


Christ's Home

ANNUAL REPORT
2024



Caring. Compassion. Community.



The Bible reminds us

“BUT FROM EVERLASTING TO EVERLASTING
THE LORD’S LOVE IS WITH THOSE WHO FEAR HIM,
AND HIS RIGHTEOUSNESS WITH THEIR
CHILDREN’S CHILDREN—”

(Psalm 103:17)

2024 was a significant year for Christ's Home, filled with many milestones and blessings. As I completed my first year of service as CEO, I would like to share how Christ's Home made a significant difference in the lives of children and seniors. Two milestone events that took place were the ribbon cutting and grand opening of G&H wings and the approval of our 2025–2030 Strategic Plan by the Board of Trustees.

The ribbon cutting event was held on May 29th and residents began moving into their new suite apartments in June. All thirty suite apartment units were reserved six months later on November 1st, 2024. Fine dining opened in the new Crossing Restaurant and residents from all Independent Living areas enjoyed their first fine dining meal experience. There was a dedication service held in the new Smyth Hall in June and the other amenity spaces, including the terrace patio, cinema, gathering room, and the new physician's office suite all opened as well. We are excited to see how these new spaces will meet the needs of our residents for years to come.

At their November Board Meeting, the Board of Trustees unanimously approved the next five-year Strategic Plan. The plan gives direction and guidance for the organization and highlights six key areas that will be areas of focus over the next five years.

LOOKING AHEAD

1. GOVERNANCE AND STRUCTURE

In strengthening our Board governance and leadership, we are not just safeguarding the future of Christ's Home, but we are shaping a legacy of faith, service, and transformation. As stewards of this ministry, we are called to lead with wisdom, integrity, and a clear vision of the lives we are impacting. To strengthen our governance and leadership, we will focus on the following: succession planning, executive leadership annual review, Board development, Board engagement, and management reporting.

2. FINANCE

Financial viability is more than just balancing budgets—it is about ensuring that Christ's Home can continue its life-changing work for generations to come. As stewards of God's resources, we have the privilege and responsibility to build a foundation of financial strength that will support our mission well into the future. To strengthen our financial stability, we will focus on the following: optimization of resource management, dining revenue growth, investment in technology, comprehensive financial assessments, finalize a long-term mortgage, and review and revise our benevolence program.

3. FACILITIES

Our facilities are more than just buildings; they are spaces where lives are transformed, and the love of Christ is made tangible. By maintaining and enhancing our physical spaces, we are not merely preserving structures but creating environments where our residents can flourish. To maintain our physical spaces, we will focus on the following: develop a comprehensive maintenance plan, review retirement community growth, and renovate public areas in the healthcare building.

4. STAFF

Our staff are the heart and hands of Christ's Home, embodying our mission daily as they serve with love, dignity, compassion, and respect. Every role, from leadership to frontline workers, is essential in fulfilling the vision of transforming lives through the love of Christ. By investing in the development, well-being, and spiritual growth of our staff, we are equipping them to lead with purpose and serve with grace. To strengthen our staffing, we will focus on the following: regular compensation review, employee assistance program, management training, and employee referral program.

5. PROGRAM

Our programs are the heartbeat of our ministry, where the love of Christ comes alive in practical, life-changing ways. Each program offering is an opportunity to touch a life, meet a need, and share the hope of the Gospel. By continuously strengthening and expanding our programs, we are not only responding to the immediate needs of those we serve, but we are empowering them to live fuller, more abundant lives in Christ. To strengthen our program offerings, we will focus on the following: Community Center program development and revenue growth creation, key performance indicators, and evaluation of all current programs.

6. FUNDRAISING

Fundraising is more than just securing resources—it is about inviting others into the work of transforming lives through the mission of Christ's Home. Every gift, large or small, is an opportunity for us to extend God's love, hope, and care. As we strengthen our donor base, we are not just asking for financial support but offering people the opportunity to be part of something larger than themselves—a ministry that changes lives, builds communities, and spreads the gospel. To strengthen our fundraising program, we intend to focus on the following key areas: Annual giving, recognition, enhanced fundraising efforts, sharing of life-changing stories, and planned giving and legacy gifts.

