

2022 ANNUAL REPORT



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Effective January 2023

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With heartfelt thanks to departing Board members Erik Hoekstra, Polly Nichol and Amy Putnam, whose terms ended Dec. 31, 2022

#### Dear Friends.

T f the COVID pandemic has begun to subside, its effects on the nation's workforce certainly linger on. Everywhere you turn, businesses are struggling ▲ to find workers. Cathedral Square is no exception.

Fortunately, we've had the support of friends, donors, board members — and most especially, our already hard-working staff — who continually step up to help whenever there is a need.

Long after they've finished their duties for the day or retired for the weekend, they volunteer in our assisted-living kitchens, perform routine maintenance, clean and sanitize common areas, pinch-hit for our resident assistants, and perform acts of kindness large and small.

I am inspired daily by their care and support and their do-unto-others generosity. We are pleased to share some of their stories in this report.

Workforce challenges notwithstanding, 2022 was a year of major accomplishments, as always made possible by strong partnerships with organizations large and small:

- Our newest housing community, Bayview Crossing, opened in South Hero, marking our first foray in Grand Isle County. It was a joy working with local nonprofit CIDER (Champlain Islanders Developing Essential Resources) to realize this dream, which includes 30 apartments and a new office for CIDER.
- We completed major renovations at Whitney Hill Homestead and celebrated the vibrant "new" community with residents and others in the fall.
- We laid the groundwork for a second housing community in Hinesburg.
- SASH® (Support and Services at Home) expanded on several fronts thanks to a funding boost, a new partnership with BlueCross BlueShield of Vermont, a grant to build out the new and promising "SASH for All" pilot, and funding from the state of Rhode Island to bring SASH to more locations there.
- With funding from HUD, we began making free home repairs and accessibility modifications in rural Chittenden County communities for lowincome older adult homeowners so they could remain living at home.
- Last but certainly not least, we launched Cathedral Square's first capital campaign. We have been humbled by the outpouring of support and have nearly met our goal, which will allow us to pay off the debt at Memory Care at Allen Brook and continue operations there.

It has been another year for the record books — and another year of immense gratitude for your steadfast support.



# Pitching In and Spreading Joy Along the Way

ne of the many staff members who helped us weather the workforce shortage in 2022 is accountant Rose Cheeseman, who's been with Cathedral Square for more than five years.

She first offered to help with custodial work and then moved into preparing meals in assisted living. These days when she's not crunching numbers or helping her colleagues, you can find her crocheting shawls and lap blankets or making soup or chili by the gallons,

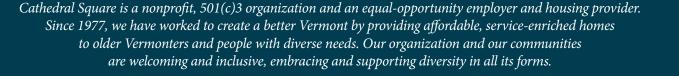
which she divvies up into canning jars for residents at Grand Way Commons in South Burlington.

"It started when we were all working from home," Rose says. "I had two extra hours a day because I wasn't commuting, so I thought I should use it to do something for our residents."

Rose says she loves her rapport with the people who live at Cathedral Square. "Older people really have a special place in my heart," she says.



"I get a lot of joy from doing things to brighten their day. To me," she continues, "people at this [older] stage of their life deserve to feel important and loved. Because they are."





### The Campaign for Memory Care at Allen Brook

\$1 Million Goal Boosted by Pledge to Match \$500,000 from the Families of Holly & Bob Miller and Lois & Mac McClure

the families of Holly & Bob Miller and Lois & J. Warren ("Mac") McClure, Cathedral Square launched a \$1 million capital campaign in 2022 to ensure the future of Memory Care at Allen Brook, its Willistonbased residence for very low-income Vermonters on Medicaid.

The two families, known for their philanthropic support of worthy Vermont causes for decades, are matching every donation to the campaign dollar for dollar up to \$500,000.

Memory Care at Allen Brook is the only truly affordable memory-care residence in Vermont, as it accepts people on Medicaid and with Section 8 rental subsidy at the time of admission. Private residential care in Vermont for people with Alzheimer's and other forms of dementia typically costs \$10,000 a month or more.

