



2016 Annual Report

Reedley
559-638-9226
www.sierraview.org

Corporation Members and Friends

Corporation Members and Friends,

As I reflect upon the past year at Sierra View Homes I think of many positive things: Basically full census, overall satisfaction of the residents, sound financial position, and the good reputation that Sierra View Homes has in the community. Where do these positive attributes come from? I think it started with a forward thinking group of people from First Mennonite Church, Reedley, who purchased 10 acres on the east side of Reedley to build a facility to care for the aging. Past and current administrators and staff putting the needs of the residents as the No. 1 priority have been key to the success of Sierra View Homes. Our community would not be what it is without the caring and loving staff. They have made Sierra View a special place. The Board of Directors and administrators have been fiscally responsible in periods of building and expansion. Being careful has kept Sierra View Homes fiscally sound and not saddled with unmanageable debt.

So as I leave the Board after the second of two three-year terms, I see a wonderful community of residents, caring staff and administration, and a strong Board of Directors. To be sure, we will face challenges ahead but I feel confident that they can be met. I wish to thank Executive Director, Vito Genna, the entire Sierra View Staff and all of the current board members, with special thanks to Louise Auernheimer, also leaving the board after two three-year terms.

Charles Bohn
Board Chairman



Major Capital improvements include:

- Attendant Station and Nurses Station.
- Gutters for the Garden Apartments installed.
- New Vanities in rooms of the Nursing Care Center.
- Purchase of Electronic Medical Health Records Software system.
- Surveillance system upgraded.
- New furniture.

Sierra View Homes Board of Directors

Chuck Bohn, Chair

Dick Peterson, Vice Chair

Edward Boldt, Chief Financial Officer

Louise Auernheimer, Publicity

Dorothy Boldt, Secretary

Irvin Isaak, Auxiliary President

Ted Loewen, Personnel

Larry Harder, Joleen Siebert, Members-at-Large

Reflections

Organizations should always ask and remind themselves “what is your purpose?” “What is your mission?” These questions derived from Management Consultant, Peter Drucker, are especially poignant in what we do. It provides us pathways and tools to achieve an unmatched resident experience and to provide the ambiance allowing residents in every stage of life the most “life enhanced” opportunities.

As we moved through the year 2016 we have seen many examples of staying close to our purpose yet building on our visible and not so visible programs that will always reflect the Mennonite founder’s heritage and value for peace and service.

The very last week of 2016 witnessed a week long state survey of our Health Care Center that resulted in one minor deficiency. With this kind of inspection results and the assessments that were done during the year assures us that we will continue to be in the 5-star category, therefore in the highest quality ranking tier of all nursing care facilities in the country. Our continuous quality assurance and improvement studies keeps our staff ready to improve care even though changes are difficult.

During the first half of the year we worked diligently to re-call the Municipal Bonds that were purchased just 5 years ago. The result has been to lower the long term debt for the next 25 years thus keeping rates moderate and as a push back to the increasing labor costs.

Capital monies were spent on making new vanities for the 31 rooms in the Nursing Care Center, purchasing new electronic medical records, new gutters on the Garden Apartments, modernizing hand rails, and updating the Residential Attendant Station and the Nursing Care Nurses Station.. Late in 2016 we began exploration of expanding our main dining room with the intention of adding more room and a café service.

A couple of lines from a thank you card, written by former board member Ethel Harder, a resident who spent time in all three service levels, gives us our marching orders. She wrote “as always care is optimal and beyond expectations. Feel gratified in your commitment to super services.” So our hope is that all of our residents find this sense of optimal community life with an authentic and sincere respect of the dignity and life of each resident.

Vito Genna, Executive Director

Ro Linscheid, Associate Executive Director

Sierra View Homes Vision Statement:

To be an outstanding full-service retirement community that celebrates and enhances the life of each resident and staff member, and that reflects Christ’s message of hope and friendship



Vito Genna , Executive Director

Ro Linscheid, Associate Executive Director

Janice Gray, Comptroller

Associations

Leading Age California
Peace Church Risk Retention Group
California Long Term Care Medicine
Mennonite Health Services Alliance
California Assisted Living Association
Reedley Greater Chamber of Commerce
California Association Health Facilities

RECOGNIZING OUTSTANDING COMMITMENT

The commitment of staff is evident as we continue with a high retention rate. Management staff members and most licensed nursing staff have been with us for more than five years.

