



# 2024 ANNUAL REPORT

GALLOWAY RIDGE





GALLOWAY RIDGE AT FEARRINGTON

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## GALLOWAY RIDGE

# Mission & Values

### THE MISSION

Galloway Ridge exists to inspire meaningful and engaged lives and to assure each resident a superior quality of life and care.

### CORE VALUES

Galloway Ridge's Core Values  
Support the Residents'  
Engagement with the Community.



*caring*

Showing compassion for the well-being of others.



*empowering*

Encouraging and engaging others.



*commitment*

Pledging to give our best effort.



*integrity*

Treating each other with honesty, fairness and sincerity.



# Resident VALUES

The vision that inspired the founders of Galloway Ridge was a community in which trust, cooperation, open communication, and kindness define relationships among residents, between residents and employees, and between residents and neighbors in Chatham County.

## *community*

Valuing Diversity. Respecting all residents, staff, and visitors. Supporting the well-being of others. Being humble about personal accomplishments. Being considerate and appreciative of others.

## *communicate*

Listening to understand and encourage dialogue with others. Acknowledging the efforts of others. Expressing concerns accurately and directly to the appropriate person(s). Interacting with residents and staff respectfully and politely.



# A Note

## FROM GALLOWAY RIDGE LEADERSHIP

As I reflect on the past year, I am inspired by the energy, compassion, and commitment that define the Galloway Ridge community. In 2024, we not only sustained our mission—to inspire meaningful and engaged lives and to assure each resident a superior quality of life and care—but expanded it in ways that touch every corner of our campus and reach far beyond it.

This was a year of **achievement and generosity**. Our residents once again demonstrated the deep sense of purpose and connection that makes Galloway Ridge so unique. Through their leadership, participation, and giving spirit, we raised nearly **\$1 million** across our charitable funds—an extraordinary accomplishment that reflects both our values and our collective impact.

Each fund tells a story:

- The **Residents' Benevolent Care Fund** provided peace of mind to neighbors facing financial uncertainty, ensuring no one has to leave their home due to hardship.
- The **Employee Appreciation Fund**, fueled by heartfelt gratitude, delivered over **\$464,000** in holiday support to the team members who make daily life here so meaningful.
- The **Employee Scholarship Fund** continued to invest in the futures of our staff, enabling them to pursue degrees and certifications—many thanks to residents who mentored, encouraged, and celebrated their achievements.
- The **Special Events and Library Funds** brought art, culture, and enrichment to campus life—just ask any resident who attended one of our events or borrowed a favorite new book.
- Through the **Galloway Ridge Charitable Fund**, we extended our reach into Chatham County, granting over **\$143,000** to 20 local nonprofits and schools.

Every dollar raised tells a story of generosity, and every initiative is powered by the relationships and trust that make this community so strong.

We also achieved national recognition for our wellness culture and workplace environment. Honors like the **ICAA NuStep Beacon Award**, the **Best of Chatham** wins for our fitness and wellness programs, and placement on **Fortune's Best Workplaces in Aging Services** list are not just accolades—they are reflections of our shared commitment to excellence.

Financially, Galloway Ridge remains strong and forward-focused. With independent living occupancy at over 95%, a healthy net operating surplus, and over **\$11 million reinvested** into our physical spaces—including transformative renovations to our dining venues—we are building a community ready for tomorrow.

To every resident who contributed, led, volunteered, participated, or cheered from the sidelines—thank you. Your presence and passion are the reason this community flourishes. And to our staff, Board, families, and supporters—your work and trust continue to shape Galloway Ridge into a place that is not only beautiful and secure, but profoundly human.

Here's to another year of growth, purpose, and shared success.

Warmly,

**Bob Zimmer** | Executive Director & CEO



# MEET OUR *Leadership*

Our Board Members, residents, and Senior Directors generously contribute their time and talents to Galloway Ridge and the broader community. We are grateful for their leadership and support!