Cathedral Square created Allen Brook in late 2017 after raising \$1 million to help buy the former Vermont Respite House and transform it into the model memory-care community it is today.

In order to complete the purchase, Cathedral Square obtained a \$1 million loan that it had planned to pay off starting in 2020, but the pandemic interrupted that plan.

"Unfortunately, the extraordinary costs we have incurred due to the pandemic, combined with the skyrocketing cost of goods and services during this time of severe workforce shortages and recordbreaking inflation, have increased our expenses to the point that we no longer can carry this debt and continue operating Memory Care at Allen Brook," Cathedral Square CEO Kim Fitzgerald explained at the time. "We need to pay off the debt so we can apply those funds to our operating budget and keep Allen Brook open for the long term."

Through a fund at the Vermont Community Foundation, the McClure family continues to support causes that Mac and Lois championed before Mr. McClure's passing from complications of Alzheimer's in 2004. Their daughter Barbara noted that Lois is grateful that the building that served as the original Respite House, which the McClure and Miller families worked together to help



Program coordinator Ellen Gagner hugs her friend and Allen Brook resident Rita Scott.

develop in the 1980s, will continue to serve Vermonters in a new way. "This matching gift in partnership with the Miller family feels 'full-circle' in many ways," she said.

Miller family spokesperson and Cathedral Square board member Stephanie Miller Taylor knows firsthand



Among the gifts received and matched to date are \$100,000 each from the Amy Tarrant Foundation and the Hoehl Family Foundation; and gifts ranging from \$5,000 to \$50,000 from the M&T Foundation, Nancy Wright and Steve Lidle, NFP Property & Casualty Services, and the Fountain Fund.

"We are overwhelmed by the support for Memory Care at Allen Brook and the model of care we provide," said

Cathedral Square CEO Kim Fitzgerald. "Clearly people understand how vitally important it is to provide equal access to quality dementia care and services for those without means."

the emotional and financial havoc that dementia wreaks on families and understands the importance of securing the future of Allen Brook.

"My stepmother struggles with dementia, and I know what it takes to ensure that she is safe and has joy in her life," she said. "It is vitally important that Allen Brook continue so that people who otherwise might receive the worst of care can receive the very best."

Memory Care at Allen Brook is known for its cozy, homelike atmosphere and its Best Friends<sup>™</sup> approach to memory care. Staff and residents interact as friends, and residents have control over their day-to-day lives. It is one of Cathedral Square's two assisted-living communities in addition to 25 independent-living communities for older adults and people with diverse needs.

The campaign has just over \$85,000 to raise as of Dec. 31, 2022. To learn more and contribute, visit cathedralsquare. org/memory-care-campaign or contact Kim Fitzgerald at fitzgerald@ cathedralsquare.org or 802-863-2224.



## When 'Best Friends' Become Family at Allen Brook

t's quite an understatement to say that supporting residents with dementia is a demanding job.

But licensed nurse assistant Bethany LeBlanc can't get enough of it.

Countless times after finishing her shift this year as an LNA at Memory Care at Allen Brook, Bethany has returned to the community to fill in the voids resulting from a workforce shortage in

food services. She happily preps, cooks, serves and cleans up during and after mealtimes for the 14 residents.

"I absolutely love this place and the residents," she says. "I'll do whatever it takes to make sure they get what they need and make sure they are happy."

Recruited by former Allen Brook manager Ken Bridges when the community first opened in 2017 (he had previously worked with her), Bethany reluctantly agreed to give it a try. "I quickly discovered that this was the place for me. It's just so different — it's such a special place."

Whether help is needed in the kitchen or elsewhere, Bethany says she'll keep stepping up. "We're family here. I'm not going anywhere. I'm in it for the long haul, whatever it takes," she says. "It's that important to me."



Cathedral Saugre's Cindy Reid and CIDER's Robin Way cut the ribbon at Bayview Crossing, amid funders, residents, and supporters.