We serve more than 800 people annually at the Retirement Community and are close to serving 400 people daily.

Children's Services has strengthened and saw their highest census this past year with 42 children in care. Our partnership with other like-minded agencies on campus serve another 40 children on a daily basis.

Hundreds of people are served weekly through our Community Center with ever-evolving ways of serving the community. From pickleball to gymnastics and church services, there are people served every day in the Community Center.

Due to the generosity of so many donors in response to our Renewing Hope Campaign, significant renovations and improvements have been completed this past year on the Warminster Children's Campus.

LOOKING BACK

1. GOVERNANCE AND STRUCTURE

As part of our leadership transition plan, Dee Bartolanzo, our former CFO of 32 years, retired and we hired Kevin Koval as our new CFO. Kevin brings a wealth of knowledge and experience financially overseeing many Skilled Nursing Facilities. John Bryant, our former CEO, transitioned to a new role for Christ's Home as our Chief Governance Officer. Jim McGovern transitioned from the Chief Operating Officer to become our new Chief Executive Officer. Three Board members completed their terms, and we welcomed two new board members. The Board of Trustees also approved an amendment to our Master Plan Agreement with the Township for the retirement community, paving the way for six new cottages to be built in 2025.

2. FINANCES

All Independent Living units were fully occupied for the first time in November. Completed fiscal year 2024 audit as a clean opinion and produced the Annual Disclosure and 990 Statements.

3. FACILITIES

The ribbon cutting and grand opening of the new building took place on May 29th. We hosted the Bucks County Area Agency on Aging in the Community Center as they held a birthday celebration for Bucks County centenarians, of which 22 Bucks County residents, age 100 or older, attended, including one of our own residents, who celebrated her 103rd birthday this past year. As of November 1st, 2024, all thirty new suite apartments had been reserved. A new event this past year, Cross Court, is a ministry opportunity for young adults to come to the Community Center to play pickleball. A memorial service to remember loved ones who had passed away this past year was held in Smyth Hall for family members and staff in October.

4. STAFF

Continued spiritual impact in senior and children's lives through our chaplaincy program. Several staff accompanied residents and their family members and friends on a trip to Greece in November, focusing on the footsteps of the Apostles. We added a second overnight security staff to provide mobile patrols on the Warminster Campuses overnight.

5. PROGRAM

Two intergenerational events were held with our senior adults and children, a bingo event and Halloween Trick or Treat Event on the Terrace Patio. Phillips, Craig and Dean performed a concert in October with over 300 in attendance, over 100 guests were first-time guests at Christ's Home. We also hosted our first Battle for the Paddle Pickleball Tournament as a way to thank our many sponsors.

6. FUNDRAISING

We were blessed to receive a significant estate gift of \$443,000 and were informed about another estate gift that will be received in 2025. Four well attended planned giving events were held. We were blessed to have a strong response to our Back to School and Christmas appeals. A new donor appreciation event was held on the new Terrace Patio. And our annual "Thanksgiving Thank You Pie" event was held in November, which is when a pie is handed out to donors who gave \$500 or more.

As we reflect on the milestones and blessings of 2024, we are filled with gratitude for God’s faithfulness and the unwavering support of our board, staff, residents, families, volunteers, and donors. Every achievement, from the opening of our new facilities to the growth of life-changing programs, has been made possible through the collective dedication of those who share our mission of transforming lives through the love of Christ.

The approval of our 2025–2030 Strategic Plan marks the beginning of an exciting new chapter for Christ’s Home. This plan is more than a roadmap—it is a declaration of our continued commitment to serve children, seniors, and our broader community with excellence and compassion. We are confident that by faithfully stewarding the resources entrusted to us, we will continue to fulfill our mission and expand our reach in the years ahead.

Looking back, we celebrate how Christ’s Home has remained a place of refuge, hope, and transformation for countless individuals. From moments of joy shared during intergenerational events to the daily care offered by our dedicated team, we have witnessed lives touched and hearts uplifted.

