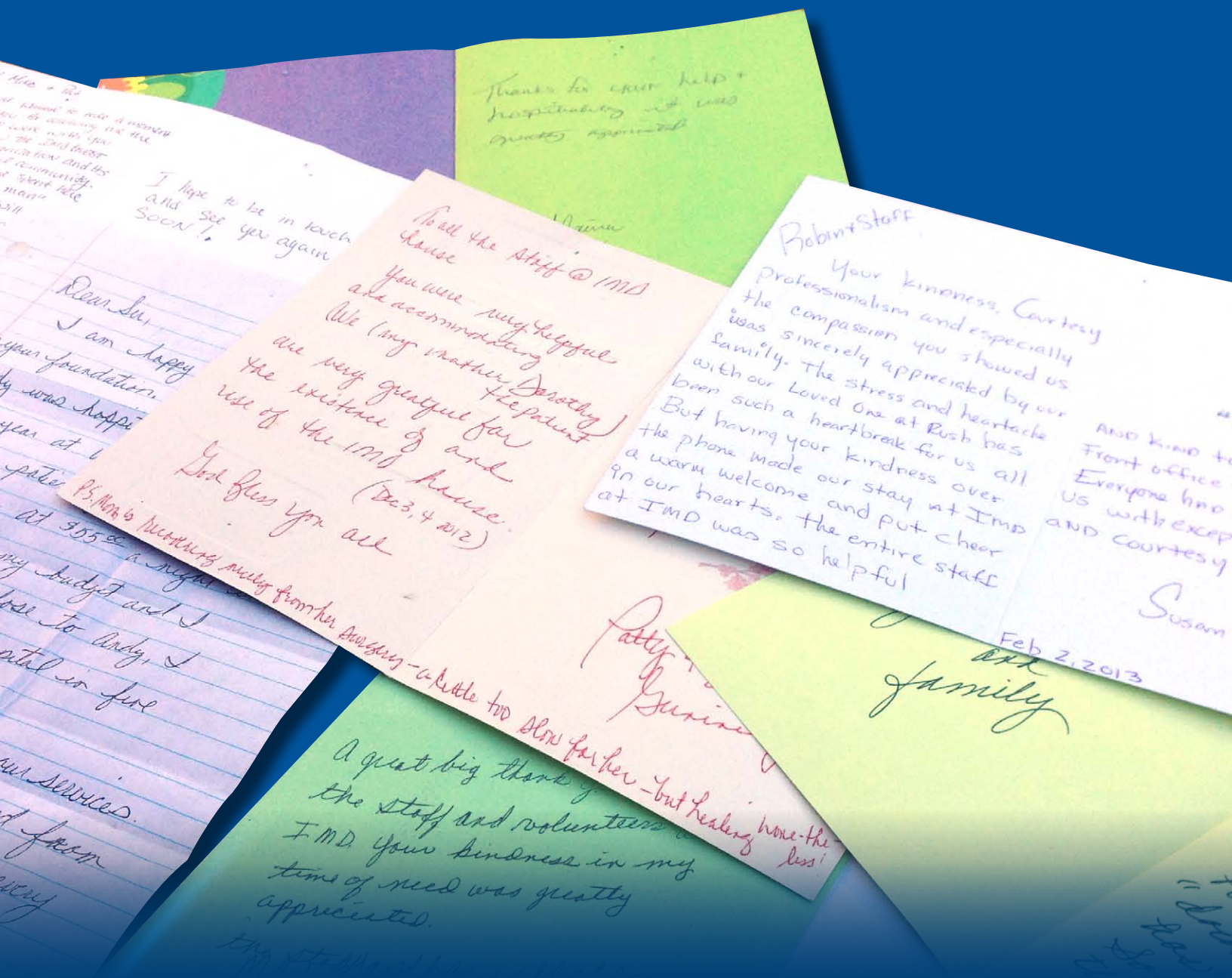




IMD Guest House FOUNDATION

2012 ANNUAL REPORT



IMD Guest House provides the comforts of home and the care of community to outpatients and the families who must seek treatment away from home.

Growth and Change at the IMD Guest House

Growth and Change have been the driving forces this past year. We provided 2,858 nights of service to our guests in 2012. This represents more than a doubling of nights for our guests in just a year. We added six new apartments for a total of 16, through our new partnership with the American Cancer Society and the John and Editha Kapoor Charitable Foundation. These rooms not only allowed us to serve the Cancer Community in the Illinois Medical District, but also enabled patients and their caregivers to stay with us while receiving outpatient treatment at hospitals throughout Chicago.

We also experienced an increase need from guests who requested financial assistance from our Hardship Fund. Over \$41,000 was needed to enable these guests to stay with us. As we continue to grow and increase services, we will need to prepare for more families in need of safe and affordable accommodations. While planning for this we will need to look at our budget, fund raising and cost structure to keep our mission and purpose at the forefront.

