



SUNNYSIDE PROPERTIES OF SARASOTA, INC.

Annual Report

July 2017–June 2018



Servants in Motion

*"Serve wholeheartedly, as if you were serving the Lord,"
(Ephesians 6:7 NIV)*



26,280,000 Minutes • 438,000 Hours
18,250 Days • 50 Years

Have you ever thought about the time elements in your life? How would those numbers add up? Interestingly the numbers above illustrate Sunnyside Village's journey since 1968.

Sunnyside staff and residents have served each other every minute, of every hour, of every day over the past 50 years. The most significant fact to recognize, I believe, is that for over 26 million consecutive minutes Sunnyside staff and residents have been in motion taking care of each other.

The Village continues to receive outstanding ratings from residents and the staff for the quality of care and the attentiveness to resident needs and interests. A strong community reputation does not happen overnight ... it is established with the consistency of serving others as family — strengthening relationships by being respectful and going the extra mile for each other. Serving honestly and honoring God, reflecting on His Word and example formulates us as "Servants in Motion." Over the past several months, we met some of the first staff and volunteers who opened the doors of the Sunnyside Rest Home in 1968. Many of the words they used to describe Sunnyside then still resonate today.

We are grateful for the vision of Will and Millie Overholt, and those who partnered with them to birth the Sunnyside Rest Home. We are grateful for their passion to establish a home where volunteers served residents as part of their understanding of what it meant to serve God each day.

As we pause to celebrate God's faithfulness for the past 50 years we celebrate the ministry all of our "Servants in Motion" have shared since Sunnyside's inception.

All to the honor and glory of God!



J. David Yoder
Executive Director



The mission of Sunnyside Village is to honor God by enriching the lives of residents, staff and the community by providing homes, services and programs in a Christian environment.



Will and Millie Overholt, 1984

Willing hearts and hands answered a call to serve 50 years ago, beginning the Sunnyside story. The founders of Sunnyside's Health and Rehabilitation Center desired to help the elderly and to do something that would endure as a Christian testimony. But they could not accomplish the undertaking alone; they needed men and women who would freely give of their time for the well-being of others.

The vision for Sunnyside Rest Home, as it was then called, started in the late 1960s. Will Overholt, who lived in Virginia, felt a prompting to start a Christian facility to care for the elderly. After moving to Sarasota, he met Lawrence Pamer, a Mennonite contractor, who also shared a similar vision. They collaborated to make Sunnyside Rest Home a reality.



“Service involves all kinds of aspects from the tiniest innuendo to the largest project. I find as a night nurse, it can even involve something like remembering, ‘does a resident want a room door open, all the way or halfway?’ ‘Do they want cold water or do they like room temperature?’ Service involves remembering ... it’s the little things that communicate from one person to another and make all the difference ... attention to detail is so important.”

Linda Yoder, RN,
Sunnyside Health and Rehabilitation Center



Sunnyside Rest Home opened its doors in the fall of 1968 with the purpose of providing 'Christian Care for the Aged'. The Rest Home began with five admissions during the opening week and by the end of eight months, the 49-bed facility was at capacity.

Originating as a "home-style" care organization run by church affiliations and volunteer workers, Sunnyside Rest Home grew into the Sunnyside Nursing Home, and is now the Sunnyside Health and Rehabilitation Center. Over the past five decades, we have served people 24 hours a day, 365 days a week; similar to the critical missions delivered by hospitals and first responders.

The Sunnyside Health and Rehabilitation Center provides short-term rehabilitative medical care, long-term comprehensive care, and palliative care. Over the past year, Sunnyside Health Center served 236 residents and Sunnyside Manor served 54 assisted-living residents.

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Sunnyside Rest Home



Sunnyside Health and Rehabilitation Center



Leigh Bagg, B.S. PT, tests Rina Favat's balance



Tom Grasso, PTA, demonstrates exercises to Bill Yackey

The **Sunnyside Rehabilitation** team served over 480 therapy cases, some of whom came in from their homes for treatment and some of whom stayed in the Health Center during their treatment. The average length of stay for those receiving rehabilitation treatment while staying at Sunnyside Health and Rehabilitation Center was 32 days. Twenty-three therapists seek to keep their clients functioning independently and involve them in their care planning. The top five diagnoses treated by the therapists this year were orthopedic conditions, gait/balance instabilities, stroke recovery, congestive heart failure and generalized weakness.

