

# ANNUAL REPORT



## Year in Review - 2012

**2012 was a year of anticipation and preparation. As we looked forward to our centennial celebration in 2013, our team was working hard on numerous projects and initiatives, large and small, to prepare Milwaukee Catholic Home for success in the years ahead.**

One of the most significant undertakings of 2012 was our continued work on the extensive renovation of our Health and Rehabilitation Center. We completed the \$5.3 million financing for the project in November 2012, and since then our staff and residents have been models of patience, support and enthusiasm as the work got underway.

Another major project of 2012 was the development of our new logo and tagline. This was a months-long effort involving staff working side by side with a consulting team, creating new words and images that tell the story of a century of history and an exciting, vibrant future serving Milwaukee's older adults.

And of course, we were preparing for the launch of our 100 Year Anniversary, laying the groundwork for

our Centennial Campaign and planning numerous ways to celebrate.

In the midst of these major projects, we remained committed to raising our standards of excellence and we set new goals for our clinical and financial success.

Now, in 2013, we are seeing the fruit of our hard work. Our census has reached record highs, we are meeting our budget, and we are gradually unveiling the new community spaces that will so enhance the experiences of our residents in the Health and Rehabilitation Center. But none of this would have been possible without the focus, patience, and hard work of so many in 2012 and in the years prior. We are grateful for all those who were part of our efforts, and invite you all to be part of our celebration of what we have accomplished together. ■



CEO David Fulcher



# Donor Circle

The Donor Circle honors those who make an annual gift of \$100 or more to enrich the lives of our residents. Members are recognized in our annual report and are invited to special events. Gifts are tax deductible to the full extent allowed by law. Gift club levels shown below are based on gifts by the donor during 2012. If you are interested in making a gift, please call our Development Office at (414) 220-3250.



The following gifts were received between January 1, 2012 and December 31, 2012

## FOUNDER (\$25,000+)

- Mr. Albert C. Gehl

## PHILANTHROPIST (\$10,000+)

- American Cancer Society
- Miss Marie C. Hasenoehrl
- Miss Lorraine Straszewski

## BENEFACTOR (\$5,000+)

- Kathleen T. Purtell Revocable Trust

## HUMANITARIAN (\$2,500+)

- Greater Milwaukee Foundation
- Mr. Stewart A. Lamb
- Camille A. Lonstorf Trust
- MJ Care
- Rose A. Monaghan Family Trust
- Mrs. Jeanne B. Normoyle
- Vitas Hospice Services, LLC

## ALTRUIST (\$1,000+)

- Anonymous
- Dr. Michael DeWan, D.D.S., S.C.
- Mr. Bernard A. Flatley
- Mr. and Mrs. David Fulcher
- Mr. and Mrs. Mark Goetzinger
- Mr. and Mrs. James Green
- Mr. and Mrs. Kevin J. Howley
- Mr. and Mrs. William M. Jermain
- Mrs. Mary Alice Klim
- Miss Audrey J. Komarek
- Mr. William Perkins
- Clare M. Peters Charitable Trust
- Mrs. Maribeth Price
- Mr. and Mrs. Irwin S. Purtell
- Dr. and Mrs. Glenn Ragalie
- Security Insurance Services
- Mr. Anton G. Stepanek
- Stier Construction
- Mrs. Dorothy Vallier
- Mr. and Mrs. Rollin D. Weary

## PATRON (\$500+)

- Mr. and Ms. James T. Barry
- Mr. and Mrs. Peter W. Bruce
- Mr. and Mrs. Gerald E. Connolly
- Mr. and Mrs. William Drummy
- Mr. and Mrs. Jack W. Fulcher
- Mr. David Harris
- Miss Bernadine Hoffman
- Mrs. Carolyn M. Jahn
- Dr. and Mrs. Michael F. Johnstone
- Ms. Barbara Karus
- Ms. Sarah M. Oberhofer
- Mr. Andrew Paretti, Jr.
- Mr. and Mrs. Michael Peer
- Mr. Robert Rothacker and Ms. Connie Gavin
- Mr. and Mrs. Peter J. Salamun
- Mr. Mark Schwertfeger
- St. Mary's School of Nursing Alum Fund
- United Heartland
- Mrs. Mary Whalen