With more guests and additional partnerships, we added a Guest Relations Manager, Robin Chan, and a Development Manager, Pat Conlin, to our team and began to plan for the



addition of a Volunteer Coordinator early in 2013. Other staff and volunteers will be added in 2013 as we strive to serve 5,000 nights of service in 2013.

The move of our facilities to the University of Illinois at Chicago (UIC) has proven successful. We hope to add additional apartments to serve patients, caregivers and families who are receiving care with our medical partners: Rush University Medical Center, University of Illinois Hospital and Health Science System, John H. Stroger Hospital Auxiliary and the American Cancer Society.

Additional plans include the creation of a Community Room for our guests with opportunities to share meals through programs such as Grab 'n Go Breakfast or to meet other families while enjoying a movie together or to better understand their patient's care through educational events.

So please bear with us as we continue to expand in 2013 providing more rooms, service and programs for our guests.

Michael Mayse
Executive Director

Chairman's Report:

I am pleased to report that 2012 has been successfully completed and was a year of change. We finished the year with a small financial surplus setting the table for continued agency growth and success. The Board of Directors increased to 17 members and we formed four board committees (Finance, Operations, Development and Governance) to do the work of the board. We grew our fund raising dollars and the Golf Outing and the Wine Tasting increased in both participation and in dollars raised and as a result we were able to offer more Hardship Assistance to those families in need of assistance.

We completed our first full year being housed at the University of Illinois at Chicago working closely with their Campus Housing Department. The Guest House served more families in 2012 and we expanded the number of rooms we provide to sixteen with an exciting new partnership with the American Cancer Society and the John and Editha Kapoor Charitable Foundation. We now are able to provide direct service to cancer and stem cell patients and their caregivers while they receive treatment with our partner hospitals. Bill, one of our first stem cell guests stayed with us for over 170 days while he underwent a successful treatment. Without the Guest

House his family from Kankakee, Illinois would not been able to participate in his care and it would have been quite a hardship for him to undergo treatment alone.

The staff of the Guest House has also grown from just its Executive Director to include a Guest Relations Manager, a Development Manager and a Volunteer Coordinator. This will allow for better the development of additional resources and guest services for those staying with us.

I have had the privilege of being the Chairman of the Board for the past ten years and have seen the need for these important services grow from a vision to a reality. Our future looks positive as we identify and include more hospital partners. So as I step down from the board as Chair and turn the reins over to Ammie McAsey, I will continue as the agency's Legal Counsel. I want to thank our board members, donors, supporters, hospital, partners and staff for making this experience one I will always remember.

John Janicik
Chairman of the Board

IMD Guest House Foundation
Statement of Financial Position

December 31, 2012

Assets

Current Assets	
Cash and cash equivalents	\$191,015
Accounts receivable	23,377
Promises to give	500,000
Prepaid insurance	5,310
Total Current Assets	71,9702
Property and Equipment (net of accumulated depreciation of \$9,459)	57,416
Restricted Cash - Escrow	511,956
Total Assets	\$1,289,074

Liabilities and net assets

Current Liabilities	
Accounts Payable	\$3,432
Deferred revenue	116,000
Total Current Liabilities	119,432
Net Assets	
Unrestricted	\$90,664
Temporarily restricted	1,078,978
Total Net Assets	1,169,642
Total Liabilities and Net Assets	\$1,289,074

Statement of Activities

December 31, 2012

	Unrestricted	Temporarily Restricted	Total
Support and Revenue			
Public support and contribution	\$22,610	-	\$22,610
Program service revenue	370,397	-	370,397
Special events	66,646	-	66,646
In-kind contributions and support	123,574	-	123,574
Interest income	9	56	65
Other income	510	-	510
Net assets released from restrictions	3,000	(3,000)	
Total Support and Revenue	589,746	(2,944)	583,802
Expenses			
Program services	425,582	-	425,582
Management and general	56,748	-	56,748
Fundraising	85,119	-	85,119
Total Expenses	567,449	-	16,353
Change in Net Assets	19,297	(2,944)	16,353
Net Assets - Beginning of Year	71,367	1,081,922	1,153,289
Net Assets - End of Year	\$90,664	\$1,078,978	\$1,169,642

Board of Directors
Mr. Michael Atieh

Assurance

Mr. Brian Baginski

US Bank

Ms. Paola Cieslak

Rush University Medical Center

Mr. Charles A. Gavzer

Cataldo Family Enterprises

Mr. Jake Garfinkel

Legacy Health Care

Ms. Mary Gauwitz

John and Editha Kapoor Foundation

Mr. James M. McDonald

Ryan Companies US, Inc.

