



Rainbow Village  
**home**  
is where the  
**heart** is  
2007 ANNUAL REPORT



MISSION STATEMENT:

Rainbow Village provides high quality homes and recreational facilities in the St. Louis Metropolitan Area for people with developmental disabilities, enabling each resident to be the best that he or she can be.



# Reflections on 2007

## HOME IS WHERE THE HEART IS.

2007 was a year of accomplishment and growth for Rainbow Village. As the only nonprofit in the St. Louis metropolitan area that focuses solely on providing long-term, affordable, quality homes for people with developmental disabilities, we understand that everyone needs a home. Our residents and their families look to us to provide homes that are not only safe, comfortable and affordable, but also create an opportunity for our residents to live in the community and enjoy a family of friends. At Rainbow Village (RBV), we take this responsibility seriously and have worked successfully in 2007 to continue to grow and expand.

**MAPPING OUR FUTURE.** The Board of Directors began working on the RBV Strategic Plan to provide a long-term guide for the future of Rainbow Village. The Board committees have begun working on the key priorities of the RBV Strategic Plan, which include:

- Evaluating our real estate model
- Determining the demand, demographics and economics for housing needs in the near future
- Developing brand awareness, fundraising and marketing plans
- Creating an efficient work environment to serve our residents and nurture growth

**NEW FACES IN OUR RAINBOW.** We are pleased to welcome three new members to our Board of Directors this year: Jill L. Dowd, community volunteer, George Gladis, vice president at Huntleigh McGehee, and Matthew Thayer, manager of investor relations at Anheuser-Busch. Our new board members have shown great dedication and belief in the goals of Rainbow Village and its continued growth.

**IT'S EASY BEING GREEN.** One of the highlights of 2007 was the grand opening of our new "green" handicapped-accessible home in St. Louis County. This home uses less energy and water, while providing a healthy and affordable living environment for the six women who live there. Since the grand opening, our Graeser Villa project has been awarded the gold level green home designation from the Home Builders Association (HBA) of St. Louis and Eastern Missouri.

**MAKING FRIENDS AND RAISING FUNDS.** 2007 was a very successful year for fundraising and friend-raising. The 11<sup>th</sup> annual dinner-auction "Somewhere Over the Rainbow" was a triumph, netting over \$90,000. We also expanded our number of volunteers to over 200 dedicated individuals. These helping hands work at RBV homes and on the main campus by raking, weeding, planting, mulching, trimming bushes and painting outdoor furniture. Volunteers included members of many area organizations: Colliers Turley Martin Tucker, Des Peres Rotary, Boeing, Saint Louis University students, Living Word Methodist Church, Foundry Software and CREW (Commercial Real Estate Women).

We can make a difference only with the help of our volunteers, donors, Board members, staff and friends.



Nancy Parker Tice  
*Board President*



# Creating New Homes in 2007

There are nearly 300 people with developmental disabilities waiting for a home in the St. Louis area. We want to meet the needs of as many as possible. As we continue to strive for that goal, we added two new homes to our Rainbow in 2007.

We celebrated the opening of our new “green” handicapped-accessible villa in St. Louis County, which uses less energy and water, while providing a healthy and affordable living environment for the six women who live there. Since the opening, the Home Builders Association (HBA) of St. Louis and Eastern Missouri has awarded its gold level green home designation to our Graeser Villa project. Laclede Gas verified this rating in conjunction with the HBA’s voluntary Green Building Initiative Verification Program.

The Graeser Villa residents had been living together since 1987 in a home on two levels. However, as the women have aged, several now use wheelchairs or walkers. As part of our commitment to adapt our homes as the needs of our residents change, Rainbow Village built this new home custom-fitted to the needs of these women.

In addition to the new villa, we also purchased and renovated a house in Hazelwood. Our renovations included new flooring, new windows, and updated electrical system. The Productive Living Board (PLB) of St. Louis County donated a generous down payment and remodeling assistance.

This home was custom renovated for three new residents to Rainbow Village. These men came to us through their support service agency Cooperative Home Care after they were forced to leave their previous privately owned home when the owner decided to sell it. The men now enjoy permanence in a well-maintained Rainbow Village home that will be adapted to their changing needs as they age.