As we step forward, we remain steadfast in our calling: To serve as Christ’s hands and feet in a world that desperately needs His hope and love. We are excited to see how God will continue to use Christ’s Home to impact lives and invite you to journey with us as we build on the foundation of faith and service laid before us.

Thank you for your partnership, prayers, and unwavering belief in our mission. Together, we will continue to make a difference, one life at a time.



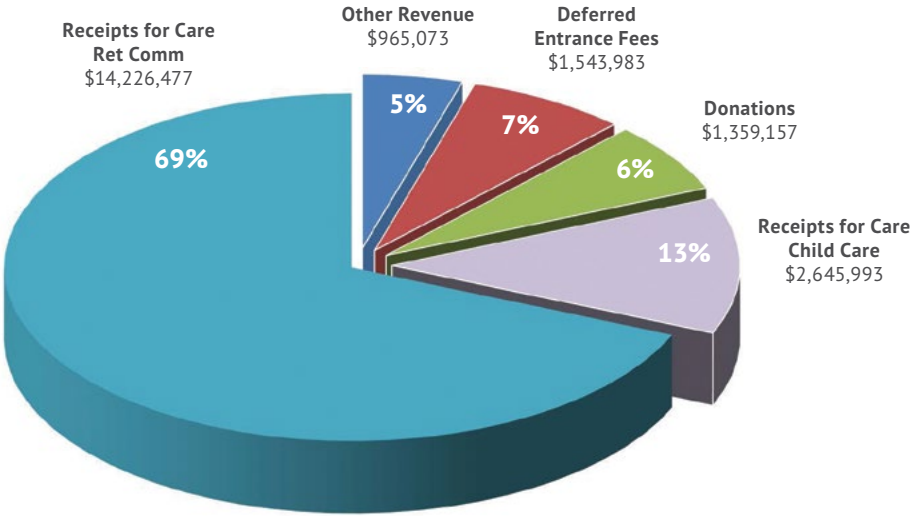
Blessings,

JIM MCGOVERN, LSW, ACSW

Chief Executive Officer

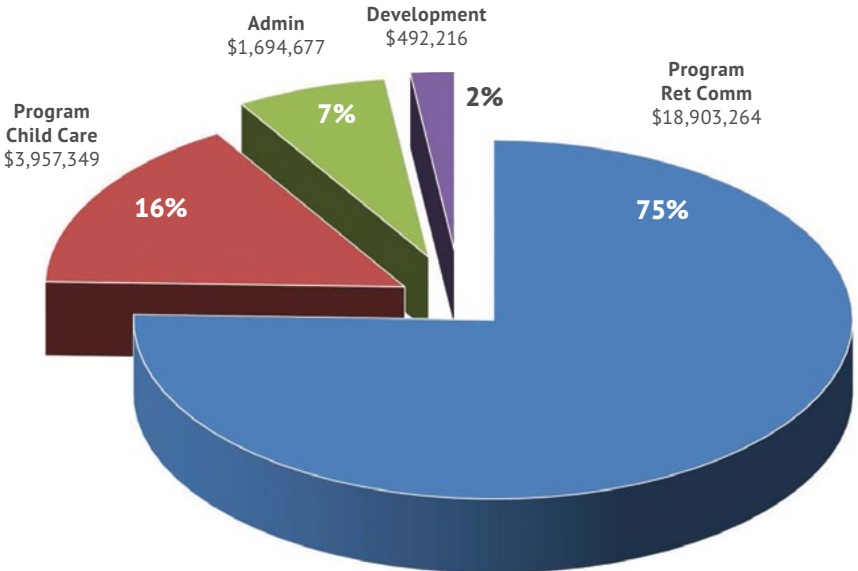
FUNDING SOURCES ENTIRE ORGANIZATION

Year Ending 6/30/2024

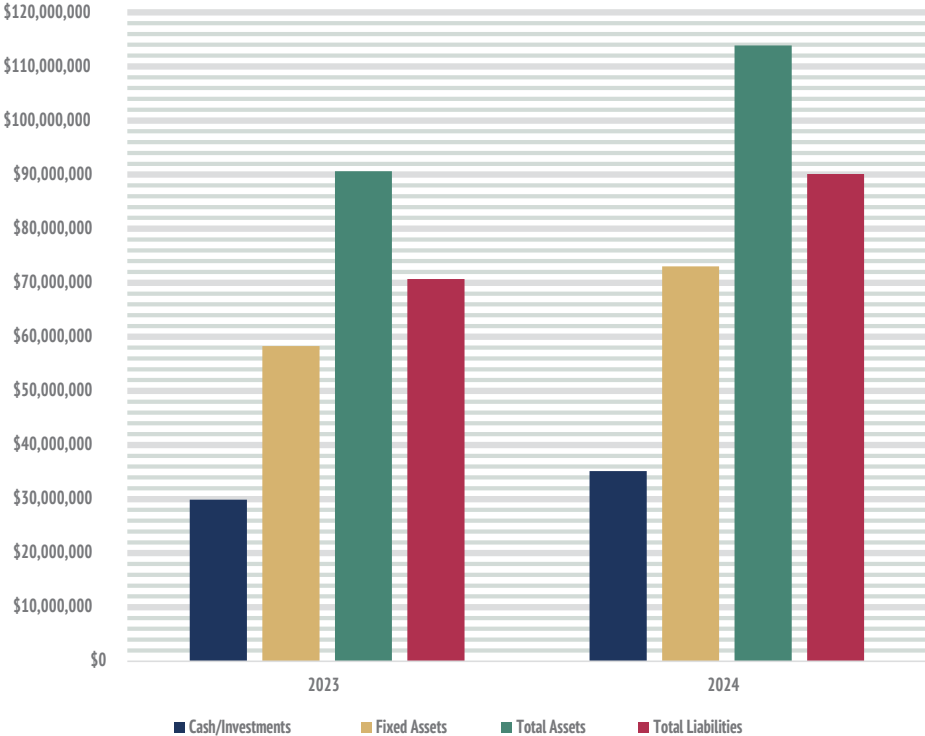


OPERATING COSTS

Year Ending 6/30/2024



BALANCE SHEET STATISTICS







Christ's Home is honored to be named one of the best Senior Living Communities in the Greater Philadelphia area by Philadelphia Magazine in back-to-back years in 2024 and 2025.

This achievement wouldn't be possible without the steadfast support of our residents and the hard work and dedication of our senior living staff.

Named one of Philadelphia Magazine's

**TOP SENIOR
LIVING
COMMUNITIES
2024-2025**



5-STAR REHABILITATION



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MISSION STATEMENT

