts Sunday worship services in the "Centrum" at The Residences along with Bible Study groups and pastoral care for all residents and staff, regardless of their faith traditions. Pastor Kathy is currently the President of the American Baptist Churches of the Rocky Mountains and was ordained in 1993.

**Address:** 333 South Eaton Street, Lakewood, Colorado 80226

**Phone:** 303-937-3000

**Federal Tax ID#:** 84-1280682

**Contact Person:** Liz Grieser, Foundation Administrator

**Email:** lgrieser@eatonsenior.org

**Mission Statement:** To provide affordable housing in a service-rich environment that enables all to live to their fullest potential

**Most Recent Audited Financial Statement:** attached

**How we plan to use the requested funds and how they will specifically assist individuals battling poverty and its effects:** narrative attached

**Total cost of the Project:** The operating budget of Assisted Living at Eaton Senior Communities is \$1,667,417 and the debt service principal payments are \$105,825

**Amount being requested from the ABCUSA Matthew 25 Grant:** \$5,000

**Other Funding Sources:** Fees from residents are projected to be \$779,480, Medicaid reimbursement is projected to be \$1,009,498, GAP Fund Income is projected to be \$25,200, other grant income is projected to be \$3,380, and Other Income is projected to be \$2,880.

Note: The Foundation's financial statements are included with this application. The project costs and income are reflected on the books of Assisted Living at Eaton Senior Communities and are available upon request.

**I certify that all the information submitted with this application is true and correct, and that if a grant is awarded, we will use the funds for the purpose stated.**

  
\_\_\_\_\_  
David S. Smart, Executive Director

2/20/13  
\_\_\_\_\_  
Date



February 20, 2013

Mission Resource Development  
American Baptist Churches USA  
P.O. Box 851  
Valley Forge, PA 19482-0851

Dear Sir or Madam:

On behalf of Eaton Senior Communities Foundation, I thank you for the opportunity to submit a grant request from your new **ABCUSA Matthew 25 Grant Fund**.

Eaton Senior Communities Foundation is the fund-raising arm of Eaton Senior Communities, the nonprofit management company of The Residences and Assisted Living at Eaton Senior Communities (ESC) in Lakewood, Colorado. The Foundation and ESC evolved from the ministry of the West Alameda Community Baptist Church, which gave up its church building and land to found The Residences in 1980. Church members opened an assisted living community on the same campus in 1988. A full-time pastor serves the residents and staff at both communities and conducts weekly services in "The Centrum" at The Residences. The Foundation does not participate in grant proceeds.

We are requesting grant support for the Assisted Living community's operations. This community serves a large population of seniors who rely on Medicaid for support and Medicaid reimbursement is below the cost of care for these residents. While ESC's Board of Directors continues to support the mission of serving these low-income residents, the financial challenges are great. The Foundation has established a GAP Fund for this purpose.

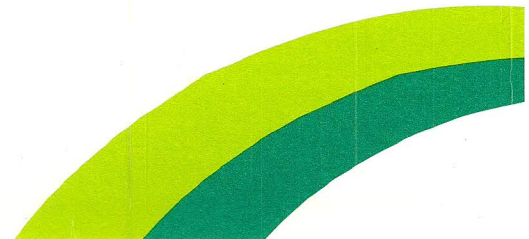
The large array of supportive services at Eaton Senior Communities is not typically offered at housing for low-income seniors. Through partnerships with service providers and support from organizations like yours, many of these services are offered at no cost.

ESC has been providing senior housing with supportive services for over 33 years and remains strongly committed to the founders' vision - *"a 'congregate' facility, which would foster individual initiative while at the same time would provide a framework of support services and activities for the personal needs of each resident."* We hope you will join us in our mission. Please call me at 303-937-3010 if you have any questions and we welcome your visit.

Sincerely,

A handwritten signature in black ink, appearing to read "David S. Smart".

David S. Smart  
Executive Director  
DS:lg enclosures





## ABCUSA MATTHEW 25 GRANT - NARRATIVE

Members of the West Alameda Community Baptist Church gave up their church building and land in order to open The Residences at Eaton Senior Communities in 1980. This community was Jefferson County, Colorado's first subsidized housing for low-income seniors, with meals, supportive services, a full-time pastor, and scheduled transportation. Soon, the need for assisted living for this population became apparent and the same church members opened Assisted Living @ESC in 1988 on the same campus. This community was one of five pilot programs, underwritten and financed by the Colorado Housing and Finance Authority, to provide assisted living under Medicaid.