*Graeser Villa*



*Hazelwood home*

building  
the future  
one home at a time

**1974:** RESPITE CARE FACILITY  
*Currently a Residential Home – 8 residents*

**1976:** SUNNEN COMMUNITY CENTER

**1978:** 7 GROUP HOMES  
*42 residents – St. Louis County*

**1987:** 1 HOME  
*6 residents – St. Louis County*

**1990:** 4 HOMES  
*19 residents – Bridgeton, Ballwin, Chesterfield, Hazelwood*

**1991:** 1 HOME  
*3 residents – St. Louis County*

**1997:** 1 HOME  
*3 residents – St. Louis County*

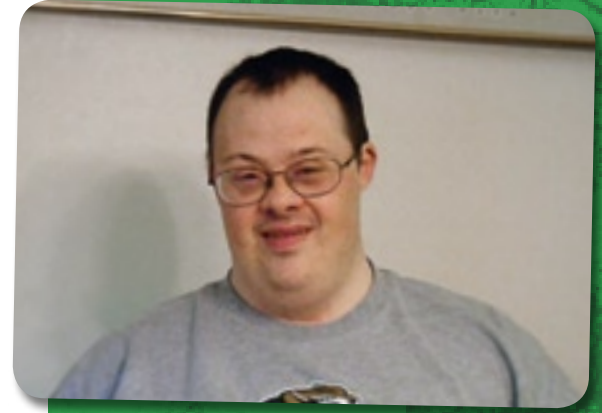
**1998:** 3 HOMES  
*8 residents – Florissant, Olivette*

**1999:** 4 HOMES  
*12 residents – Bridgeton, Olivette, Maryland Heights, St. Louis County*

**2000:** 4 HOMES  
*12 residents – Florissant, Mehlville, St. Peters, St. Charles Heights, St. Louis County*

**2001:** 2 HOMES  
*7 residents – St. Charles, St. Peters*

# Meet Robbie



## Home Improvement

At Rainbow Village, we understand that a home is a lifelong commitment. Not only do we invest in maintaining our homes, we also understand

that our residents' needs change as they age, we bend over backwards to make sure our homes change with them. Our dedicated staff constantly assesses our homes to ensure our residents' comfort and safety. We are committed to assuring that our residents have a pleasant and secure environment for years to come because we understand that home is where the heart is.

**2007 was one for the record. We spent over \$52,000 on improvements and enhancements:**

- 4 New water heaters
- 1 Refrigerator
- 3 Washing machines
- 1 Freezer
- 3 Dishwashers
- 1 Toilet
- 1 Shower stall
- 1 Concrete driveway
- 1 New roof
- 1 Swim-Lift assisted access chair
- 2 Homes received new carpeting
- 8 Homes received new vinyl floors
- 3 Homes received fresh paint
- 2 Homes received new windows

Our generous donors make it possible for us to provide and maintain quality homes throughout our residents' lives. Over \$18,000 of the funds invested in home improvements came from our Fund-A-Need program.

My brother Robbie has loved living in his Rainbow Village home for over eight years. His housemates are his 'family'.

Previously, Robbie lived at home with our parents and was very depressed because he didn't have much to do. It was difficult for my parents to let him go, but they finally agreed to let Robbie move into a neighborhood Rainbow Village home. It was time for Robbie to have his own life, his own friends and to be allowed to grow as a person.

Robbie now has established his own self and pursues his own favorite activities, both as an individual and with his housemates. My family is happy knowing that he is in a structured, safe and nurturing environment.

On the weekends, Robbie visits with our mom who lives nearby, and with my family. What gives us the most pleasure is knowing how happy Robbie is. "When do I get to go HOME" are the best words we hear on Sunday afternoons.

—Stephanie Voss, sister of Robbie at Chesterfield Home

**2002:** 5 HOMES  
17 residents – St. Charles, Crestwood, Ballwin, Florissant, Overland

**2003:** 1 HOME  
3 residents – St. Charles County  
PROPERTY MANAGEMENT FOR  
3 APARTMENT BUILDINGS  
48 residents – Owned by Life Skills Foundation

**2004:** 5 HOMES  
18 residents – St. Louis County, St. Charles County

**2005:** 3 HOMES  
14 residents – St. Louis County, St. Charles County

**2006:** 1 HOME  
3 residents – St. Louis County

**2007:** 2 HOMES  
9 residents – St. Louis County

**2008:** 3 HOMES (ANTICIPATED)  
St. Louis County

home  
is where the  
heart is

# Rainbow Village has a great staff.

They are attentive, personable and want the best for our residents.



