

Sierra View Homes Retirement Community

2020 Annual Report

Reedley, CA

559-638-9226

www.sierraview.org

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Corporation Members and Friends

Challenge. That may be word that best describes 2020 for Sierra View Homes. I'm sure we all have our own word but this one sums up many aspects of this past year. In the face of physical distance and isolation, we were challenged to maintain relationships. When our best laid plans for 2020 proved inadequate to the unique situation, we were challenged to adapt the plans to fit the ever-changing situations. When "just one more" inspection was needed to complete the Dining Room extension, we were challenged as we waited for the final one. Challenges.

I'm pleased to report that none of us has had to undertake this challenge alone. The Sierra View Homes community (board, staff and residents) have all worked together to overcome these challenges. The board has held special meetings to address various issues. You all know how hard the staff has worked. They've given over and above what could have reasonably been expected. And our residents have adapted, again and again, to evolving rules and changing routines. And the Dining Room extension has been completed! Yes, we've been challenged. And we've overcome!

The Board of Directors is pleased to take this opportunity to offer special thanks to Ro Linscheid, our Executive Director, and Vito Genna for their work together in the Executive Director transition during this unusual year. Ro has performed admirably and with distinction during this difficult period. Remember, there was no grace period for Ro. Her first year as ED has been a 24/7 adventure. For her example of calm leadership in trying circumstances, we offer our thanks. And to the rest of the staff, we express our words of gratitude for faithful service in trying and sometimes dangerous circumstances. This allowed us to retain our Medicare 5-star rating in the Care Center.

The Board is gratified to report that while expenses were significantly higher this year and we've had many vacancies, thus reducing revenue, Sierra View Homes is still on a sound financial footing. Careful management and some one-time government financial assistance have made this possible. We are hopeful that vacancies will continue to decrease and we will again achieve a stable and routine way of life on our campus.

And normal change continues. Three two-term board members leave us this year; Larry Harder, Irvin Isaak and Ted Loewen. Their experience with the board and knowledge of Sierra View will be seriously missed. As our Nominating Committee, they have worked hard to secure three replacement members who will be introduced to you at the Annual Corporation meeting.

This report is submitted to you with hope for the future. We will continue to feel the effects of our challenges from last year but we are full of hope for the future of Sierra View Homes. "In the company of friends" we will go forward together.

Bill Braun

Chair of the Board of Directors

Major Capital Improvements Include

The completion of the addition to the Kings Canyon Room.
Shingles were replaced on several Garden Apartment buildings.
A new HVAC was installed for the kitchen.

2020 Sierra View Homes Board of Directors

Bill Braun, Chair

Lance Zimmerman, Vice Chair

Irvin Isaak, Chief Financial Officer and Auxiliary President

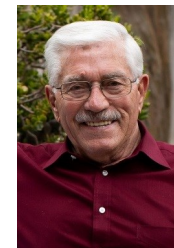
Joann Kalafut, Secretary

Lance Zimmerman, Personnel

Joleen Siebert, Publicity

Members-at-large: Larry Harder, Ted Loewen, Lois Strole.

Josh Milton



Long ago Thomas Paine wrote, "I love the person that can smile in trouble that can gather strength in distress and grow." As an organization, Sierra View Homes Retirement Community certainly stood the test of 2020. Grounded in the enduring principles of compassion, care and resilience the Sierra View Staff continued to work our way through the ongoing crisis caused by the Coronavirus and a very trying year.

The first half of the year saw through a smooth transition of leadership as Ro Linscheid assumed the role of CEO. We were able to care for residents at full capacity and send many home or to a lower level of care after rehab.

The last half of the year saw our wider community and this retirement community grapple with the full brunt of the Coronavirus. Dealing with lockdowns, loss of revenue, and two major waves of the virus on campus (one in July and the other in December). Staff dealt with stress and were taxed to the maximum in trying to keep residents and themselves safe. Our revenue dropped due to a decline on our census and the inflated costs of preventative protection equipment and the continual testing.

Managers worked together to keep spirits up and productivity from declining. Financial assistance from the Federal Payroll Protection Plan grants certainly allowed us to pull through without financial losses.

The Sequoia Welcoming Room was finished in spite of the cost increases, delays due to government inspections, inclement weather and COVID restrictions. Today our residents can enjoy a spectacular gathering point on our campus.

Perhaps the most difficult part of this year was the saying goodbye to residents subjected to isolation from families and friends. The lockdown demanded by the disease management and government dictates were devastating to so many residents. We are proud of how our staff continued to engage with our residents and smile through their own troubles and be the consistent friend.

We look forward to rebuilding our resident base, building on our strong foundation, continue with our hopeful Christian ministry and provide the best possible caring and healing environment for 2021 and beyond.