Sunnyside Manor assisted living residents showed kindness to fellow senior living residents in the broader Sarasota community. During Hurricane Irma, the Manor graciously housed 18 residents, 10 staff, and two family members as evacuees from another senior living community within Sarasota for a period of 48 hours.

“The staff is always enriching the residents' lives. They are all very kind and patient, always have a smile and greet the resident by name.”

Wendy Hopkins,
daughter of a Manor resident



The Next 50 Years

As we celebrate the halfway mark to a centennial, Sunnyside remains dedicated to the strong mission of serving others and effectively caring for their needs. A groundbreaking for the construction of a new and expanded health, rehabilitation, and memory care center took place in May, expanding our proficiency to focus and provide for our residents' needs, now and into the future.

The new 44,000 square foot, two-story building enables Sunnyside to increase the space available for therapy services and offer private rooms for Health Center residents and therapy patients. The innovative household-design where activities of daily living occur is reminiscent of a large family home. The open floor plan concept provides a "feeling of home" by clustering resident care rooms near a living room, dining room, and kitchen,

offering a comfortable connection among household living spaces. The household model enhances accommodations and nurtures social interactions among residents for an advanced person-centered care program. Along with the new addition, the existing Health & Rehabilitation Center will also go through an extensive renovation to complete the expansion project.

Sunnyside leadership, staff, residents, and supporters celebrated the historic moment with a groundbreaking that included insightful perspectives as well as a prayer of blessing and a hymn of celebration, preserving our mission of honoring God. The new addition is expected to be finished in the fall of 2019 with the renovation of the existing health center building and memory care portions slated for completion in 2020.