**Thanks to this dedicated team of difference-makers, countless enhancements have been made on campus, enriching the lives of Galloway Ridge residents and creating an exceptional place to live and thrive. Their leadership is one of the many reasons Galloway Ridge is such a special community.**

---

## OUR TEAM OF SENIOR DIRECTORS

### BOB ZIMMER

Executive Director /  
Chief Executive Officer

### DANA BOYLAN-WALKER

Senior Director of Finance

### KIM HUTTER

Senior Director of  
HR & Administrative Services

### ADRIAN JACKSON

 Senior Director of  
Community & Technology

### ARVILLA JOHNSON

Senior Director of  
Healthcare Services

### MISSY JOHNSON

Senior Director of  
Resident Experience

## 2024 BOARD MEMBERS

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Edwina Woodbury - Vice  
President and Treasurer  
Robbie Cox - Secretary  
Lisa Chapman  
Valerie Crofton-Harris  
Denis de St. Aubin  
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Bob Marshall  
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David Rubin  
Jeff Strickler

## 2024 COMMUNITY ENGAGEMENT COMMITTEE

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Lisa Chapman  
David Rubin  
Kelly Mackay (Ex-officio)  
Christie Austin  
Dick Chase  
Bob Holton  
Rossie Lindsay  
Becky Spence  
Jack Zollinger  
Joan Zollinger



# Our 2024

## ACCOMPLISHMENTS

### 2024 BEST IN WELLNESS

The ICAA NuStep Beacon Award recognizes communities that transcend traditional care models to build dynamic cultures of wellness. This award reflects years of dedication to building a wellness-focused environment where residents and staff thrive together. From creating opportunities for physical fitness to fostering emotional, social, and spiritual engagement, the community has embraced wellness as an integrated and holistic pursuit.

### 2024 BEST OF CHATHAM

The Duke Center for Living has been awarded Best of Chatham 2024 Yoga/Pilates Studio and Best of Chatham 2024 Sports Club/Fitness Facilities as voted by local residents.

### SENIOR CARE'S 2024 BEST PLACES TO LIVE FROM WECARE CONNECT

WeCare Connect recognizes organizations among the top senior care facilities in the US and Canada as backed by verified results from the leading survey provider in senior care.

### FORTUNE BEST WORKPLACES IN AGING SERVICES 2024

The Best Workplaces in Aging Services™ list is determined by Great Place To Work based on employee surveys evaluating workplace culture, trust, and equity. This prestigious recognition highlights organizations that consistently create exceptional experiences for their employees.

We are incredibly grateful for these honors, which reflect our unwavering commitment to excellence in wellness, senior living, and workplace culture. Each recognition is a testament to the dedication of our employees, whose passion and hard work create an environment where both residents and staff thrive. These awards inspire us to continue making Galloway Ridge an exceptional place to live and work.









# *Who* **WE ARE**

Redefining retirement  
with vibrancy for an  
*abundant life.*

Galloway Ridge is a Life Plan Community that blends Southern hospitality and worldly sophistication. Our residents enjoy independent living as well as an array of activities and progressive health programs where employees and neighbors alike truly care for one another.



# 2024 BY THE NUMBERS

474 Residents in our community

46 New residents welcomed

65-104 Resident age range

79 Average age at move in

84 Average age of residents

61 Pets adored by residents

312 Enrichment outings

3,522 Enrichment activities for our residents

356 Total number of employees

186 New employees

16 Employees promoted

190 Employees with 2+ years of service

# 2024

## FINANCIAL *Report*

Galloway Ridge saw another successful year in 2024. Independent Living occupancy averaged over 95% for the year. Due to pandemic-era delayed moves to healthcare, there was also an uptick in unit turnover. This resulted in a nineteen percent increase in earned entrance fees. Overall, total revenue increased by \$4.1 million or eleven percent when compared to the prior year. Operating expenses rose by 4.6 percent driven by higher wage and benefit expense particularly in healthcare. Overall, a net operating surplus of \$4.6 million was realized and the accumulated net deficit was reduced by \$5.2 million. Over \$11 million was spent on capital improvements with the bulk of that being used to continue the major renovation of the dining spaces.