Vito Genna, Associate ED and Ro Linscheid, ED

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.



Office Staff

Ro Linscheid, ED/CEO, Vito Genna, Associate ED
Kecia Friesen, Administrator Assistant, Gabrielle Lozano,
Controller, Crystal Rogalsky, Admissions, Kimiki Tapia, Billing

Associations

Leading Age California
California Long Term Care Medicine (CLTCM)
Mennonite Health Services Alliance
California Assisted Living Association (CALA)
Reedley Greater Chamber of Commerce
California Association Health Facilities (CAHF)
American Health Care Association



Financial Health

The financial health of Sierra View Homes Retirement Community continues to be in good shape in spite of the 2020 COVID Pandemic and the capital expense of \$1.2 million for the Sequoia Welcoming Room. The annual audit was verified by Jeffery Carter, CPA and reviewed by the Board Audit Committee. Certainly a positive distribution from our Everence Mutual Funds and a 2% help2 loan from the California State Treasury helped. The damage from the pandemic was partially covered by the Payroll Protection Plan and the Health and Human Services Federal Pandemic Relief Funds. 2020 was a difficult year for all long-term care communities with its lockdowns and census count declines but given our campus reserves and long-term committed staff, Sierra View Homes will continue to serve the Central Valley Community well.



Sequoia Welcoming Room

A place to come together and be
in the company of friends.

Strategic Planning Committee

Back row: Vito Genna, Dorothy Boldt, Wayne Zimmerman, Dick Peterson, Irvin Isaak, Rusty Moyer, Jim Krause, Lois Strole, Bill Braun.

Front row: Louise Auernheimer, Jenny Penner, Ro Linscheid, Joann Kalafut, RuthAnn Krause



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

Lourdes Christian, Diet. Cook
Maxine Crespo, CNA

Kimiki Tapia, Medical Biller
JillMarie Duran, RCF PCG

10 Years of Service

Barbara Alatorre, DON
Yazmin Diaz, CNA
Marisa Sapp, RCF PCG

Epi Moran, LVN
Justina Perez, Housekeeper
Patti Ceballos, Diet. Aide

15 Years of Service

Gloria Hurtado, LVN

Management Team

Ro Linscheid, Executive Director

Vito Genna, Associate Executive Director/CEO

Kecia Friesen, Administrative Assistant

Barbara Alatorre, R.N., Director of Nursing

Joyce Gregory, R.N., Infection Preventionist

Brenda Soares, Food and Nutrition Supervisor

Jenny Penner, Residential Care Administrator

Kelly Brady, Campus Activity Director

Julia Duran, Activity Director/Social Services

John Long, Plant Operations

Janet Habegger, M.D., Medical Director

There are ten active members of the **Circle of Silver Stars** employees who have served our residents for 20 years or more.

Carmen Echeveste, Prep Cook	33 years
Estella Pena, RN, Assisted Living	33 years
Irene Botello, Housekeeping	32 years
Teresa Jimenez, LVN	30 years
Minerva Rodriguez, Baker	29 years
Joyce Gregory, RN, DSD	23 years
Juana Duarte, RNA	22 years
Jill Smith, RCF Activities	21 years
Janie Garcia, Skilled Activities	21 years
Dinora Negrete, RCF Activities	20 years



Resident Profile

All health care and retirement community living were affected by the COVID-19 pandemic. Starting in March, federal, state and local health officials pushed through a volley of mandates and dictates have had consequences on congregate living. Lockdowns, viral spreads, reporting requirements all equated to slowing resident census at all levels on campus.

Terraces and Garden Apartments

There are 115 Independent Living apartments on campus: 52 in the Terraces and 63 Garden Apartments. We had a little more turnover this year but remained full through the year. Nearly 20% of the apartments were rented by couples. An apartment was temporarily used to house staff who were working in the Skilled Nursing COVID unit.

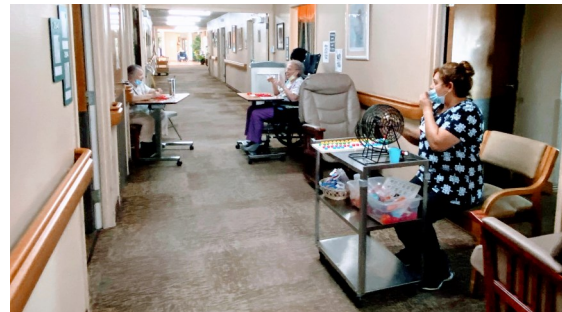
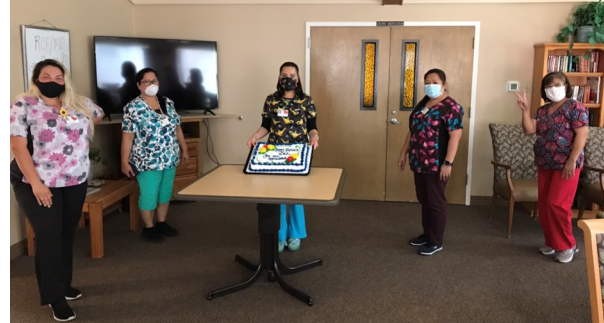
Nursing Care Center