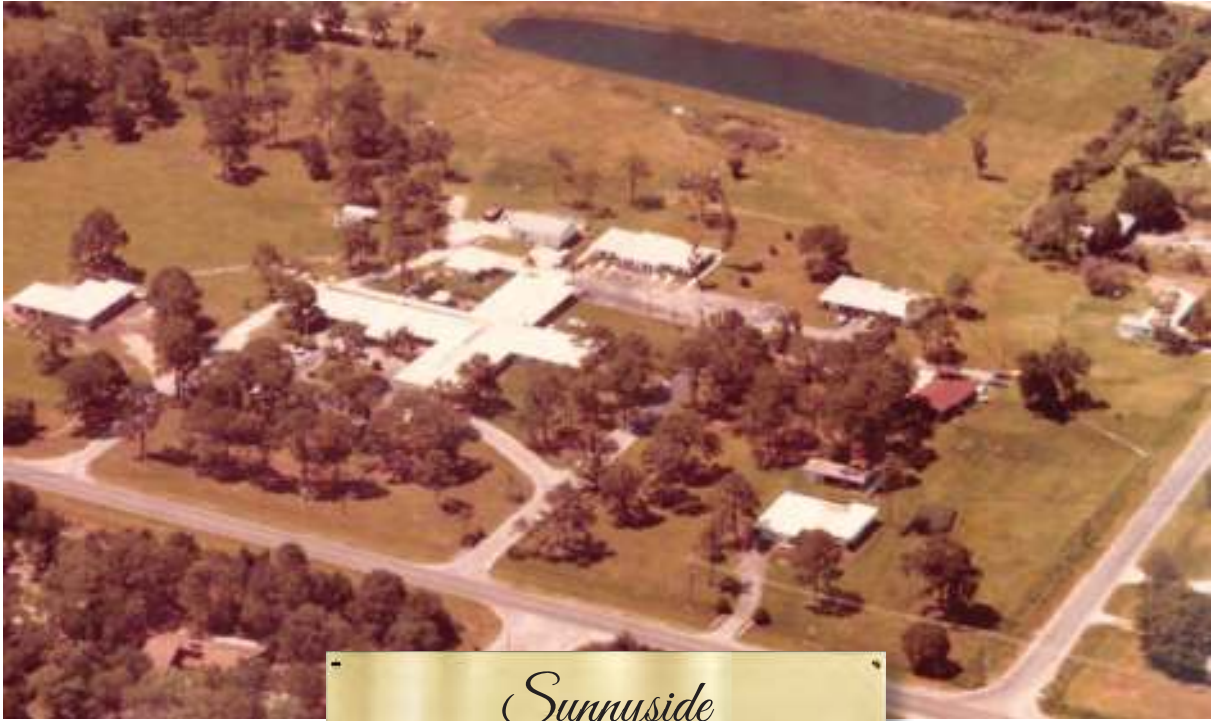


The New Expansion Will Feature:

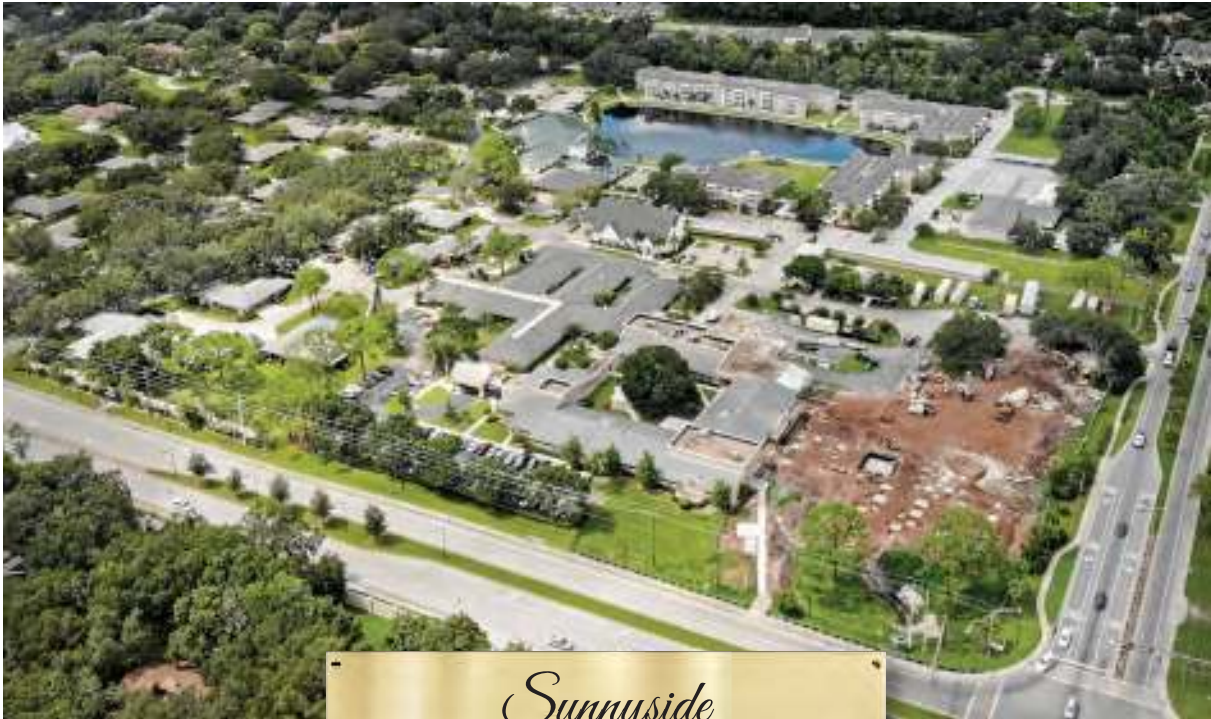
- 50 private and 10 semi-private rehabilitation and nursing rooms
 - 18 private assisted living memory care rooms
 - Inpatient and outpatient therapy center available to the public
 - State-of-the-art physical and occupational therapy gym
 - Indoor therapy pool
 - Multiple living rooms, multi-purpose rooms, and activities rooms
 - Outdoor veranda, balcony, and courtyard.
-



Sunnyside Village residents, leaders, staff and representatives from SFCs Architects and General Contractor McIntyre, Elwell and Strammer during the May 23, 2018 groundbreaking