### 2024 AUDIT

Revenue	\$ 41,747,337
Expenses	\$ 37,119,443
Days Cash on Hand	196
Debt Service Coverage	2.12
Benevolent Care Assistance	\$ 169,942

### DONATIONS BY AREA

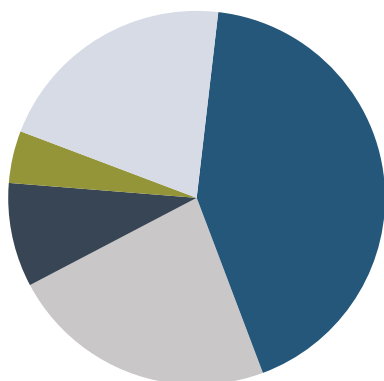
Charitable Fund	\$ 101,273
Employee Scholarship Fund	\$ 54,285
Galloway Gala	\$ 66,910
Special Events Fund	\$ 17,015
Alzheimer's	\$ 550
Residents' Benevolent Care Fund	\$ 288,277
Library Fund	\$ 46,835
Employee Appreciation Fund	\$ 464,178
<b>Total Raised</b>	<b>\$ 1,039,323</b>

### CASH FLOW FROM OPERATIONS

Entry Fees Received	\$ 13,097,250
Entry Fees Refunded	( \$ 4,496,306 )
<b>Net Entry Fees Collected</b>	<b>\$ 8,600,944</b>



## EXPENSES



Direct Resident Care	\$ 15,659,075
General Services & Utilities	\$ 8,530,271
Depreciation & Amortization	\$ 3,311,518
Interest Expense	\$ 1,737,373
Administrative, General & Mktg	\$ 7,881,206
<b>Total Operating Expenses</b>	<b>\$ 37,119,443</b>

# GALLOWAY RIDGE

AT FEARRINGTON

## REVENUE

Resident Services	\$ 30,870,938
Healthcare Services	\$ 5,111,166
Duke Center for Living	\$ 1,497,276
Investment Gain	\$ 1,396,732
Other	\$ 2,871,225
<b>Total Revenue</b>	<b>\$ 41,747,337</b>

## EXPENSES

## PROGRAM SERVICES

		Salary & Benefits	Med & Personal Care	Food Services	Facility Services	Supplies	Utilities	Administration	Marketing
Direct Resident Care	\$ 15,659,075	\$ 14,571,912	\$ 1,087,163						
General Services & Utilities	\$ 8,530,271			\$ 2,235,312	\$ 1,856,499	\$ 95,684	\$ 865,023	\$ 3,466,580	\$ 11,173
Depreciation & Amortization	\$ 3,311,518							\$ 3,311,518	
Interest Expense	\$ 1,737,373							\$ 1,737,373	
Administrative, General & Mktg	\$ 7,881,206							\$ 6,159,118	\$ 1,722,088
<b>Total Operating Expenses</b>	<b>\$ 37,119,443</b>								

# FUNDS *Breakdown*

## A BRIEF OVERVIEW OF OUR FUNDS

Each of these funds plays a key role in the overall success of Galloway Ridge. With each contribution, we are grateful to know this money is going toward enriching the lives of our residents, employees, and community.