5 Years of Service

Sherrie Cabanas, C.N.A.	Denise Castillo, C.N.A.
Camerina De La Rosa, LVN	Crystal Mata, C.N.A.
Monica Rodriguez, C.N.A.	Jackie Eastep, Housekeeping
Rebecca Medina, PCG	Kelly Brady, Activities
Jacob Rodriguez, Cook	

10 Years of Service

Vito Genna, Executive Director	Terry Filarca, Maintenance
Zarka Gueorgieva, LVN	Maria Arreola, Housekeeping

15 Years of Service

Julia Duran, Activity Director	Ma. Angelica Balallo, PCG
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Management Team

Vito Genna, Executive Director, C.E.O.

Ro Linscheid, Associate Executive Director

Janice Gray, Comptroller

Barbara Alatorre, R.N. Director of Nursing

Brenda Soares, Dietary Supervisor

Joyce Gregory, R.N., Director of Staff Development

Jenny Penner, Residential Director

Nancy Petinak/Julia Duran, Co-Activity Directors

John Long, Plant Operations

Janet Habegger, M.D., Medical Director

There are nine active members of the **Circle of Silver Stars** employees who have served our resident for twenty years or more:

Nancy Petinak, Activities Director/Social Services	41 Years
Virginia Cruz, C.N.A.	38 Years
Escolastica Andres, C.N.A.	36 Years
Carmen Echeveste, Prep Cook	29 Years
Estella Pena, RN Assisted Living	29 Years
Irene Botello, Housekeeper	28 Years
Teresa Jimenez, LVN	25 Years
Minerva Rodriguez, Dietary Cook	25 Years
Jodi Botello, Campus Activities	20 Years



RESIDENT PROFILE

During all of 2016 we were able to maintain a steady census throughout our community; we maintain a waiting list for the Terraces, the Garden apartments and Assisted Living

Sierra View Residences (Terraces and Garden Apartments)

A total of 20 apartments changed hands through the course of the year. Twelve apartments in the Terraces and eight Garden Apartments had new renters in 2016. In total, Sierra View Homes has 115 apartments ranging from 479 sq. ft. studio apartments to 1196 sq. ft. two-bedroom, two-bathroom apartments.

On December 31, 2016 we had 135 residents in the Sierra View Residences. Of the 135, there are 100 females and 35 males. We have 20 couples.

For the second year in a row

Sierra View Homes Retirement Community was rated

Best Retirement Home by

Reedley's Readers' Choice Awards

Residential Care/Marden's Place

On December 31, 2016 the Residential Care had 40 residents in Residential Care. Three large rooms of the 21 large rooms were shared; the rest were rented as a single room. All 15 small singles were rented. The census showed 12 males and 28 females. In Marden's Place, on December 31, 2016, we had all 15 rooms rented. There are 6 double rooms and all but one of them were rented by 2 people. The 9 single rooms were all occupied. The census for December 31, 2016 was 20 people living in Marden's Place, 3 male and 17 female. There has been very little turn over in both Residential Care and Marden's Place.

Nursing Care Center

Our Nursing Care Center provides ongoing care for people who need 24-hour, 7 days-a-week care. We also provide Medicare-A rehabilitation for success in returning to prior level of function following a surgery, fracture, and/or other issues that can be debilitating to a person. We have been fortunate to maintain a high census throughout 2016. We had 50 people graduate to a lower level of care this year.



Sierra View Auxiliary Board

2016 Members

President - Irvin Isaak

Vice President - Joyce Klippenstein

Secretary - Martha Zimmerman

Treasurer - Stella Bohn

Membership - Melva Ewy (not shown)

Publicity - Yvonne Turner

Parliamentarian - Sandra Reimer

Members at large—Joann Kalafut, Lillian Dueck, Denny Mason



Be imitators of God, therefore, as dearly loved children and live a life as Christ loved us and gave himself up for us as a fragrant offering and sacrifice to God. Ephesians 5:1-2

Financial Health

2016 Finances were affected dramatically by the recall of the 2010 Municipal Bonds in order to lower the interest rate. The 2016 audited financials must show the full loss from the extinguishment of the 2010 certificate debt of \$1.8 million. By selling new bonds, we drastically lowered our long-term debt costs by as much as \$10,000 a month for the next 25 years. This move puts Sierra View Homes in a much stronger position going forward. The partial financial statement as audited by Jeffrey Carter, CPA and reviewed by the Board of Directors demonstrates a successful operation year with a full census and the careful use of resources. This audit is a consolidated report for all three service lines; Nursing Care, Residential/Marden's Place and the Sierra View Residences, LLC.