Mr. Joel Karman

University of Illinois Hospital & Health Sciences System

Ms. Ammie McAsey (Chair)

McKesson Pharmaceutical

Mr. Alec Rivera
Merrill Lynch
Newman Rivera & Associates
Mr. Stephen Ross

AMLJ Residential

Ms. Lisa J. Saul (Secretary)

Mission Measurement, LLC

Mr. Paul Smith (Treasurer)

Plante Moran

Ms. Cathy Starmann

John G. Stroger Hospital Auxillary

Ms. Gail Straus

GSK Consulting

Mr. Peter Tyor
Mr. Ron Villejo, PhD
Mr. Steven Washington

Ice Miller. LLP

Attorney:

Mr. John A. Janicik (Legal Counsel)

Mayer Brown. LLP

IMD Guest House Staff:
Mr. Michael Mayse

Executive Director

Ms. Robin Chan

Guest Relations Manager

Mr. Patrick Conlin

Development Manager

Ms. Jan Kroeschell

Volunteer Coordinator

IMD Guest House Foundation Operations At-A-Glance

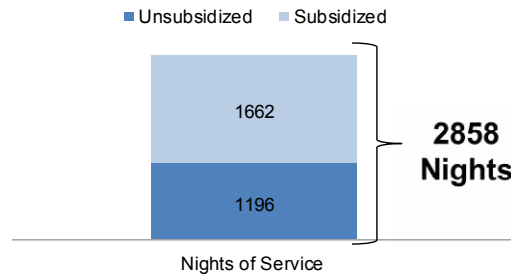
2,858

Nights of service provided in 2012

1,196

Nights of service receiving a subsidy

2012 Nights of Service



6

Number of guest rooms added in 2012

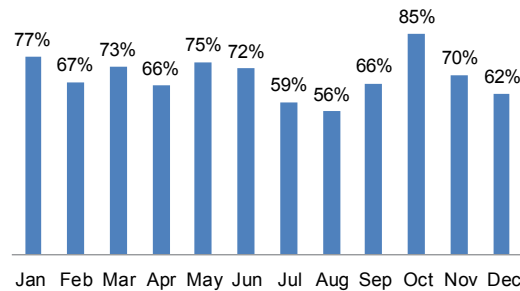
69%

Overall Occupancy in 2012

7

Number of months with above average occupancy

Occupancy by Month



85%

Highest average monthly occupancy in October 2012

\$115,397

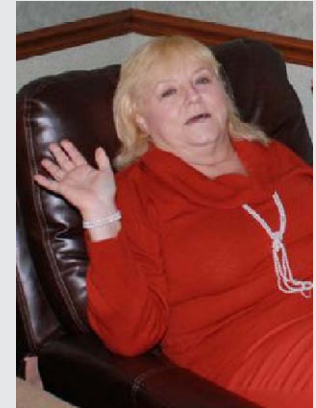
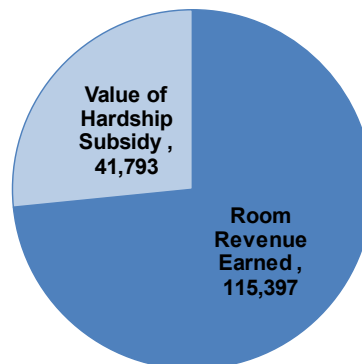
Room revenue earned in 2012

\$41,793

Value of hardship subsidy

\$157,190

Total program service revenue



Rintha, A Guest Story

“While at Rush University Medical Center, I spoke with a case worker who referred me to the IMD Guest House Foundation. Here, I spoke with Robin, Guest Relations Manager, who made a 24 hour miracle happen. I was able to stay at the Guest House for a nominal fee and was brought to tears upon opening the doors. I felt like I had entered paradise with comfort of the greatest degree and total relief that I would not be placed in a compromising situation on my road to recovery. There are truly no words to express my heartfelt gratitude to each and every person involved in my staying at this beautiful, comfortable and safe environment.”

– Rintha
Guest stay from 9/25/12 through 12/3/12

Donor List

Alpha by Giving Level January 1, 2012 – December 31, 2012 (Correct as of time of printing)

\$100,000+

John & Editha Kapoor
Charitable Foundation
Mayer Brown, LLC.

\$50,000-\$99,999

Rush University
Medical Center
University of Illinois
Hospital & Health
Sciences System

\$10,000-\$49,999

John Janicik*
The Auxillary of John H.
Strogr Jr. Hospital
The Grove at
Lincoln Park

\$1,000-\$9,999

AFCO Nighthawk
Vertiport, LLC
American Cancer Society
Amli900
Anthony Armocida
Michael Atieh*
Continental
Transportation
George Eisenberg
Foundation
James McDonald*
Josh Miller
McKesson
Pharmaceutical
Mission Measurement
M&M Cabinets
Plante Moran
Ankit Patel
Bill Pfeiffer
Republica Group
Stephen Ross*
Ryan Companies
Jay Todisco
UIC Campus Housing
Veterans Distribution
Walsh Construction
Zapwater
Communications