## PARTNER (\$250+)

- Mrs. Nikki Bender
- Briggs and Stratton Corporation
- Mrs. Janet M. Carter
- Sister Rosalie Carven, CSJ
- Mr. and Mrs. Dan Conley
- Mrs. Josephine Conole
- EBAA Iron Sales Inc.
- Houghton Mifflin Harcourt
- Invest In Others Charitable Foundation
- Mr. and Mrs. Joseph Larscheid
- Marcus Corporation Foundation
- Mrs. Julia A. McKale
- Miller-Bradford and Risberg Inc.
- Mr. and Mrs. Paul W. Noelke
- Mr. John J. Poehlmann
- Mrs. Marjorie G. Reed
- Mr. and Mrs. Thomas R. Savage

- Mr. Richard L. Schmitz
- Mrs. Jean Sullivan
- Wiechmann Enterprises Unlimited
- Mr. and Mrs. Bruno B. Wolff, Jr.
- Mr. Jim W. Wudi

## FRIEND (\$100+)

- Anonymous (4)
- Mr. and Mrs. George A. Adlam
- Mr. Richard T. A'Hearn
- Mr. Gregory Alevizos
- Mr. and Mrs. Thomas Anderson
- Mrs. Barbara Barrow
- Mr. and Mrs. Gordon Bell
- Mrs. Ellen J. Benton
- Mrs. Mary Kay Bertha
- Mr. Bruce L. Best
- The Bikesmiths
- Mr. and Mrs. Michael J. Bourke
- Mr. and Mrs. Michael Bowen
- Mr. Clifford Boyle
- Mrs. Margie Brand
- Mrs. Joyce Britt
- Mrs. Jean Burg
- Mrs. Mary Carter
- Ms. Anne Catalane
- Coin Appliances, Inc.
- Mrs. Patricia J. Collentine
- Mr. John Conley
- Mr. Thomas C. Coryn
- Mr. and Mrs. W. C. Dentinger, Jr.
- Mrs. Dorothy Dernehl
- Mr. Gustave J. Dreyer
- Mr. and Mrs. Gregory Dufek
- Mr. and Mrs. J. M. Dufek
- Mrs. Mary Dupuis
- Mr. Gordon Durenberger
- Mr. and Mrs. Harry R. Ebmeier
- Mr. Michael A. Faber and Mrs. Chriss Laemmar-Faber
- Mrs. Ruth G. Flaherty
- Foley and Lardner LLP

- Mr. and Mrs. Michael P. Formella
- Mr. Jeffrey A. Frank
- Mr. and Mrs. Joseph C. Frinzi
- Arthur J. Gallagher Foundation
- Mr. and Mrs. George Geary
- GPK Products, Inc.
- Mr. and Mrs. Donald J. Groff
- Mr. and Mrs. Donald Gruning
- Hales Corners Lions Club
- Mr. and Mrs. Robert L. Hanley
- Family of Marilyn G. Harris
- Miss Barbara Hausman
- Mr. and Mrs. David Healy
- Mrs. Ann F. Helfer
- Mr. and Mrs. Steven A. Hoelter
- Mr. William Holmes
- Mrs. Josephine Honzik
- Mr. and Mrs. Robert Houlihan
- Ms. Kathryn Howell
- Mrs. Helen Jacobs
- Ms. Lorraine Janowski
- Mr. Edward F. Kelly
- Mrs. Trudy Klapperich
- Mr. Andrew Klawitter
- Mrs. Deloris M. Kloth
- Ms. Pamela Knackert
- Ms. Diane M. Knight
- Mrs. Mary P. Kochanski
- Herbert H. Kohl Charities, Inc.
- Mrs. Gail Frank Kursel
- Miss Marie Leisz
- Ms. Frances R. Lo
- Governor Patrick Lucey
- Mr. James R. McCulloch
- Mr. and Mrs. Thomas J. McGinn
- Ms. Sarah Megan
- Ms. Susan Mischler
- Mrs. Grace Millen
- Mr. Carl B. Muenzner
- Mr. and Mrs. John Terry Mulcahy
- Mr. and Mrs. Robert W. Mulcahy
- Mr. and Mrs. Frederick A. Muth
- Mr. and Mrs. Bruce Nash
- Miss Janet Nesburg and Mr. David Powell
- Mrs. Anne M. Panthofer
- Mr. Dennis L. Paul
- Judge and Mrs. V. Robert Payant
- Mr. and Mrs. Robert P. Probst
- Mr. Thomas Ramsey
- Miss Celia Reale
- Miss Josita Reding
- Mr. and Mrs. Robert A. Regner
- Mr. and Mrs. Douglas F. Reid