RBV works on making the homes look inviting and run smoothly by continually painting, landscaping and performing day to day maintenance to ensure that everything works properly and meets the needs of the residents.

—Mary Anne Tolliver, Director of Residential Services, St. Louis Arc



## Under the Rainbow

Since our first group homes opened in 1978, Rainbow Village has been meeting the critical need for residential placement for people with developmental disabilities. We are the only non-profit in the St. Louis metropolitan area that focuses solely on providing long-term, affordable, quality homes for people with developmental disabilities. Today we have homes throughout St. Louis County and St. Charles County. By maintaining homes at the highest standards and constantly monitoring the homes to assess residents' needs, we are able to assure safety, comfort and security for our residents. Our goal is to allow people to live in the community, be part of a neighborhood, and enjoy their lives to the fullest!

## The Sunnen Community Center

The Sunnen Community Center is our multi-use facility located on our main campus.

It includes an indoor heated swimming pool, gymnasium, classrooms, meeting rooms, offices and a walking trail. During 2007 the Center was utilized by many different groups of community people—from infants to senior citizens.



A variety of activities are offered in the center including: children's and adult swimming classes, adult day programs, and weekend and evening gymnasium usage.

For more information, please call 314.567.1522, ext. 209.

# 2007 Balance Sheet

## ASSETS

### Current Assets

Cash	139,422
Accounts Receivable	63,227
Other Receivables	5,886
Prepaid Expenses	<u>4,414</u>
Total Current Assets	212,949

Investments 1,766,093

### Property & Equipment

Land	976,089
Buildings	8,539,095
Furniture & Equipment	969,883
Less: Accum. Depreciation	<u>(3,825,121)</u>
Total Property & Equipment	6,659,946

Tenant Deposits Held in Trust 27,668

Restricted Deposits 222,271

**TOTAL ASSETS 8,888,927**

## LIABILITIES AND NET ASSETS

### Current Liabilities

Accounts Payable	45,393
Accrued Expenses	4,450
Mortgage Payable	137,967
Miscellaneous Current Liabilities	<u>38,603</u>
Total Current Liabilities	226,413

Tenant Security Deposits 18,997

### Long-Term Liabilities

Mortgage Payable	2,832,790
Miscellaneous Long-Term Liabilities	<u>2,614</u>
Total Long-Term Liabilities	2,835,404

**TOTAL LIABILITIES 3,080,814**

### Net Assets

Permanently Restricted	28,642
Unrestricted	<u>5,779,471</u>
Total Net Assets	5,808,113

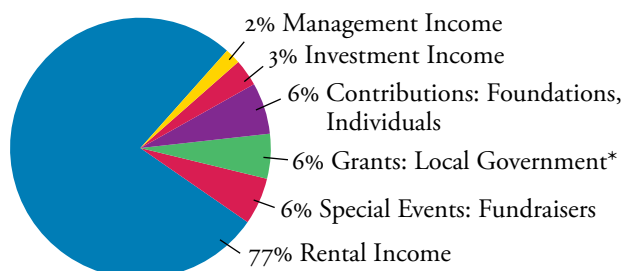
**TOTAL LIABILITIES AND NET ASSETS 8,888,927**

# Revenues and Expenditures

For the year ended December 31, 2007

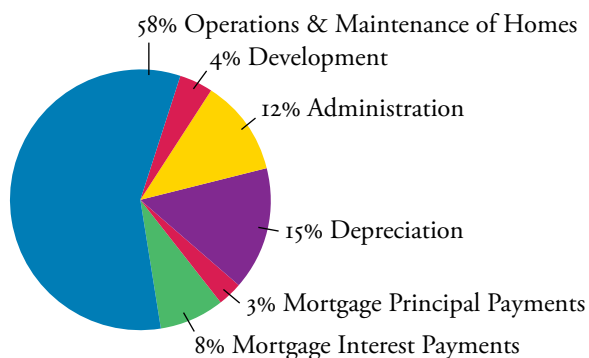
## REVENUE ANALYSIS

Total Revenues 1,562,754



## EXPENDITURE ANALYSIS

Total Expenditures 1,526,677



\*Money from PLB of St. Louis County used as down payment assistance and renovations on new homes.