The heart of Christ's Home is to serve the Lord by providing services to senior adults and disadvantaged children in an atmosphere graced with love, dignity, compassion and respect.

BOARD OF TRUSTEES

Bernie Lajeunesse - *Chair*
Esther Buchanan - *Vice Chair*
Paul Stein - *Secretary*
Dr. Tony Hart - *Treasurer*
Jim McGovern - *Chief Executive Officer*
John Bryant - *Chief Governance Officer*
Tom Clemens
Peter Gilbert
Dr. Timothy Hui
Sharon Reed
Dr. Carol Ward
Rev. Frank Zeidler, Jr.

LEADERSHIP

Jim McGovern - *Chief Executive Officer*
John Bryant - *Chief Governance Officer*
Kevin Koval - *Chief Financial Officer*
George Zauflik - *Vice President, Corporate Relations*
Brenda Mast - *Corporate Compliance Officer*
Karen Alizzi - *Administrator of Skilled Nursing Services*
Vernon Morris - *Administrator of Independent Living*
Jessica Plunkett - *Administrator of Personal Care Services*
Anthony Cartusciello - *Administrator of Children and Family Services*
Barry Little - *Administrator of Operations*

EDITOR: George Zauflik

CORPORATE OFFICES

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Children's Services - Paradise Campus | 717-687-6072

Senior Services - Warminster | 215-956-2270 • www.christshome.org



The Bible reminds us

**“GIVE THANKS TO THE LORD, FOR HE IS GOOD;
HIS LOVE ENDURES FOREVER.”**

(Psalm 107:1)

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www.ChristsHome.org