- Mr. and Mrs. William Reitman
- Mr. and Mrs. Miroslaw Rogalski
- Mr. Wilbur Root
- Miss Katherine Rossi
- Mrs. Rita Roth
- Mr. Joseph Sandrin
- Mrs. Catherine Sands
- Mr. and Mrs. John H. Schroeder
- Mr. and Mrs. Robert J. Schuemann
- Mr. and Mrs. Anthony Shaker
- Smith-Blair Inc.
- Dr. and Mrs. Robert E. Steiner
- Mr. and Mrs. Christian Steinmetz
- Justice and Mrs. Donald W. Steinmetz
- Mr. Anton G. Stepanek
- Mr. Kipp Stevens
- Ms. Susan J. Stinson
- Mr. Joseph Vigna
- Ms. Erika Voss
- Whyte Hirschboeck Dudek S.C.
- Mrs. Catherine B. Wick
- Mr. and Mrs. Glenwood Williams
- Ms. Diane Wright

## CORPORATE MEMBERS

- Mrs. Phyllis Babb
- Mrs. Phyllis Bell
- Mrs. Ellen J. Benton
- Mr. Michael K. Benton
- Mrs. Joan K. Brenk
- Mrs. Jean Burg
- Mrs. Mary C. Byrne
- Mrs. Linda Cardinale
- Mr. John M. Cary
- Ms. Anne Catalane
- Mrs. Mary Darling
- Mr. Edward P. De Preter
- Mrs. Rohini Desai
- Mrs. Mary Dupuis
- Mrs. Ruth Dyble
- Dr. Sue Ewens
- Mr. Michael Faber
- Mrs. Ruth G. Flaherty
- Mr. Bernard A. Flatley
- Mr. Michael P. Formella
- Mr. David Fulcher
- Mrs. Thomas Goss
- Miss Marie C. Hasenoehrl
- Mr. John T. Hayes, Jr.
- Mrs. Ann F. Helfer
- Mrs. Anne Helfer
- Mr. Stephen Helfer
- Miss Bernadine Hoffman
- Mrs. Josephine Honzik
- Miss Elaine Houlihan
- Atty. William E. Hughes
- Mrs. Carolyn M. Jahn
- Mr. William Jermain, Jr.
- Mr. James E. Kelley
- Ms. Pamela Knackert
- Mrs. Mary P. Kochanski
- Mr. Robert Larkin
- Mr. David Laske
- Mr. Matthew J. Linn
- Governor Patrick Lucey
- Dr. Robert F. Madden
- Mr. Gary Mahkorn
- Mr. Albert A. Matzelle
- Mr. Albert R. Matzelle
- Mrs. Julia A. McKale
- Mrs. Grace Millen
- Mr. Carl B. Muenzner
- Mrs. Therese Ninneman
- Ms. Sarah M. Oberhofer
- Mrs. Amy O'Connor
- Mrs. Anne M. Panthofer
- Judge V. Robert Payant
- Mrs. Virginia Payant
- Mr. Michael Peer
- Mr. Richard Pietila
- Mr. John J. Poehlmann
- Mrs. Joan Quirk
- Dr. Glenn Ragalie
- Miss Celia Reale
- Mrs. Mary Alice Regner
- Mr. Robert A. Regner
- Mr. Mark Repenshek
- Mr. John S. Revitte
- Mrs. Patricia Rice
- Mrs. Kathleen Rickert
- Mr. Wilbur Root
- Mrs. Rita Roth
- Mrs. Lorraine Salamun
- Mr. Peter Salamun
- Mrs. Margaret Sankovitz
- Miss Mildred A. Setright
- Mr. Patrick Shaughnessy
- Dr. Robert Steiner
- Mrs. Rosalie Steiner
- Mr. Christian Steinmetz
- Justice Donald W. Steinmetz
- Mrs. Marjorie Steinmetz
- Mr. Anton G. Stepanek
- Mr. Bruno Wolff
- Mr. Jim W. Wudi



