



*A Senior Care Community*

Andrus on Hudson is a nurturing, family focused senior care community fostering dignity, well being and independence for seniors.

# 2016 Annual Report





## A Message from our Chairman and our Executive Director

Dear Friends,

The picture on the front cover represents three important issues for Andrus on Hudson in 2016: Renovation for our building, creativity for our residents, and fundraising. The photo was taken in our lobby at our September 13th fundraiser. The entryway was hand painted by our residents and staff with guidance from a Certified Art Therapist, Michelle Olson. This wall had been a temporary covering during construction of our first floor restrooms.

In addition to renovating our men's and women's public restrooms on the first floor, we also renovated our lower level ladies room. These were original bathrooms from 1953! We updated all our lighting to LED, inside and outside. With this improvement we will decrease our energy use and cost as well as save on maintenance costs from frequent changing of incandescent bulbs. We installed new energy efficient windows on our first floor B Wing as well as in some fifth floor rooms. Although we have three elevators in our building, it was built with four elevator shafts. The fourth elevator is now necessary because our population is aging and more frequently in wheelchairs. We began new elevator construction which is expected to be complete in spring of 2017.

Since February 2016, our medical staff has been using a new Electronic Medical Records system to input orders and our nurses use the system when they provide medications and treatments to our residents. This has put us in compliance with New York State to have mandatory electronic prescribing to pharmacies as well as streamline the work process of documentation in medical records allowing for accurate record keeping and allowing our nurses to spend more time on resident care.

Medical research shows both the acts of creative expression and social interaction are vital to the mental and physical well being of senior citizens. Our Community Life Department provides several daily choices to our seniors in music, art, exercise, games, and shows. Social interactions occur with each other, our staff, and young children from our Little Leaf nursery school and young adults doing internships at Andrus on Hudson.

At our Fourth Annual Fundraiser we netted \$42,116, all of which will be used to enhance our residents' lives. This includes a trip to see The Westchester Knicks and continued art therapy with Michelle Olson. Michelle leads four classes per month at Andrus on Hudson. She curated our resident art show, *Gratitude Through Creativity*, in November. We've also spent fundraiser money on Westchester Dinner Theatre trips, entertainment for special events, a casino night, hand massages and Reiki classes. In October we screened *Alive Inside* and facilitated a discussion about music improving cognition and mood in those with dementia. At this event we raised \$790 for our Music and Memory program. Other fundraising activities through social media and mailings were held throughout the year.

Eight Glamour Gals, 12 Greenburgh North Castle Union Free School District High School Transition Program students, 18 Masters High School students and 30 Community Life volunteers dedicated 4,564 hours to helping the Andrus on Hudson seniors.

Along with the Board of Directors we have been working on a strategic plan. Our goals include continuing to develop relationships with potential community partners, welcoming outside organizations to use our space while providing special experiences for our seniors and diversification of services in order to create more revenue sources. We welcomed The New York Milk Bank as a tenant in our building. This is a non-profit organization providing donated breast milk to premature infants. Community organizations providing lectures and entertainment here for the first time included Common Grounds Community Concerts, The New NY Bridge, and Hudson Lab School. We are particularly grateful for a new relationship with Family-to-Family; a Hastings based non-profit which matched donors to our individual seniors. These donors bring holiday and birthday gifts and cheer to our residents.

We had our Annual New York State Department of Health Survey in July. The Centers for Medicare and Medicaid Services have given us a four star rating which is reflected on their website.

Although we had a normal ebb and flow of residents throughout the year, we ended the year one percent under our budgeted 96% occupancy for our 197 bed nursing home. Despite this, we still ended the year in the black by keeping expenses low.

We thank our volunteers, donors and staff for their ongoing support as we continue to move forward in our care for seniors.

McCain McMurray  
Chairman, Board of Directors

Betsy Biddle  
Executive Director



Photographs from top left (clockwise)  
The Front of our Building,  
*Babies and Grands Music*,  
Playing Bingo with our  
Hastings Neighbors,  
Our New Restroom,  
*Gratitude Through Creativity*  
Exhibit

John E. Andrus Memorial, Inc.  
D/B/A Andrus on Hudson

# Financial Highlights



Year ending December 31, 2016

## Operating Revenues

|                                      |                   |
|--------------------------------------|-------------------|
| Net Patient Service Revenue.....     | \$ 19,962,347     |
| Other Operating Revenues.....        | 906,586           |
| <b>Total Operating Revenues.....</b> | <b>20,863,933</b> |

## Operating Expenses

|   |                   |
|---|-------------------|
| Professional Care of Patients.....  | 8,167,306         |
| Nursing, Social Services, Activities, Pharmacy,<br>Rehab Therapy, Dental & Medical Services |                   |
| Service Department.....   | 4,309,536         |
| Dietary, Maintenance, Housekeeping, & Laundry   |                   |
| Administration and General.....   | 1,876,151         |
| Non-Departmental.....   | 4,190,249         |
| Employee Benefits, Payroll Taxes, Interest Expense<br>and Real Estate Taxes                 |                   |
| New York Cash Receipts Assessment.....  | 1,086,196         |
| Depreciation Expense.....   | 1,192,694         |
| <b>Total Operating Expenses .....</b>   | <b>20,822,132</b> |

**Operating Gain (Loss).....** \$ 46,801

The Audited Financial Statements for the fiscal year ending December 31, 2016 are available upon request.

John E. Andrus Memorial, Inc. (JEAM) operates a 197 bed skilled nursing care facility in Westchester County, New York on 24 acres overlooking the Hudson River. Doing business as Andrus on Hudson, JEAM is a not-for-profit charity, which is exempt from federal income tax under Section 501 (c) (3) of the Internal Revenue Code. We are supported primarily by fees paid by and on behalf of residents who are at Andrus on Hudson for nursing care, hospice, short-term rehabilitation or respite care.

[www.andrusonhudson.org](http://www.andrusonhudson.org)