## UNDER THE RAINBOW

NUMBER OF RAINBOW HOMES  
AS OF DECEMBER 2007

46

NUMBER OF RESIDENTS

225

# Honor Roll

We greatly appreciate each of the individuals, corporations, businesses and foundations that supported Rainbow Village during 2007.

As we continue to expand the number of Rainbow Village homes, please know that you have made a difference in the quality of life for people with developmental disabilities. We are pleased and honored to have your confidence and support. Every effort has been made to list our donors accurately, and we apologize for any errors or omissions.

## PILLARS: \$10,000 & ABOVE

Emerson Electric Charitable Trust  
Lutheran Foundation of St. Louis  
MasterCard International  
The Nurture Foundation  
Orthwein Foundation  
Mrs. Edith L. Wolff

## LEADERS: \$4,000 – \$9,999

Boeing Company ECF  
Consolidated Financial Investments  
First National Bank  
Home Builders Charitable Foundation  
The Pott Foundation  
Elmer A. Sander Charitable Trust  
Tice Asset Management

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Mr. Todd Smith  
St. Louis Arc



*Tice Humanitarian Award honoree Shelly Baron and his wife Jan at the annual dinner.*

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*“Somewhere Over the Rainbow” event sponsor General Credit Forms*

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 Dr. & Mrs. Joseph Zelson  
 Mr. & Mrs. Mark Zerman  
 Mrs. Milton Zorensky

## Become a Part of the Rainbow!

We meet a need for our residents that many of us take for granted—a home in the community with a family of friends. You can help Rainbow Village continue to provide these quality, affordable homes while also expanding the availability of housing for people with developmental disabilities. Your donation will improve the quality of life for someone with a developmental disability by ensuring they have a safe and affordable home.

In the St. Louis area alone, there are nearly 300 people with developmental disabilities waiting for a home. Rainbow Village would like to provide a home for as many people with developmental disabilities as would like or need one. Our current goal is to build or remodel three new homes every year.

With the help of donors like you,  
 we can give more people a home.



# In-Kind Donations

After Four Photographics

Janice Anderson

Anheuser Busch

The Artery

Sheldon Baron

Bentley Studios

Doron Berger

Myron Bernard

Jill Bertram

Boeing Volunteers

Alan Broddon

Broadway Oyster Bar

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Nancy Parker Tice

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Westport Office Furniture

Whole Foods Market

Wine & Cheese Place/Provisions

Joan Wise

Paul Wuennenberg

Jerry & Judy Zafft

Joe & Gloria Zelson



"Somewhere Over the Rainbow" event sponsor EMC<sup>2</sup>

Kelly Bruce

Brunswick Zone Chesterfield

Build-A-Bear Workshop

Beth Bushke

Byron Cade Inc.

Circus Flora

City Museum

Clayton Car Wash

Ernie Coe

Colliers Turley Martin Tucker

Commercial Real Estate Women

(CREW)

Richard Daly

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PB&J Photo Art, Inc.

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# BEHIND THE RAINBOW

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Norman Tice

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Paul Wuennenberg

Gerald J. Zafft

Joseph Zelson

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Sally Sosnoff

Arlene Tice

Dorothy Wernig

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Janet Wright, *Director of Development*

*and Community Relations*

Jo-Ann Goldstein, *Associate*

*Development Director*

Noel Bader, *Property Manager*

Paul Bales, *Occupancy Specialist*

Mina Dickenson, *Accounting/*

*HR Manager*

Renee Shields, *Executive Assistant*

## OUR PARTNERS

Rainbow Village works with various support service agencies to best meet the needs of people with developmental disabilities. The residents in each of our homes need vital support services. We are proud to work in partnership with the following agencies that supply caring assistance and support:

Cooperative Home Care

Emmaus Homes

Life Skills

Open Options

St. Louis Arc

UCP of Greater St. Louis



1240 Dautel Lane • St. Louis, MO 63146  
t: 314.567.1522 • f: 314.785.0361  
email: [rainbowvillage@rbvstl.org](mailto:rainbowvillage@rbvstl.org) • [www.rainbowvillagestl.org](http://www.rainbowvillagestl.org)



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