# Milwaukee Catholic Home Audited Financials

## Audited Balance Sheet - December 31, 2012 and 2011

### 2012 BOARD OF DIRECTORS

#### President

Mr. Michael A. Faber

#### Vice President

Dr. Glenn Ragalie

#### Secretary

Mr. Christian G. Steinmetz

#### Treasurer

Mr. Michael Peer

#### Directors

Mr. John M. Cary  
 Ms. Mary E. Darling  
 Mr. Michael P. Formella  
 Mr. Steve Helfer  
 Mr. William E. Hughes  
 Ms. Pamela Knackert  
 Mr. David Laske  
 Mr. Gary D. Mahkorn  
 Ms. Sarah Oberhofer  
 Dr. Mark Repenshek

#### Chief Executive Officer

Mr. David Fulcher

#### Nursing Home Administrator

Mr. Patrick Shaughnessy

### Our Mission Statement

In an environment of Christian love and service, Milwaukee Catholic Home is a continuing care retirement community that provides older adults with an array of residential, healthcare, and spiritual services, respecting dignity, independence and individuality.

ASSETS	2012	2011
Current assets:		
Cash and Cash Equivalents	533,169	188,040
Assets Limited as to use	635,000	610,000
Residents accounts receivable -Net	779,638	706,745
Inventories	48,853	58,190
Prepaid Expenses and other	83,858	59,630
<b>Total current assets</b>	<b>2,080,518</b>	<b>1,622,605</b>
Assets limited as to use, less amount required for current liabilities	22,993,447	23,090,660
Property and equipment - Net	18,893,145	17,625,337
Other assets:		
Deferred financing fees- Net & Interest Rate Cap	469,011	182,545
<b>TOTAL ASSETS</b>	<b>44,436,121</b>	<b>42,521,147</b>

LIABILITIES AND NET ASSETS	2012	2011
Current liabilities:		
Line of credit	630,000	430,000
Current maturity of long-term debt	635,000	610,000
Current portion of Membership Fees	1,500,000	1,500,000
Accounts payable		
Trade	317,181	417,930
Construction	190,760	74,246
Accrued interest payable	286,414	298,625
Accrued and other liabilities	874,523	946,729
<b>Total current liabilities</b>	<b>4,433,878</b>	<b>4,277,530</b>
Long-term liabilities:		
Long-term debt less current maturities	13,144,144	12,234,851
Refundable membership fees	7,774,652	7,661,466
Deferred revenue	1,720,000	1,760,000
<b>Total long-term liabilities</b>	<b>22,638,796</b>	<b>21,656,317</b>
<b>Total liabilities</b>	<b>27,072,674</b>	<b>25,933,847</b>
Net assets:		
Unrestricted	16,215,415	15,505,871
Temporarily restricted	746,498	714,031
Permanently restricted	401,534	367,398
<b>Total net assets</b>	<b>17,363,447</b>	<b>16,587,300</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>44,436,121</b>	<b>42,521,147</b>

AUDITED STATEMENT OF OPERATIONS	2012	2011
Total revenues, gains and support	17,739,143	17,933,823
Total operating expenses	17,390,681	17,224,807
Excess (Deficit) of revenues over expenses	348,462	709,016
Change in unrealized gain of investments	354,448	(1,025,341)
Net assets released from restrictions - capital	6,634	100,163
Change in unrestricted net assets	709,544	(216,162)
Unrestricted net assets at beginning	15,505,871	15,722,033
<b>Unrestricted net assets at end</b>	<b>16,215,415</b>	<b>15,505,871</b>

Revenue	2012	2011
Health & Rehab Center	67%	67%
Residence	23%	23%
Assisted Living & Generations Day Center	10%	10%

Expenses	2012	2011
Salaries & Benefits	62%	63%
Depreciation	10%	10%
Supplies & Miscellaneous	19%	16%
Purchased Service	6%	8%
Interest	4%	4%