### **Bayview Crossing Opens in Grand Isle County**

Capping more than 17 years of work to bring affordable senior housing to the Champlain Islands, Cathedral Square and CIDER (Champlain Islanders Developing Essential Resources) joined with state and local officials, housing advocates and area residents Nov. 14 to celebrate the opening of Bayview Crossing in South Hero.

The community features 30 mixedincome apartments for older adults and new offices for CIDER, a beloved local nonprofit that provides an array of services to older Island residents.



"We are so excited to welcome our new residents to this beautiful community," said Kim Fitzgerald, Cathedral Square CEO. "Countless community members pushed for over two decades to create a village center in this location, and they always saw housing as a critical part of it. Thanks to CIDER volunteers, visionaries, and community leaders, utilizing public and private investment, we now have a vibrant community here in South Hero."

In addition to Bayview Crossing, that vibrant community includes the

> adjacent Worthen Library, the Champlain Islands Community Health Center, South Hero Fire & Rescue, a preschool, Wally's Place Bagel & Deli, and a soonto-open brew pub and restaurant.

> A new, 1,400-foot water line funded as part of Cathedral Square's work on

Bayview Crossing will support future development in the area as well.

Speakers at the event included Vermont Senator Dick Mazza and Commissioner Josh Hanford of the Vermont Department of Housing & Community Development, both of whom noted the role that Bayview Crossing will play in the Islands' continued prosperity.

"This is a wonderful day, and we've been working a long time to get here," Mazza told the crowd.

Bayview Crossing offers 30 oneand two-bedroom apartments for Vermonters 55 and older at subsidized, tax-credit and market-rate rents. All standard amenities of Cathedral Square housing are provided, including free SASH® (Support and Services at Home) programs and services. The building exceeds Efficiency Vermont's "High-Performance Multifamily Building" standard, and two EV chargers are installed in the parking lot.

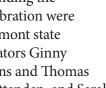
### It's a Wrap! Celebrating the 'New' Whitney Hill

Residents, legislators, funders, policymakers and friends turned out in force the afternoon of June 23 to celebrate the completion of major upgrades at Whitney Hill Homestead, a Cathedral Square housing community off Williston Road near the Williston Village Green.

Whitney Hill Homestead originally was developed in 1992 as an initiative of a former community group called Williston Elder Housing in partnership with Housing Vermont and Cathedral Square. It offers 44 one- and two-bedroom apartments to older adults of all income

levels and, since 2011, on-site SASH® (Support and Services at Home) services and programming.

Among those attending the celebration were Vermont state senators Ginny Lyons and Thomas



Chittenden, and Sarah Carpenter, recently retired executive director of the Vermont Housing Finance Agency, who was CEO of Cathedral Square when Whitney Hill Homestead was first developed.

CEO Sarah Carpenter.

Joining the Whitney Hill festivities were (from

left) Gus Seelig of VHCB, Vermont Senator

Ginny Lyons, and former Cathedral Square



Residents Judy Smith (L) and Polly Dakin chat outside their homes after th Whitney Hill Homestead "re-opening" celebration.

"Today illustrates the importance of reinvesting in existing affordable housing in addition to building new housing in Vermont," said Cathedral Square CEO Kim Fitzgerald.

The year-long, \$6.74 million project brought substantial improvements to the 30-year-old community. Not only did residents receive new windows, cabinets, flooring, bathroom upgrades and a renovated community room, all major building systems, including the outdated sprinkler system, were replaced.

Gus Seelig, executive director of the Vermont Housing & Conservation Board, noted that the \$1.13 million VHCB contributed toward the \$6.74 million project was a wise investment, calculating that it amounts to just \$700 per apartment per year to ensure that the 44 apartments will continue providing housing for at least another 30 years.

### Up Next: Kelley's Field II, Coming to Hinesburg

With broad support from area residents and local leaders, construction is slated to begin in spring 2023 on a second Cathedral Square housing community for older adults in Hinesburg's village center.