Our Nursing Care Center provides ongoing care for people who need 24-hour, 7 days-a-week care. We 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. In 2020 114 people were admitted to the Nursing Care Center throughout the year. Thirty-eight went to a lower level of care or went home after their skilled stay.

Therapy is offered as an optional service from our skilled nursing facility. People can access outpatient, physical therapy occupational and speech therapy through our rehabilitation center. Nursing home residents also receive restorative therapy on an ongoing basis.

Residential Care/Marden's Place

Jenny Penner, Administrator, Estella Pena, RN, and Cecilia Barraza, LVN provide leadership and clinical care to all residents in Residential Care and Marden's Place. On average, each day we have 40 to 45 residents in Assisted Living, and 19 to 21 resident in Marden's Place. The Assisted Living nursing staff also lends clinical support to our Independent Living residents on campus.



Sierra View Homes Auxiliary Board

2020 Members

Irvin Isaak, President

Kathy Hayes, Vice President

Denny Mason, Secretary

Stella Bohn, Treasurer

Louise Auernheimer, Membership

Yvonne Turner, Publicity

Sandra Reimer, Parliamentarian

Members at-large: Joann Kalafut,
Joyce Klippenstein and Joe Halpen



Sierra View Homes Auxiliary

Purpose: To carry on a program of assistance to the residents of Sierra View Homes through voluntary programs and fundraisers.

Sierra View Homes Retirement Community is a not-for-profit organization seeking to make a difference in the lives of seniors in Reedley and the surrounding communities. Please consider partnering with us to make a difference.

What Can I Do?

- **Volunteer** – Your time and talent can make a difference! We need volunteers to man the gift shop, visit with and read to residents, run classes, go on outings, and invest in the people who call Sierra View home. If you'd like more information on volunteer opportunities, call us at (559) 638-9226.
- **Pray** – Pray for our ministry and our goals. We covet your prayers for our residents, their families, and Sierra View's nursing and administrative staff!
- **Donate**– Your tax-deductible donations help us invest in the lives and well-being of older people, and helps us to serve those that may not be able to afford the nursing or rehabilitation care that they need.
- You can send contributions by check or money order (payable to SVH) to: Sierra View Homes Retirement Community, 1155 E. Springfield Ave. Reedley, CA 93654 or, donate online using the PayPal button at: sierraview.org/donate.

BALANCE SHEET, ASSETS

Current assets:

Cash	1,363,996
Accounts receivable, net of \$392,030 allowance for doubtful collections	1,685,666
Current portion, loan to Bethel Lutheran Home	59,054
Prepaid expenses	62,596
Marketable short-term investments	1,472,656
<u>Restricted assets, certificate debt trust agreement (for use in current debt payments)</u>	<u>310,768</u>
Total current assets	4,954,736

Property and equipment:

Land, buildings, and improvements	21,750,338
Equipment, furniture, and fixtures	2,677,094
Transportation equipment	131,665
<u>Less accumulated depreciation</u>	<u>(10,382,778)</u>
Total property and equipment	14,176,319

Other assets:

Loan to Bethel Lutheran Home	57,461
Restricted assets, certificate debt trust agreement (reserve account until debt matures)	388,178
<u>Investments in captive insurance companies</u>	<u>122,084</u>
Total other assets	567,723

Total assets	\$19,698,778
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LIABILITIES AND NET ASSETS

Current liabilities:

Accounts payable	151,924
Wages and related benefits payable	339,670
Interest payable	118,302
<u>Current portion of long-term debt</u>	<u>464,255</u>
Total current liabilities	1,074,151

Long-term liabilities:

Other accrued liabilities	2,336
Deferred revenue from advance care fees	237,042
Long-term debt:	
2016 certificate debt, Series A	9,750,000
2016 certificate debt, Series B (net of current portion of \$390,000)	660,000
California Health Facilities Financing Authority (net of current portion of \$74,255)	846,636
Debt issuance premium (certificate debt), net of accumulated amortization	452,181
<u>Debt issuance costs, net of accumulated amortizations</u>	<u>(435,347)</u>
Total long-term debt	11,273,470
Total Long-term liabilities	11,512,848
Total liabilities	12,586,999
Net assets: Without donor restrictions	7,111,779
Total Liabilities and net assets	\$19,698,778