As church membership began to decline in the 1990's, Eaton Senior Communities Foundation was established to assist the communities in offering supportive services that sustain a high quality of life for ESC residents and to maintain the spiritual component that speaks to each resident's needs. The Foundation does not participate in grant proceeds. Church services are held in the "Centrum" in The Residences and the full-time pastor and part-time pastoral associate continue to serve the residents and staff at Eaton Senior Communities

Assisted Living @ESC offers 66 apartments with supportive services that include: medication administration, shower assistance, dressing assistance, wellness programs, on-site physical and occupation therapy, escorts to meals, social events and activities, pastoral services with Sunday worship, chef-prepared meals, housekeeping, laundry, telephone with long distance, and basic cable television. The fee structure for assisted living residents is simple and non-discriminatory – the monthly fee includes all of the aforementioned services with no add-ons as needs change and residents require more assistance. While the fees vary based on the size of the apartment (five sizes are available), assisted living residents will not be "priced out" of the community because of additional fees for services.

Because Medicaid reimbursement does not cover the full cost of care, the financial plan for this community requires a "payer mix" of residents who pay with their own funds and residents who rely on Medicaid - currently 59%. Medicaid support has actually decreased in recent years as costs continue to rise, placing a greater demand for support from Eaton Senior Communities Foundation. Each year the foundation hosts a dinner with live and silent auctions with all proceeds going to the GAP Fund, which supports operations at Assisted Living @ESC. Last year's event raised over \$25,000 for the GAP Fund. The foundation continues to seek additional support for this community through grants and donations in order to maintain the current services for these deserving seniors.

While the economics of providing assisted living to this population can be challenging, the board of directors at Eaton Senior Communities remains committed to serving them with a warm and caring community that can meet their changing needs, regardless of their income. In addition to financial support, partnerships have proven invaluable in helping ESC accomplish its mission. **Legacy Healthcare Services** began offering on-site therapies in 2009. Three full-time and two part-time therapists work in the 4<sup>th</sup> Floor Fitness Center and bill residents' insurance companies for their services. **Pacific Mobile Diagnostics** provides on-site weekly lab services, **St. Anthony Hospitals Pastoral Nurse Program** provides an annual flu shot clinic, **Jefferson County** provides a skills trainer who leads the monthly low-vision support group, and **Kaiser Permanente** sends a doctor to the community each month to meet with residents who have health insurance through Kaiser.

We hope you will join us in our mission and look forward to hearing from you.

**EATON SENIOR COMMUNITIES FOUNDATION**  
**STATEMENTS OF FINANCIAL POSITION**

		September 30,	
		2012	2011
<b>ASSETS</b>			
<b>Current assets</b>			
Cash:			
Operating	\$	1,941	\$ 3,553
Money market		62,875	70,315
Petty cash		100	100
Pledges and donations receivable		6,459	9,848
Gift cards held for expenditure		-	3,500
Total Current Assets		71,375	87,316
<b>Investments</b>			
Endowment fund		32,167	27,321
Total Assets	\$	<u>103,542</u>	\$ <u>114,637</u>
<b>LIABILITIES AND NET ASSETS</b>			
<b>Current liabilities</b>			
Accounts payable and accrued expenses	\$	669	\$ 401
Total Current Liabilities		669	401
<b>Net assets</b>			
Unrestricted		27,800	37,814
Temporarily restricted		42,906	49,101
Permanently restricted		32,167	27,321
Total Net Assets		102,873	114,236
Total Liabilities and Net Assets	\$	<u>103,542</u>	\$ <u>114,637</u>

See independent accountants' review report.  
The accompanying notes are an integral part of the financial statements.

**EATON SENIOR COMMUNITIES FOUNDATION**  
**STATEMENTS OF CASH FLOWS**

	<b>Year ended September 30,</b>	
	<b>2012</b>	<b>2011</b>
<b>Cash flows from operating activities</b>		
Change in net assets	\$ (11,363)	\$ 4,003
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
(Income) loss restricted for long-term purposes	(4,846)	728
Changes in assets and liabilities:		
Pledges and donations receivable	3,389	(897)
Gift cards held for expenditure	3,500	(3,500)
Accounts payable and accrued expenses	268	16
Net cash provided by (used in) operating activities	(9,052)	350
<b>Cash flows from investing activities</b>		
Endowment (income) loss	(4,846)	728
Net cash provided by (used in) investing activities	(4,846)	728
<b>Cash flows from financing activities</b>		
(Income) loss restricted for permanent reinvestment	4,846	(728)
Net cash provided by (used in) financing activities	4,846	(728)
<b>Net change in cash</b>	(9,052)	350
Cash, beginning of year	73,968	73,618
<b>Cash, end of year</b>	<b>\$ 64,916</b>	<b>\$ 73,968</b>

See independent accountants' review report.  
The accompanying notes are an integral part of the financial statements.