Dubbed Kelley's Field II, it will add another 24 apartments to the six-acre property where Kelley's Field is located, the original 24-unit community which Cathedral Square and Evernorth purchased and renovated in 2015.

Cathedral Square's work on this new community already has reaped a big reward for Hinesburg: a pedestrian-controlled "rapid flashing beacon" crosswalk light will be installed this spring on Rte. 116 near Kelley's Field, which will improve safety and enhance walkability and access to goods and services.



Rendering of Kelley's Field II by Duncan Wisniewski Architecture.

The light was made possible by a 2022 AARP Community Challenge Grant, for which Development staff member Julian Mandigo applied in response to concerns raised by Kelley's Field residents. Cathedral Square was one of just 260 grantees selected from 3,200 applications submitted nationwide.

### 'SASH for All' **Proves a Success** in Southern VT

SASH for All (Support and Services at Home for All) is making headway in Brattleboro, where several publicly funded housing communities have been testing the concept. This federally funded pilot initiative is bringing SASH programs and resources to families and individuals living in affordable housing.

While traditional SASH is available to Medicare recipients who are older adults and people with disabilities, SASH for All expands access to low-income residents of all ages and abilities. These individuals are at risk of adverse health outcomes as they struggle to pay their bills on time, live their lives free from hunger, access health care, find and afford quality child care, afterschool, and summer care, continue their education, maintain employment, and more.



The SASH for All team at Windham & Windsor Housing Trust, from left: Katy Peterson, SASH for All coordinator; Barbara Carey, wellness nurse; and Joyce St. Jean, resident services manager.

Like all SASH programs, SASH for All is a free and voluntary program. The goal is to provide a broad and flexible spectrum of support and resources within the home to empower participants to achieve goals they have set for themselves.

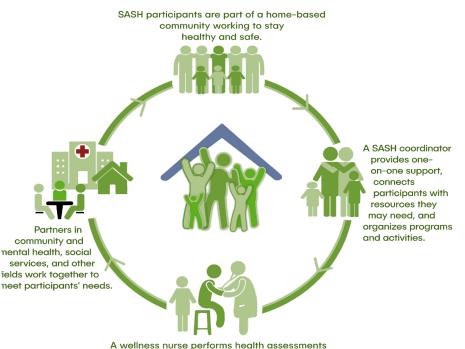
This year the program has been piloted in 11 affordable-housing communities by Brattleboro Housing Partnerships and the Windham & Windsor Housing Trust, both of which have long operated SASH in their senior housing communities. Evernorth and Downstreet Housing & Community Development provided crucial planning support.

SASH for All staff work with individuals and families to assess their needs, connect them with resources, and help them meet self-defined goals.

Families struggling with financial security, well-being, and social connections receive special focus.

"We know that the SASH model works. If this pilot proves to be as successful as we expect, the potential exists to roll out SASH for All within thousands of affordable, multifamily rental homes across Vermont," notes SASH director Liz Genge.

#### The 'SASH for All' Model



and provides coaching to help keep individuals

and families well.

### A New Partnership with Vermont Blue Advantage®

This fall Cathedral Square formed a partnership with Vermont Blue Advantage®, a licensee of the Blue Cross and Blue Shield Association, to launch a pilot that provides SASH® to up to 300 Vermont Blue Advantage (VBA) Medicare enrollees living in Chittenden County.

"We are thrilled to embark on this partnership with SASH, a Vermont-



grown organization that has received national recognition for its support of older Vermonters," said Pam Getsie, plan president of Vermont Blue Advantage, in announcing the program.

Traditionally, SASH has served Medicare recipients and others living in affordable housing or nearby, but the VBA pilot is bringing SASH programs and services directly to VBA members in Chittenden County regardless of their housing. A dedicated SASH wellness nurse and care coordinator support each participant's holistic health and wellness by providing annual health assessments, regular help with coordinating care, education about managing chronic diseases, medication

"What is so compelling about this partnership is that two Vermont-grown organizations are coming together to support all aspects of Vermonters' health

support, and group education

and wellness programs.

and wellness, right where they live," said Getsie of Vermont Blue Advantage. "Innovative support services and care for each other is what we are all about."