### **Residents Benevolent Care Fund**

Offered to residents who are unable to pay their monthly fees

### **Employee Scholarship Fund**

Used to help recipients pursue degrees, certificates, and other opportunities

### **Special Events Fund**

Finances special events to defray the cost of programs at Galloway Ridge

### **Employee Appreciation Fund**

Provides holiday checks for employees each year

### **Library Fund**

Used to keep books and other collections up to date and to purchase supplies

### **Galloway Ridge Chatham County Charitable Fund**

A way for residents and other donors to support Chatham County agency projects

### **Galloway Ridge, Inc. Fund**

For residents, families, and friends who wish to make an unrestricted donation

### **Alzheimer's Association**

An annual event is hosted to raise funds and awareness for this important cause that impacts many in our community

*\$1,039,323*

**RAISED IN 2024**

# CORPORATE Sponsorships

At Galloway Ridge, we believe in supporting efforts that strengthen and enrich the communities around us. Sponsoring local programs allows us to extend our mission beyond our walls and champion opportunities for connection, learning, and shared experience. These partnerships reflect our values—fostering wellness, curiosity, and a deeper sense of community both within and beyond Galloway Ridge.

Boys and Girls Clubs of Central Carolina  
Carolina Alumni 50th Class Reunion  
Chapel Ridge Champions-UNC Lineberger  
Annual Fundraiser Golf Tournament  
Chatham Artists Guild  
Chatham Literacy  
DPAC  
Fearrington Village Singers  
Jordan Matthews High School:  
Neon Krakens Robotics Team  
North Carolina Opera  
North Carolina Symphony  
Pittsboro Street Fair/Pittsboro Rotary Club  
Women of Fearrington  
2029 World University Games







## GALLOWAY RIDGE CHATHAM COUNTY

### *Charitable Fund*

**A way for residents and other donors to support Chatham County agency projects**

Established in 2006, the Galloway Ridge Chatham County Charitable Fund supports Chatham County not-for-profits, schools, and government agency projects. Annually the fund invites eligible groups in Chatham County to apply for community grants, with both well-established and new agencies considered for funding. An effort is made to fund projects in various locations within this large, rural county.

**\$143,967.12**

**Distributed in Grants**

**20**

**Grants Awarded**



GALLOWAY RIDGE AT FEARRINGTON

**\$3,272.42**

Jordan-Matthews High School  
Arts Foundation

**\$4,000**

Fuel Up at Perry  
Harrison School

**\$12,000**

Love Chatham

**\$5,000**

Chatham Outreach  
Alliance, Inc. (CORA)

**\$8,400**

The Learning  
Trail, Inc.

**\$10,000**

Hispanic Liaison of  
Chatham County

**\$10,000**

Central Carolina Community  
College Foundation, Inc.

**\$8,000**

Triangle Youth  
Music

**\$500**

Chatham County  
Historical Association, Inc.

**\$13,000**

Chatham CARES  
Community Pharmacy

**\$5,000**

Second Bloom  
of Chatham, Inc.

**\$2,494**

Chatham County  
Arts Council, Inc.

**\$4,000**

Horse and  
Buddy

**\$6,000**

The Confidence  
Project

**\$10,000**

Chatham Trades, Inc.

**\$15,000**

West Chatham  
Food Pantry

**\$9,500**

El Futuro, Inc.

**\$5,425.70**

Chatham County  
Literacy Council, Inc.

**\$8,000**

Autism Society of  
North Carolina, Inc.

**\$4,375**

Chatham Education  
Foundation

## OUR GENEROUS *Donors*

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Galloway Ridge Employees  
Carol Gillham's Birthday  
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Becky Spence Birthday  
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Spring Fling Band  
Terry Parsons  
The Dalldorf Family - Grandchildren



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Lori Thomas  
Gloria Wilkins  
Sam & Joan Williamson

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### IN MEMORY OF

All 2022 deceased at GR  
All the departed  
Barbara Alotis  
Laura Bell  
Dorothy Birnham  
Bill Bond  
Charlie Brewton  
Jane Bush  
Beverly Chapin  
Joe Cook

Ed Cottongim  
David Dunn  
Barbara Eckroth  
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Angelo Juffras  
Helen Knapp  
Helen Kotscher's brother, Bill  
Dick Kuhn  
Jack Lott  
Cynthia Lyman  
Beverlee McNeil  
Ralph Meyer (Leah Austin's Brother)  
Hugh Mitchell Chapin  
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