Strategic Planning Committee

Vito Genna, Wayne Zimmerman, Dorothy Boldt, Rusty Moyer, Chuck Bohn, Irvin Isaak, Judy Warkentin, Dick Peterson, Lillian Dueck, Louise Auernheimer, Ro Linscheid, Mary Baba Ruth Krause, Jim Krause (not shown)

BALANCE SHEET, ASSETS

Current assets:

Cash	1,628,015
Accounts receivable, net of \$88,126 allowance for doubtful collections	941,962
Prepaid expenses	65,859
Marketable short-term investments	984,772
Restricted assets, certificate debt trust agreement (for use in paying current principal and interest on certificate debt)	257,138
Total current assets	3,877,746

Property and equipment:

Land, buildings, and improvements	19,628,025
Equipment, furniture, and fixtures	2,269,225
Transportation equipment	131,665
Less accumulated depreciation	(7,927,701)
Total property and equipment	14,101,214

Other assets:

Restricted assets, certificate debt trust government (reserve account)	376,788
Investments in captive insurance companies	122,084
Total other assets	498,872

Total assets	\$18,477,832
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LIABILITIES AND NET ASSETS

Current liabilities:

Accounts payable	239,331
Wages and related benefits payable	285,427
Interest payable	125,781
Current portion of long-term debt	410,444
Total current liabilities	1,060,983

Long-term liabilities:

Other accrued liabilities	2,611
Deferred revenue from advance care fees	196,709
Long-term debt:	
2016 certificate debt, Series A	9,750,000
2016 certificate debt, Series B (net of current portion of \$370,000)	2,190,000
California Health Facilities Financing Authority (net of current portion of \$40,444)	363,075
Debt issuance premium (certificate debt), net of accumulated amortization	605,023
Debt issuance costs, net of accumulated amortizations	(572,801)

Total long-term debt	12,335,297
Total Long-term liabilities	12,534,617
Total liabilities	13,595,600
Net assets: Unrestricted	4,882,232

Total Liabilities and net assets	\$18,477,832
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Unrestricted revenue:

Skilled nursing services (self-pay \$1,447,676; third-party payers (\$3,233,250))	4,680,926
Less provision for doubtful collection of accounts receivable	(277,700)
Net skilled nursing services after provision for doubtful collections	4,403,226
Residential care services and housing revenue	3,260,562
Other operating revenue	131,934
Investment income (including realized and unrealized losses of \$49,718)	79,198
Charitable contributions	74,246
Total unrestricted revenue	7,949,166

Unrestricted expenses:

Nursing services	3,540,397
Dietary services	847,969
Administration	717,541
Operation and maintenance	601,490
Housekeeping, laundry, and linen	369,667
Activities and social services	186,073
Education	59,549
Depreciation (\$666,780) and amortization	673,826
Interest	481,105
Insurance and property taxes	163,393
Total unrestricted expenses	7,641,010

Change in unrestricted net assets from operations	308,156
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Other change: Loss from extinguishment of 2010 certificate debt	(1,860,684)
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Decrease in net assets	(1,552,528)
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Beginning net assets	6,434,760
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Ending net assets	\$4,882,232
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Sierra View Homes Retirement Community is a non-profit community

benefit corporation. It has no paid shareholders and the Board of Directors is voluntary. All proceeds are reinvested into Sierra View Homes' infrastructure and for the benefit of the residents we serve. Sierra View Homes is authorized by the authority of the Internal Revenue Service Code Section 501(c)(3).

On this page you will find the **Balance Sheet and Statement of Activities and Changes in Net Assets** of the audited Financial Statements for the period ending December 31, 2016. A copy of the complete Financial Statements, including narratives, may be requested from the office.

THE SPIRIT OF GIVING

Time, treasure and talent are ways that you can give to Sierra View Homes Retirement Community. Volunteers, both individuals and groups, are always welcome. By giving your time to our residents, you allow them to have additional personal time talking to and interacting with people. Monetary donations allow us to enhance the lives of our residents. We are grateful for memorial donations given in memory of residents who have touched your life; planned giving, such as estate bequeaths and annuities, and donations of cash for either daily support of our mission or for a restricted reason such as the building fund. Sierra View residents benefit also from donations made directly to the Auxiliary.

Thank you for your generous spirit of giving:

Shirley Edwards	Sierra View Auxiliary
Pat Arnold	Linda Ewy
Derold and Barbara Franks	First Mennonite Church
Ted and Frances Loewen	Estella Pena
Ethel Harder	Helene Highman
Bob Suderman	Jim and Mary Gaede
Marjorie Blaine	Marianna Habegger
Ron and Crystal Rogalsky	Harley and Maria Buller
David and Beverly McDannald	Larry and Gail Harder
William and Sue Brown	Vito and Adriana Genna
Valerie Habegger	Ken and Janet Enns
Martha Longoria	Robert and Ruth Enns
Alfred Habegger	Byron Hirata
Eric Habegger	
Kiwanis Club of Reedley Sunrise	
Dick and Karen Peterson	
Norma Andres	



Contributions to the **Memorial Fund** can be given or made in memory of a friend or loved one. Memorial contributions received during the year were **IN MEMORY OF:**