*Sunnyside
Then...*



*Sunnyside
Now...*



First residents of Sunnyside Village neighborhood, Gertrude and Reuben Dietzel, and Elta Eicher



Former Executive Director David Ray Miller reviews Community Center building plans with contractor Michael Mayer

Sunnyside Village has 226 residential homes, 38 assisted living apartments and 60 skilled nursing beds, providing accommodations for individuals looking for residential living, assisted living, skilled nursing and rehabilitation. The Village's lush landscape, neighborhood environment, proximity to area attractions and shopping, and Christian environment continue to attract future residents.

This past year, the Marketing team added 114 new

applications to the residential neighborhood waiting list; increasing the total to 379 Future Residents waiting for homes. Extending their hospitality to their Future Residents, they entertained approximately 200 individuals with meals and the opportunity to attend campus programs. The team also welcomed 32 new residents to the neighborhood, with 37.5% of those new residents being under the age of 80.



Residential Living Garden Apartments



Volunteer Brenda Morris with Helen Jones



Anna Borntrager Yoder pours coffee for residents



Volunteer Dutch Johnson assists residents Mac Thompson, May Schlee and Sarah Kaplan during game time

Volunteerism is at the Root of Sunnyside's Story

The "Sunnyside Rest Home," as it was called originally, was operated primarily by volunteer efforts and the desire to help others is still represented across all care levels of our community. Current supporters and resident volunteers have contributed more than 9,600 hours in 2017-2018, in various capacities. Today, volunteers help by tending to the spiritual needs of fellow residents, driving others to medical appointments, pouring a fresh cup of coffee at dinner, and assisting with activities.

"Helping Hands is an essential service. Our volunteer

drivers and assigners logged over 1,000 hours of service in 2017. Many of the residents expressed how much they appreciate this ministry on campus. This service also brings peace of mind and eases the financial burden of transportation," said Dutch Johnson, Helping Hands Coordinator.

Nelson Kurtz, one of Sunnyside's first volunteer workers in the late 60s, shares his thoughts about serving. "I found a sense of fulfillment. The more I worked with the residents the more I really learned to appreciate them. We had great times together."



Left to right: Sunnyside Village Store Volunteers through the years: Gertrude Dietzel, Mildred Hill, Ruth Muller and Shirley Ludke

The Sunnyside Village Store celebrated 25 years of volunteer-run operations. Since 1993 enterprising and dedicated Sunnyside resident volunteers collectively contributed thousands of hours to keep the resource operating. The store's profits have been used to purchase equipment for the use and enjoyment of Sunnyside residents and, also, to aid the mission of the Sunnyside Foundation.

While some of these volunteer opportunities provide

key activities for others to share their skills and talents, Sunnyside Village also provides enriching activities and a wellness program ranging from cultural trips to musical programs, from art classes to educational seminars. The activity teams across all levels of care provided more than 4,000 activities, including the award-winning Music in the Village concert series, which attracted more than 370 attendees with sold out seating.



Left to right: Activities Director, Anna Mae Overholt, with residents; Glen King, Manor resident, enjoys llama therapy

Servants in Motion



Sunnyside staff with a resident, 1971



Activities assistant Michelle Roller spends time with Betty Mills



Liz Perez and Liz Weaver



Maxine Rose-Hall, CNA; Alex Maliwacki, Health Services Administrator; and Chanda Pollock, Occupational Therapist

Servants in Motion



Beulah Yoder with a resident



Orpha Miller assists Levi, a resident



Debbie Smith, Resident Liaison and Wellness Director, checks Vi Archer's blood pressure

Sunnyside Village *Chapel Ministry*



Harold Shearer, part-time chaplain from 1983-1993, leads a Bible study



Arthur Wise, chaplain from 1995-2003, with Louise Blackwood



Chaplain Jarvis Hochstedler enjoys a chat with Health Center residents



Sunnyside Village Chapel

The Sunnyside Village Chapel has been a central pillar on our campus for five years now. Since opening its doors, the Chapel has bustled with activity and also been a peaceful retreat for reflection and worship. Last year, it accommodated more than 9,000 people for services, events, and concerts. The chapel even became a makeshift shelter- for the first-time during Hurricane Irma. For two days, nearly 70 people shared a safe haven within its walls; offering Sunnyside Health Services staff the peace of mind to know that their families were safe and in close proximity while they worked to ensure continuity of services during the storm.