\$500-\$999

Clean Slate
Louise Cummings
Charles Gavzer*
Grosvenor Capital
Olivia B Ross Foundation
Ammie McAsey*
Joe Organ
Lisa Saul*
George & Cathy
Starmann*
John & Gail Straus*
Peter Tyor*

\$100-\$499

Brian Baginski*
Stephen Bernas
Better Business Bureau
Jane Bilger
Michael Buono
Chicago Wood Care Co.
Michael W. Clark
Paola Cieslak*
Patrick Conlin
Andy Donnelly
Jake Garfinkel*
David Grady
Cecil Hall
Ashleigh Henri
Joanna Horsnail
John Huff
Ivan Kane
Joel Karman*
Rayad Khatib
Robert Kreiner
Brad Lewis
James and Sarah
Livingstone
Thomas Livingstone
Manhard Consulting
Richard Mann
Matthew Manning
Thomas Marhevko
Michael & Connie Mayse
Deirdre McDaniel
Jeffery Nankervis
Tim Nickels
Lisa Okeefe
Eleni Passias
Cheryl Pruneau
Jane Reich
Deena Roumeliotis
Jason Saul
William Schwarz

Shepard Swartz & Harris
Walt Shields
John Skiba
Lynne Skinner
Paul Smith, Jr.*
Earl Tegatz
Susan Teggetz
Peter Vargulich
Ron Villejo*
Steve Washington*

\$99 and under

Hina Ahmad
Sarah Alexander
Tarek Alnajar
Anik Amin
Brian Bacik
Harish Badhey
Neil Badlani
Garnet Bailey
Jennifer Balash
Christopher Barrios
Valeria Barriuso
Pravir Baxi
Gem Begoli
Jonas Benson
Michael Bernell
Navjyot Bhogal
Patrick Bise
Charles Butler
John Butos
Jill Caronia
Robin Chan
JP Morgan Chase
Hina Chaudhry
Naveep Chehl
Karen Chen
Stephani Christensen
Svetha Chunduri
Katherine Conner
Grady Creek
Nancy Dalaska
Virag Dandekar
John Hacker Davis
Evan DeMond
Palak Desai
Danielle Detterman
Jennifer Dettloff
Vishal Didwania
Conor Dolehide
Darren Dolly
Eillen Dwyer
Jessica Dy-Johnson
Budd Eichner
Carolyn Falasco
R. Jeffery Fast
Katherine Finn
Kim Flora
Caspian Folmsbee
Matthew Fox
Abby Freeman
Raisa Gao
Shalini Garg
Jacint Green
Michael Greenspan
Laura Grimmer
Preeti Gurnani
Kaushik Gururajan
Daryl & Joyce Hackbarth
Kirk Harris
Jordan Harris
Jill Harrison
Jonathan Hassel
Tom & Stell Hayes
Stephen Hilgendorf
Don & Auburn Hills
Thomas Hoang
Patrick Holden
Samantha Holden
Staci Hopkins
Jessica Hsu
Peter Hunt
Melita Igbokwe
Brigit Inks
Roselyn Isidro
Monal Joshi
Wnedy Kahn
Michelle Kaku
Courtney Kammer
Shawn Katterman
Carolyn Kenney
Neal Khurana
Jamie Kiehm
Yoojin Kim
Raymond Kinder
Sherri Korman
Michael Kowalczyk
Joan Kurtenbach
Sueyi Lai
Joe Lee
Tina Lee
Kelly Leinberger
Paul Lewis
Daniel & Pamela Luban
Barbra Luce-Turner
Michael Maloney
Ben Maniwatana
Maria Martin

Roselyn Mateo
Neil Mayer
Joseph McKamey
Stephanie Menon
Luke Miller
Ali & Tamanna Mithani
Lisa Nackers
Denise Nedza
Barbara Novak
Sarah Oddsen
Kenneth Olson
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Thomas Otoole
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Pratik Patel
Sandeep Pillarisetty
James Quertermous
Matthew Raday
Robert Rahn
Edin Randall
Sindhura Reddy
Lisa Rodriguez
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Richard Roth
Wesley Russell
Jim & Judy Sainsbury
Patricia Salvador
Kerby Samuels
Niraj Shah
Manish Shaida
Myron & Beverly Shapiro
Nisha Shetty
Annegret Shumway
Taran Singh
Barb Slavin
Monica Sondhi
Stan Sonu
Albert Stickland
Shahzad Sultan
Sai Sunkara
Saeed Taheri
Roger & Jacquie Talbott
Chadi Tannoury
Thomas Temple
Brandon Tolman
Daniela Uebelhart
Preeti Veerlapati
Ammar Wahood
Jack Watson
Johanna Wenninger
Gregory Wu
Srinath Yeshwant

*Board member