The SASH/VBA initiative is voluntary and completely free to participants.



The SASH/Vermont Blue Advantage team leaders, from left: Cathie Cassano, program manager; Jason Kirchick, wellness nurse; and Caitlin Briggs, SASH coordinator

### Five Year Mental Health Pilot to Expand Statewide

A mental health pilot embedded in affordable housing through SASH will be expanded in 2023 thanks to \$1.35 million in funding secured by Sen. Bernie Sanders as part of the 2023 federal budget.



SASH coordinator Susan Abell with resident Maria Charbonneau at Grand Way Commons.

"We are excited to see how the expansion of this program will positively impact the lives of

Vermonters across the state," said Molly Dugan, director of policy and strategic initiatives at Cathedral Square. "Senator Sanders has been a longtime champion of SASH, and we're grateful for his continued support of this program."

Since November 2017, in partnership with the Howard Center, a mental health clinician has been embedded in the SASH teams at two Cathedral Square congregate housing communities. The clinician provides individual and group services based on each resident's needs, meeting with them in person, via Zoom or by phone as best fits the situation.

The two-site pilot has demonstrated that SASH participants will utilize and seek mental health support if it is readily available, both in terms of physical and structural access.

The survey also confirmed that learning about mental health and appropriate interventions made housing staff feel they could more effectively manage challenging behaviors and help residents avoid eviction.

A survey of pilot participants found that 95% agreed or strongly agreed that "I received the help I needed." As one respondent shared, "I think the program is invaluable not only to counsel residents but to provide extremely helpful information about aging, wellness, mental health and how to negotiate some very challenging situations."

# Going the Distance for 'Family,' Day after Day

o Cathedral Square lead maintenance tech Eric Carter, taking on extra work is just in his blood.

"I like to keep busy," he says matter-of-

Still, it's hard to imagine how the father of a 16-year-old daughter has managed to juggle the duties of three especially hectic maintenance positions at Cathedral Square for months at a time.

"We never would have survived without Eric's dedication to the department," says David Valyou, who oversees maintenance in his role as assistant facilities manager.

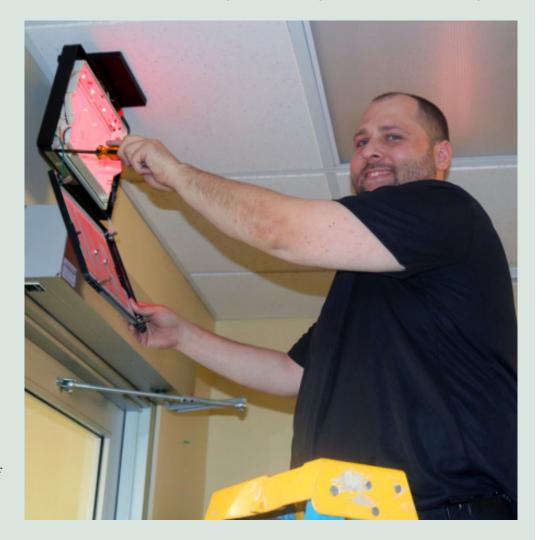
Eric brushes off the praise, saying that his supervisors and co-workers have helped *him* survive over the four years he's been at Cathedral Square.

"No matter what I've needed, on or off the job, they've been there for me," he says. "They're my family. This place is my family."

The appreciation of residents and the camaraderie he shares with his co-workers keep Eric going.

"I've never worked at a place where I've been treated better," he says of Cathedral Square.

"How could I ever say no if they need me to do something? I'll do whatever it takes to keep things running. I just care about the people here that much."





Above: Eric replaces an **EXIT sign light above** a door at Grand Way **Commons in South** Burlington.