The chapel ministry continues to make an impact beyond the four walls of the building itself. Resident volunteers facilitated 45 weeks of Bible Studies and contributed 90,

one-on-one contacts, a month to minister and encourage others in the Health and Rehabilitation Center.

"Having been in health and ministry settings throughout our lives, it seems enjoyable and worthwhile to meet with a circle of new friends for singing, praying, and studying the life of Jesus," said Jim and Rachel Metzler, who volunteer to lead Bible Studies in the Health and Rehabilitation Center.

Technology now aids the Sunnyside Village Chapel in reaching others who cannot attend the weekly Sunday services in person, or for those who live out of state and cannot attend a memorial service for a friend or loved one. Since providing the services live on the website, an average of 15 to 20 people tune into the worship service each Sunday.



The Sunnyside Foundation offers critical resources year round to the residents of Sunnyside Village. The mission supports residents in financial need through grants but also equips hundreds of residents each year with free services and resources. Residents have a personal advocate to assist them through problem-solving some of life's complex situations such as fraud prevention and estate planning. This unique resource served 140 residents who requested counsel on senior fraud issues and 310 individuals seeking advocacy and problem solving regarding senior issues.

Reaching beyond the Sunnyside campus the Foundation also focused its work to serve families in crisis. This open-handed effort impacted five local charities with an estimated \$30,000 worth of household items and furniture to help families get a second opportunity.

Additionally, the Foundation provided campus residents and staff with advocacy aid, financial support, and staffing grants totaling \$106,500. Some of the educational staffing grants allowed licensed practical nurses to attend a supervisory course and for all the Health Services nurses to receive intravenous therapy certification; an example of Sunnyside's commitment to equip staff with training resources so that they continue to offer the utmost resident care.



1996: Dorothy Kendig and Michael Smith, Foundation Director, during a ribbon cutting for the gazebo. Kendig donated the gazebo in memory of her husband
Shown left (background) is Chaplain Arthur Wise



2018: Foundation Director, Michael Smith with resident Betty Heiden and Foundation Board Member, Crockett Walker, loading items for delivery to Mothers Helping Mothers



Peggy Campbell, Manor resident, and Kathleen Paul, Employee of the Year

Kathleen Paul, a housekeeper in the Manor, was selected as Sunnyside Health Service's 2017 Employee of the Year. She was chosen by her team members because of her kindness, compassionate care to residents, commitment to quality work, being a team member, reliability and carrying out core values. To qualify for the Employee of the Year, an employee must have been selected as an employee of the month.



Staff prepares the chapel as a temporary shelter during Hurricane Irma

Sunnyside proudly recognizes the following employees for their professional and educational achievements:

Jessica Arnsberger	LPN License
Laura Bennett, RN	Assisted Living Core Certification
McAdin Campbell	LPN License
Amy Craig	Assisted Living Core Certification
Beth Domino	ARNP
Jennifer Fellingner	LPN License
Nancy Miller, RN	Trained Infection Preventionist
Jessica Myers	SHRM-CP Certification (Human Resources)
Gloria Perez	CNA
Yulevis Perez	CPR Instructor Certification
Brian Short	Safe Food Certification
Zalan Szalay	LPN License

Congratulations to the following Employees of the Month for their significant work and dedication during 2017-2018:

July	Kathleen Paul	Housekeeper
August	Kim Young	LPN
September	Diane Pearson	Laundry Tech
October	Chris Swanson	Dishwasher
November	Bethany Yoder	LPN
December	Kathleen Paul	Housekeeper (Employee of the Year 2017)
January	Chanda Pollock	Occupational Therapist
February	Maxine Rose-Hall	CNA
March	Elijah Miller	Dishwasher
April	Diana Georgeiva	Receptionist
May	Osmari Rivera	LPN