Revenue without donor restrictions:

Skilled nursing services	5,235,260
<u>Assisted and Independent living revenue</u>	<u>3,486,052</u>
Total revenue from patients and residents	8,721,312
Patient protection and provider relief program income	1,304,040
Other operating revenue	142,116
Investment income (including realized and unrealized gains of \$108,967)	175,296
<u>Charitable contributions</u>	<u>17,174</u>
Total revenue without donor restrictions	10,359,938

	Program	Support	
Expenses with out donor restrictions:	Services	Services	
Nursing services	\$4,894,131	-	4,894,131
Dietary services	1,072,472	-	1,072,472
Operation and maintenance	803,632	-	803,632
Administration	-	885,460	885,460
Housekeeping, laundry, and linen	546,533	-	546,533
Activities and social services	154,195	-	154,195
Education	86,361	-	86,361
Depreciation	665,509	7,681	673,190
Interest, net of debt premium and loan cost amortization	374,131	-	374,131
Insurance and property taxes	141,500	8,580	150,080
<u>Bad debts</u>	<u>235,923</u>	<u>-</u>	<u>235,923</u>
Total expenses without donor restrictions	8,974,387	901,721	9,876,108

Increase in net assets	483,830
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Beginning net assets	6,627,949
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Ending net assets	\$7,111,779
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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).

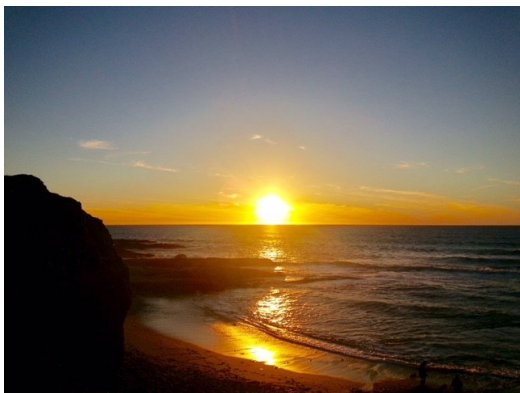
On this page you will find the **Balance Sheet and Statement of Activities and Changes in Net Assets** of the audited Financial Statements for the period ending December 31, 2020. A copy of the complete Financial Statements, including narratives, may be requested from the office.

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 allows us to **enhance the lives of our residents**. We are grateful for memorial donations given in memory of residents, 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:

Pat Arnold	Richard Peterson
Derold and Barbara Franks	Marianne McFarland
David and Dorothy Boldt	John Varin
Blair Lane	Bob and Ruth Enns
Jerry and Ro Linscheid	Terry and Susan Lane
Lynette Van Meter	
Charlene Mattos	
Ken and Bev Nikkel	
Michael and Cathleen Faccinto	
Michelle McAleer	
Glenda Rees	
City of Reedley	
Don and Eleanor Friesen	



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:**

Elizabeth Butler
Nancy Ewert

Julie Rucobo
Irvin and Bernice Isaak

Lillian Egoian
Irvin and Bernice Isaak

Jack Carousso
Irvin and Bernice Isaak

Melva Ewy
Gordon and Yvonne Turner
Joleen Siebert
Louise Auernheimer
Ted and Frances Loewen
Wayne and Martha Zimmerman

Jack Conway
Joanne Andrews

Doris Flaming
Jerry and Ro Linscheid
Leanne Martens
Darrell and Jan Visser

Ruth Gwaltney
Jack and Carol Conway

Clayton Auernheimer
Louise Auernheimer

Lee Willems
Lois Warkentin
Lily Willems

Adeline Jane Best
Margaret Rasmussen

Betty James
Jack and Carol Conway
Ray James

Thelma Ichiyama
Roy Watari

Marlow Frueh

James and Verna Penner

Agnes Jantz

Robert Philipp

Ed and Barbara Boldt

Wayne and Martha Zimmerman

Robert and Masako Toevs

Jerry and Ro Linscheid

Les Thonesen

Robert and Katherine Huebert

Robert Brumm

Mark and Brenda Carrell

Ronald and Katherine Nishinaka

Janet Parker

Wayne and Martha Zimmerman

Lorraine Brandt

Stephen and Kristie Strand

Jack and June Biggers

Paul Suderman

Kristie and Stephen Strand

Ed Friesen

LaVada Brandt

Katherine Enns

Jack and June Biggers

Patrick and Cynthia Niemeyer

Paul Suderman

Stephen and Kristie Strand

Annie Sawatzky

LaVada Brandt

Menno Harms

Katherine Enns

Clara Unruh

Jean Unruh

Mary Tatum

Jerry and Ro Linscheid