*Left:* Eric with supervisor David Valyou, who Eric says is "just like a father to me."

### NEW IN 2022: HOME ACCESSIBILITY UPGRADES

With a grant from the U.S. Department of Housing & Urban Development, Cathedral Square is now making essential home-accessibility modifications for older, low-income homeowners in seven rural towns.

As one of just 32 grant recipients awarded nationally, Cathedral Square is receiving \$1 million over three years to manage the program and perform the work. The goal is to increase homeowners' accessibility and reduce the risk of falls through low-cost, low-barrier, high-impact home modifications such as:

- bathroom and kitchen accessibility features
- improvements to entryways and thresholds
- task and safety lighting
- stair rails and ramps

The grant targets HUD's definition of rural areas and applies to homeowners in Bolton, Hinesburg, Huntington, Jericho, Richmond, Underhill and Williston. Eligible homeowners must be at least 62 years of age and have a household income below \$53,700 for one person or \$61,400 for two.\*

#### **HOW IT WORKS**

There are three members of the "home mod" staff: a program manager (longtime Cathedral Square staff member Carolyn Gipson), an occupational therapist (OT), and a home modification technician.



Carolyn Gipson

Upon referral and confirmation of eligibility, the OT meets with the homeowner to assess needs and create a plan, then the technician works with the homeowner to implement the recommended modifications. All time and repairs are free to the homeowner.

As of Dec. 31, 2022, 53 participants have been approved and 38 projects have been completed.

"This is a really great program," says Gipson, citing a project they completed in Underhill as an example. "The man in the house is nearly blind and unsteady on his feet, and his wife also has mobility issues. It was hard for them to enter and exit the house safely," she explained.

The technician installed railings on both the front entry and the garage steps — but the stairs fell apart when work began so they had to be completely rebuilt. "The couple is thrilled with the help we gave them, and I'm sure we prevented a disaster from happening," Gipson said.

Before and after photos from Cathedral Square's Home **Modification Program** 



\*Income limits as of 1/31/2023, subject to change. Contact gipson@cathedralsquare.org to learn more.

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### **OUR GENEROUS SUPPORTERS**

January 1 - December 31, 2022

#### **VISIONARY LEADERS**

*Gifts of \$100,000 or more* 

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The McClure Family Foundation

Holly and Bob Miller Charitable Fund

Amy E. Tarrant Foundation

Stephanie Miller Taylor

#### MISSION CHAMPIONS

Gifts of \$10,000 to \$99,999

Champlain Investment Partners LLC

M&T Charitable Foundation

NFP Property & Casualty Services, Inc.

TD Charitable Foundation

Nancy Wright and Steve Lidle

#### MISSION STEWARDS

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Paula Bass

Cathedral Church of St. Paul

Co-operative Insurance Companies

Celia and Matt Daly

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Jeanne Finan and Tom Eshelman

The Farmhouse Group

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Gifts of \$100-\$499

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Cathy and Joseph Frank

Future Planning Associates, Inc.

Barbara Gay

Greta Getlein

Jennifer Green

Iohn and Laura Green

Francesca Hahn

Natalie Hall



With COVID restrictions eased, residents and staff gathered this summer for fun-filled get-together in the community room at Grand Way Commons in South Burlington.

Amy Hamlin

John and Marilyn Hardacre

Paul Hawkins

Jennifer Hunter

Michael Julow

Mary and Patrick Kearney

Elizabeth Law

Roni Lesage

Dan and Nancy Lumbra

Elizabeth Metcalfe

Sharon and Bert Moffatt

Michele Morin

Polly Nichol and William Jordan

Joel Page & Susan Batchelder

Tracy Perrapato

Amy Putnam

Linda Ready

Cindy Reid

Shelley Richardson

Angie and George Robinson

Richard and Lillian Robinson

John Rouleau

Lisa Schamberg and Pat Robins

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Charles Smith and Amy Mellencamp

Marga and Glenn Sproul

Linda Verba

Monica White

White + Burke Real Estate Investment Advisors, Inc.