Lois Merrill with her mother, Lois Stafford, residents of independent living



J. David Yoder, Executive Director, honors Lois Merrill in 2017

We Care Award

A resident, staff member or volunteer who embodies Sunnyside's core values is presented annually with the "We Care" Award. Lois Merrill was the 2017 recipient who often shared humor and encouragement. She was generous with her time and willing "to do whatever job came up and what the Lord provided her." When Lois moved to Sunnyside in 1999 to join her mother, she became the youngest resident at that time to live in the residential living. For the next 18 years, she remained an

engaged and active contributor to life at Sunnyside. She was known to help her neighbors and served across various portions of the campus in many roles such as a volunteer driver, a part-time activities assistant, and a leading member of the Sunnyside Jesters clown program. Lois had a quiet, unpretentious demeanor and humbly went about her work. It was our privilege to honor her publicly before her passing. Lois was just one of the many examples of "Servants in Motion" over the years.

Resident Survey Results in Highest Honors



The welfare and enrichment of both residents and staff are paramount to the mission of Sunnyside Village. Our community has, once again, been awarded Highest Honors by Holleran, the industry leader for senior living surveys.

The Holleran survey, which is conducted every two years, gives an immersed picture of the well-being of everyone at Sunnyside. The Highest Honors rankings revealed healthy communication between residents and staff, and residents reported that they felt a sense of purpose in their lives.

"Resident surveys share two kinds of information. One reflects the quality of the work and attentiveness of staff in serving residents and the second is the type of resident community we have and their desire in making Sunnyside a fun place to live and work," said J. David Yoder, Executive Director of Sunnyside Village.

Holleran collected detailed answers on a list of questions from each resident for an entire month, including residents in Independent Living, Assisted Living and Skilled Nursing. The survey included open-ended questions with written answers. The results are compared to a national database of more than 100,000 responses from senior living communities.