Evelyn Buratovich

Arnold and Dorothea Sparks

Ellen Ewy

Jerry and Ro Linscheid

Ethel Harder

Cathy Ratmeyer

Wayne and Martha Zimmerman

Irvin and Bernice Isaak

Richard Ewy

Ted and Frances Loewen

Wendell and Aleta Rempel

Linda Ewy

Arnold and Melva Ewy

Ramon Jantz

Lillian Dueck

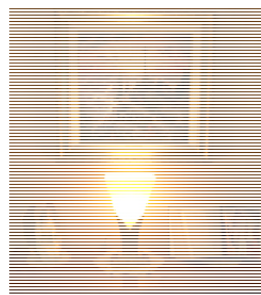
Roger and Joan Fast

Arthur and Carol Krehbiel

Robert and Masako Toevs

Allen and Georgia Linscheid

Jerry and Ro Linscheid



Mary "Madie" Butts

Jerry and Ro Linscheid

Arnold Sparks

M.D. and Marybeth Janzen

John and Frances Rogalsky

Lillian Dueck

Leroy and Dianne Huerta

Monte and Reina Isaac

Cathy Ratmeyer

David and Janice Englebright

Carol Just

David and Carol Krehbiel

Arnold and Dorothea Sparks

Ethel Harder

Dorothy Kohfeld

Merle and Florence Siebert

Barbara Sugai

Brad and Elaine Olson

Ed and Barbara Boldt

Wayne and Martha Zimmerman

Joleen Siebert

Kingsburg MB Church

Kenneth and Suzanne Ramos

Wendell and Aleta Rempel

Lorraine Hansen

Douglas and Bonnie Lindgren

Kristy Preheim

Evaline Preheim

Lyn Berry

Janet Parker

Patricia Bergthold

Ted and Frances Loewen

Louise Auernheimer

Ethel Harder

Jerry and Ro Linscheid
Marvin and Jeanie Flores
Bruce and Jan Parker
Joseph Harder
Jim Harder
Merle and Florence Siebert
Lillian Dueck
Donna Chiamori
Arnold and Dorothea Sparks
Ron and Crystal Rogalsky
Bill Beal
John and Judy Taylor
Louise Auernheimer
Pete and Gwen Krahn
Wendell and Aleta Rempel
Mary Koop
Norine Lambdin
David Penner
Irvin and Bernice Isaak
Carole Just
Allen and Georgia Linscheid
Dean and Mary Thoneson
Vern and Judy Warkentin
Ted and Frances Loewen
Shizu Kunishige
Doris Reimer
Wayne and Martha Zimmerman
Darlene Blomgren
David and Carol Krehbiel
Ralph Harder
Mr. and Mrs. M.C. Taff
Leslie Thoneson

Ethel Harder - Continued

Georgianna Hofstetter
Linda Ewy
Ed and Barbara Boldt
Arnold and Melva Ewy

Gus Penner
Doug and Edna Bosch

Clara Unruh
Jean Unruh

Marty Penner
Arnold and Dorothea Sparks

Jacob Friesen
Arnold and Dorothea Sparks

Doris Warkentin
Ken Enns
Edwin and Marjorie Ratzlaff
Gordon and Yvonne Turner

Art Kalafut
Kenne Preheim
John and Laurel Niemeyer
Ruby Arnst
Arnold and Melva Ewy

Irene Bonner
Kenneth and Kay Berg

Wendell Rempel

Robert and Kathy Huebert
Estella Pena
Irvin and Bernice Isaak
Jerry and Ro Linscheid
Dean Deborah Bergthold
Nyla Stucky
Brent and Cora Voran
Myron and Pat Schmidt
Robert Unrau
Richard and Dorothy Friesen
Wayne and Martha Zimmerman
Lillian Dueck
Bruce Moothart
SVH Auxiliary
Aleta Rempel
Arnold and Melva Ewy
Lorena Regier

Bob Killary
Kenne Preheim

Arpha MacIntyre
Arnold and Dorothea Sparks

Isabel McCann
Arnold and Dorothea Sparks



Lavella Rees

Jerry and Ro Linscheid

Betty Collins
Ron and Crystal Rogalsky

Clayton Auernheimer
Louise Auernheimer

Francis (Bob) Killary
Cynthia Young

JoAnn Morrow
Allen and Georgia Linscheid

Herb and Elsie Lichti
Ted and Frances Loewen

Johanna Genna
Jerry and Ro Linscheid
Arnold and Dorothea Sparks
Oma Lee Berry
Vito and Adriana Genna
Irvin and Bernice Isaak
Ron and Crystal Rogalsky
Arnold and Melva Ewy

David Kope
Allen and Georgia Linscheid