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Gifts up to \$99

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Diane and Shauna Hauser

Helen Head

Darlene Lander

Christopher and Jennifer Leopold

Joanne Lewis

Tom and Susan Little

Sally Lord

Sue McCormack

Robin and Thomas McCormick

Bud and Genevieve Ockert Brian Pine and Liz Curry

Steve Rivard

Richard and Lillian Robinson



Gisele Nelson (left), a resident of Whitney Hill Homestead since it opened 30 years ago, smiles with Cathedral Square CEO Kim Fitzgerald after receiving a bouquet in honor of her tenure at the

Camilla Rockwell

Tracy Schneider

Anya Schwartz Seven Days

Willard Smith

Nancy Snyder TRIBUTE GIFTS

IN HONOR OF...

Carole Barrett

Kevin Baumann Martin and Kathy Conway

Jayne Coyne

Sally Lord

Susan Lumbra

Dan and Nancy Lumbra

Thomas Lumbra, Jr.

Thomas and Margaret Maffit Chris Davis

Sarah Gentry Tischler Holly Miller and Passang Dolma

Nancy Wright and Steve Lidle

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IN MEMORY OF...

Connie Hebert

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Google Match Program

Celeste Hahn

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Thomas Lumbra, Jr.

Dan and Nancy Lumbra

Susan Lumbra

M&T Charitable Foundation

Thomas and Margaret Maffit

McClure Family Foundation

Holly and Bob Miller Charitable Fund

Carol Moran-Brown

Michele Morin

NFP Property & Casualty Services, Inc.

Polly Nichol

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#### **GRANTS FOR PROPERTY DEVELOPMENT & SPECIAL INITIATIVES**

AARP Community Challenge Grant Burlington Electric Department

**Burlington Housing Trust Fund** 

Burlington Office of Community & Economic Development

Champlain Valley OEO Weatherization Program

CIDER Capital Campaign Donors

Community Development Block Grant

Efficiency Vermont

Federal Home Loan Bank of Boston Affordable

Housing Program

**HOME Investment Partnership** 

Housing Ministries of New England

Mascoma Bank



After the lifting of COVID restrictions, several staff gather for a photo to celebrate being together again in person

Cindy Reid Camilla Rockwell Tim Sampson Nancy Snyder Amy E. Tarrant Foundation Stephanie Miller Taylor Kathrynn and Dan Titus David White Monica White

#### PROPERTY DEVELOPMENT **PARTNER AGENCIES**

**Burlington Housing Authority** Vermont State Housing Authority National Housing Trust Fund People's United Bank / M&T Bank State of Vermont Electric Vehicle Supply **Equipment Grant** Town of Hinesburg TD Charitable Foundation U.S. Dept. of Housing & Urban Development Vermont Center for Independent Living Vermont Community Development Program Vermont Department of Labor Vermont Electric Coop Vermont Gas Systems Vermont Housing & Conservation Board Vermont Housing Finance Agency

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Burlington Housing Trust Fund

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Centers for Disease Control & Prevention

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Vermont Senior Medicare Patrol

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Department of Vermont Health Access

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Elizabeth Law

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U.S. Department of Health & Human Services, Administration for Children & Families

UVM Center on Aging

Vermont Agency of Human Resources

Vermont Community Foundation

Vermont Department of Disabilities, Aging & Independent Living

Vermont Department of Health

Vermont Housing & Conservation Board Vermont Program for Quality in Health Care

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Chef's Corner

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Kim Fitzgerald Healthy Living Market

Jay Peak

Keurig Green Mountain

Cathy Kukla

Leonardo's Pizza

Maplehurst Florist

Panera Bread

Pet Food Warehouse

Pizzeria Verita Cindy Reid

Shelburne Farms

Skida

Spare Time Entertainment

Vermont Everyone Eats

### FINANCIAL STATEMENT

#### FY 2022 10/1/2021-9/30/2022

### **EXPENSES** REVENUE 2% 4% 3% 66% 68% 25% 24% Property Management/Service-Enriched Housing SASH Property Development Fees ■ Grants & Other Income Equity Pass-Through Unallocated Expenses