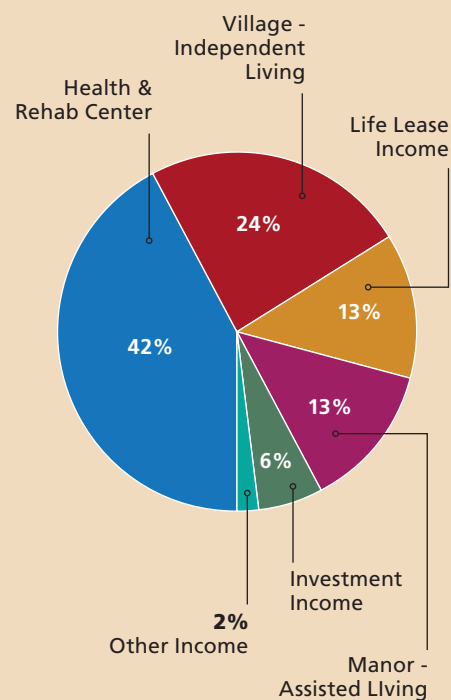
Stewardship

Sunnyside Properties of Sarasota, Inc. Consolidated Financial Statements

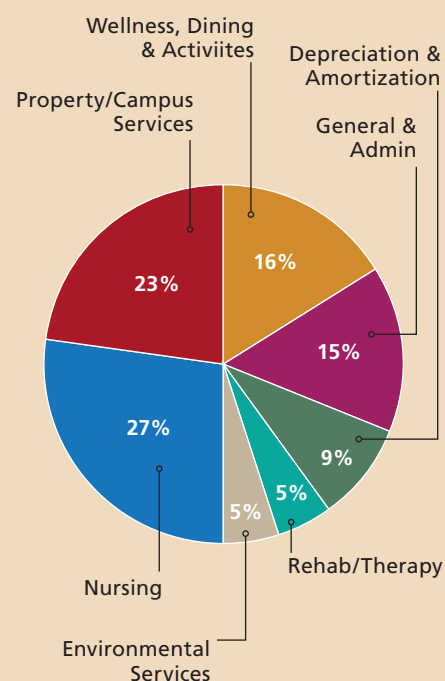
Twelve Months Ended June 30, 2018

	2018	2017
Assets	<i>Unaudited</i>	
Cash and Cash Equivalents	\$1,283,528	\$2,279,768
Accounts Receivable	1,596,459	1,749,751
Prepaid Expenses	399,194	359,808
Const Fund/Debt Svc Reserve	21,371,630	-
Marketable Securities	27,968,061	26,371,455
Property and Equip (Net)	15,770,004	16,054,495
Other Assets	3,240,333	196,035
Total Assets	\$71,629,209	\$47,011,312
Liabilities & Net Assets		
Accounts Payable	\$471,706	\$788,005
Accrued Expenses	1,420,507	1,225,020
Lease Deposits	559,900	475,440
Long-term Fixed Rate Debt	22,980,555	-
Deferred Revenue From Lease Fees	14,951,340	15,568,913
Total Liabilities	\$40,384,008	\$18,057,378
Net Assets	\$31,245,201	\$28,953,934
Total Liabilities and Net Assets	\$71,629,209	\$47,011,312
Operating Revenues		
Resident Services	\$14,445,085	\$13,880,339
Life Lease	2,388,406	2,228,904
Rental Income	54,080	72,576
Realized Investment Income	1,144,354	696,939
Other Income	240,669	193,223
Total Revenue	\$18,272,594	\$17,071,981
Operating Expenses		
Resident Care	\$5,602,351	\$5,134,219
Dietary	2,223,333	2,173,374
Environmental Services	829,021	823,449
Property and Equipment	3,763,510	4,162,933
General and Administrative	2,445,162	2,048,775
Depreciation and Amortization	1,431,029	1,378,954
Total Expenses	\$16,294,406	\$15,721,704
Net Operating Revenue	\$1,978,188	\$1,350,277
Unrealized/Non-Operating Gain/(Loss)	(140,251)	26,484
Sunnyside Foundation Net Revenues	453,330	570,505
Increase in Net Assets	\$2,291,267	\$1,947,266

Operating Revenue



Operating Expense





Sunnyside Village

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www.sunnysidevillage.org

FEATURED ON THE COVER: *Sunnyside Rest Home Nurses' Aide, Anna Weaver Campbell, encourages a resident of Sunnyside in 1971*

Sunnyside Properties Board Members

Wade Harris, Chair

Nina Amaral

Kathy Bender, Secretary

Doug Graber, Treasurer

Cheryl Kornhaus, Vice Chair

Rob Pohl

Kjell Purnell

Curtis Ross II

Dale Stoll

Foundation Board Members

H. Greg Lee, Chair

Bob Antrim

Doug Graber, Secretary/Treasurer

Wade Harris

Hertha Kornhaus

Curtis Ross II

John Stevenson

Crockett Walker

Noah Weiler

Church Affiliations

Abundant Life Church

Bayshore Church

Bethel Mennonite Church

Newtown Gospel Chapel

Iglesia Seguidores de Cristo

Sarasota Community Church

Sunnyside Beachy-

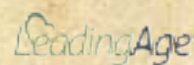
Amish Mennonite Church



Linda Yoder, RN, and Diane Marcello,
Former Administrator of Health Services

“A few years ago one of the residents told the Director of Nursing that she felt her mission being at Sunnyside was to be of service to her roommate by communicating with her, to visit with her and pay attention. I thought it was such a refreshing different aspect.”

Linda Yoder, RN



Sunnyside Village is a 501(c) 3 not-for-profit organization and is affiliated with Mennonite Health Alliance, Southeast Mennonite Conference, LeadingAge and LeadingAge Florida. AL#0007952. SNF#1535096

**Photos courtesy of Linda Sue Yoder, Anna Borntrager Yoder, Glenda Ulrich, and J. David Yoder. Additional photos and historical references *From Conestoga Wagon to Modern Times: The Eventful Life of W.J. Overholt* [book written by Will Overholt with reflections from his life experiences] and the *Sunnyside Lantern 1967-77*. Photos, photo services, and quotes provided by Artistic Media from interviews with Linda Sue Yoder, Nelson Kurtz and Wendy Hopkins.