#### **CONSOLIDATED ASSETS & LIABILITIES**

#### **ASSETS**

Cash and Cash Equivalents	\$6,540,823
Reserves & Restricted Accounts	\$2,502,193
Land, Buildings & Furniture (net)	\$12,280,846
Equity Contributions	\$4,912,607
Accounts Receivable	\$1,640,773
Notes Receivable	\$107,804
Prepaids & Other Assets	\$85,124
Resident Security & Escrow Deposits	\$132,032
Total Assets	\$28,202,202

#### **LIABILITIES & NET ASSETS**

Notes Payable	\$10,165,898
Accrued Interest Payable	\$19,236
Other Liabilities	\$4,486,479
Resident Security & Escrow Deposits	\$145,922
Accounts Payable	\$254,648
Total Liabilities	\$15,072,183
Total Net Assets	\$13,130,019
Total Liabilities & Net Assets	\$28,202,202

#### **CONSOLIDATED REVENUE & EXPENSES**

#### **REVENUE**

Property Management/	
Service Enriched Housing	\$10,047,429
SASH (Support and Services at Home)	\$3,629,109
Development Fees	\$879,625
Grants & Other Income	\$341,825
Equity Pass Through	\$349,401
Total Revenues	\$15.247.389

#### **EXPENSES**

Property Management/	
Service Enriched Housing	\$9,487,572
SASH (Support and Services at Home)	\$3,457,907
Development Fees	\$425,351
Unallocated Expenses	\$539,971
Total Expenses	\$13,910,801

#### **CORPORATE & PROPERTY ASSETS MANAGED**

Corporate	\$10,934,329
Owned & Affiliated	\$18,459,443
Partnerships	\$98,671,990
Management Agreement	\$1,694,239
Total Managed Assets	\$129,760,001

It is important that our records are accurate. If we have made an error, please accept our apologies and let us know. Email info@cathedralsquare.org or call 802-863-2224.

The Harry & Jeanette Weinberg Foundation

412 FARRELL ST., SUITE 100 SOUTH BURLINGTON, VT 05403

# Dishing It Out in Our Assisted Living Communities

eek in and week out, dozens of Cathedral Square staff volunteer in the kitchens of our two assisted-living communities to fill in for what otherwise would be a paralyzing workforce shortage.

They chop salad veggies, heat and serve meals prepared in advance by our food-service manager, clean up afterwards and chat with residents along the way.

Shifts last about three hours, and the time passes quickly. "It's so rewarding and is such a tangible way to connect with our mission," said Director of Policy and Strategic Initiatives Molly Dugan after a recent dinner shift.

Cathedral Square board members get in on the action too. Ex-officio board member Greta Getlein, dean and rector of the Cathedral Church of St. Paul, is a frequent volunteer. She and her wife, Wanda Strickland, have lost count of how many times they've pitched in to help with meals.

OOP

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Pipe Liked by greyhnd26 and 224 others

dbouton Do-gooders doin' good! Molly and me doing volunteer KP duty @ Cathedral Square Assisted Living. Would you like fries with that, Ms Molly?

Awesome pic of big hearted won

"The week we first learned of the kitchen staff shortage, we covered four or five shifts — and we did that the following weeks as well," says Greta. "So we really learned our way around the kitchens at both locations."

Wanda and Greta say that filling in is fun and rewarding and "a way to give a little something back." And because St. Paul's Church started Cathedral Square, "it just feels like it's the right thing to do it — to keep supporting what we started. And what's better than feeding people?"

**◆** Instagram post by former Director of Communications & Outreach Deb Bouton after she and Molly Dugan volunteered for a dinner shift at Cathedral Square Assisted Living.



Wanda Strickland (left) and Greta Getlein take a break during dinner preparations at Memory Care at Allen Brook in Williston.