



SUNNYSIDE PROPERTIES OF SARASOTA, INC.

Annual Report July 2019- June 2020



Christ's Love in Action

*"This is My commandment, that you **love and unselfishly seek the best for one another**, just as I have loved you." - Jesus*

John 15:12 AMP



Chad Stutzman, Alex Maliwacki, and J. David Yoder honoring staff at Hero Appreciation event

From the Executive Director...

What makes Sunnyside unique from other communities? The answer is in “why” we do what we do. Why do we serve? Sunnyside serves others to be a light – to demonstrate Christ’s love and care, the same love that Christ revealed to us. We enrich lives by serving and providing nurturing support that enhances life while navigating our life journey’s twists and turns.

Sunnyside residents and staff collaborate to create a resilient community along this journey. Residents share life experiences, encouragement, friendship, and faith with each other daily. Staff supports the resident community by overseeing the residents’ needs for housing and physical care. That is what happens in “normal” times.

The heart of our mission of serving intensified during the unexpected Coronavirus events. We have had to adapt our procedures across campus. The Health Center and Manor adapted to the many regulations and guidance from the state and federal officials. Amid this sudden turn of events, staff roles adjusted to address the needs across the Sunnyside Village campus.

Over the past year, the Health and Rehabilitation Center’s first phase opened, which has proven to be an asset during the Coronavirus challenges. The old health center’s renovation has been placed on hold but will reactivate once all the protocols are in place. We eagerly anticipate the renovation of the rest of the nursing rooms and the expanded services we will be able to provide through the assisted living memory care program.

Maintaining our homes and property is a critical element of our operations at Sunnyside. This year we are replacing all the residential home windows with current code impact windows. Window replacement has been an ongoing topic as the infrastructure aged and residents are thrilled with the new windows.

When the unanticipated occurs, we need to be nimble in our responses. The Board of Directors has been a very significant asset through their affirmation and support of the entire campus community during this time. Our senior team and department heads led from a position of strength as we journeyed through the unexpected. We have enjoyed the excellent collaboration between residents and the staff over the past year. Sunnyside Village continues to serve as we understand “Christ’s call to love one another.”

This year has tested our “nimbleness.” We are grateful to God for His protection and oversight in these times – for we serve to His honor and glory!

J. David Yoder, Ed.D.
Executive Director

MISSION: To honor God by enriching the lives of residents, staff, and the community by providing homes, services, and programs in a Christian environment.

THE BLESSING OF GRACIOUS STAFF

Sunnyside residents George and Janice Johnson have undergone several physical challenges in recent years — not surprising in that they are in their 90s. But what they have seen throughout those challenges, particularly in the midst of the COVID-19 pandemic, has been a staff that provides loving care beyond expectations.

“Going through the stress of the pandemic, Sunnyside always kept us safe, taking us to doctor’s appointments in their cars,” Janice said. “We’ve felt very safe with all of the measures they’ve taken.”

George, a retired pastor, said he sees a foundation of gracious, thoughtful people. “I’m thankful for the dining room service, and all the events and the groundskeepers that keep everything so neat. The whole staff is just amazing.”

On the couple’s 72nd anniversary, they didn’t know what to do because of the pandemic. So the staff created a party with safe social distancing and masks and eight people to look at their wedding pictures from 1948. “I can’t imagine there’s another place quite like Sunnyside,” George said.



Janice and George Johnson at their 72nd Anniversary party

GRATITUDE FOR PROVISION



Mary Bew picking up her meal from Lakeside Dining Server, Kat Stanek

During the pandemic-driven changes at Sunnyside, Mary Bew grew to appreciate the regular virus updates, the Sunnyside organization, and the ever-helpful staff, because even the simplest chores in life were complicated. Such as getting groceries.

“I’m really glad we can hand our grocery shopping list to a staff person who will take care of that for us. They just put the charge on our regular bill. That’s been a very helpful plan,” she said. She also is glad that the dining room staff moved into gear so quickly to provide takeout for meals instead of eating in the dining hall.

Mary, who has lived at Sunnyside since 1993, said she really appreciates the continual updates everyone receives and the encouraging words about how to be a good neighbor and still be safe.

“I’m thankful for the regular updates we get from J. David on in-house TV twice a week, with the same info printed and placed in our mailboxes,” she said. “And Chaplain Jarvis does a Shepherd’s View on in-house TV and provides a Scripture each day.”



Allison Newhouse and Bev Packer

A POST MOTHER'S DAY SURPRISE

On the Friday before Mother's Day, Sunnyside resident Bev Packer suffered a vertigo episode, fell, and fractured several ribs, sending her to the hospital for four days. Her son, Doug, sent her a dozen yellow roses — her favorites — on Mother's Day but because of COVID-19 visitation restrictions, they could not be delivered to her.

But Sunnyside Staff took pictures and sent them to her in the hospital. "That was very thoughtful. I could not smell them, but I could see them."

The surprise came when she arrived home and found a beautiful flower arrangement in her duplex that the staff had purchased for her because she had missed out on the roses. "I was amazed that they would go to that much trouble for me," she said. "I couldn't thank them enough. It meant an awful lot to me after having missed my roses. They went above and beyond what I would expect."

After 14 years living at Sunnyside, she said she's seen similar behavior by the staff. "That's just true of Sunnyside. They are caring and thoughtful people."

Did You Know? Sunnyside Residential Living has 226 homes in a neighborhood setting.

CORE PURPOSE: To Serve Others

CORE VALUES: Sunnyside will share God's love by being honest, kind, humble, grateful, and joyful.

SOLVING A HAIRCUT DILEMMA

Of the many ancillary effects of needing to close off Sunnyside to protect residents from COVID-19, closing both Sunnyside beauty shops might seem small. But it meant no haircuts for the residents. It was just another struggle on top of everything else.

But Betty Pontius, Sunnyside Manor assisted living CNA, and the unit secretary, noticed both the problem and a potential solution. "Some of our Manor residents were looking a little shaggy, and they were concerned," she said. Betty had only cut her son's hair, but she had clippers and a willing heart. So, she practiced on her husband.

Word spread. Quickly. Men and women. She watched a YouTube tutorial video on how to layer hair. She took residents out to the back porch and set up a temporary hair-cutting area. "They were very excited, especially the women. I just cut, no curling or styling. I was very careful to not do damage," she said



Manor resident Jim Jackson enjoying a haircut from Betty Pontius

Did You Know? Sunnyside Manor served 56 assisted-living residents.



Manor resident Lucille Kendall and Amy Craig

MOVING AROUND COVID

One of the impacts of the COVID-19 was the no visitor regulations in assisted living, which restricted family and movers from facilitating moves into Sunnyside Manor.

In June, when Lucille Kendall desired to move into her Manor apartment from her Sunnyside Village independent living home, it took a team to come up with a remedy.

"Amy Craig (Admissions Coordinator) was very helpful from the beginning of my transitions by answering all my questions and easing my concerns," Lucille said. Her niece and nephew packed Lucille's villa. The mover transported and unloaded her belongings at the Manor entrance. Sunnyside staff took over from there, moving all her furnishings to her apartment. As Lucille directed, staff unpacked boxes, hung pictures, and set up her new home.

"In addition, to make it just right, they painted my walls Sassy Lilac, replaced the flooring to carpet, and the staff kindly moved my dining room light fixture and brass hardware from my villa. The staff did an outstanding job of seeing I was settled in without worry," she said.

LIFE ENRICHMENT WITH CARE



Health Center resident, Phyllis Wagner stirring up a dessert with Angela Knepp

"During COVID, Angela (Health Center Life Enrichment Director) has made an effort to have mom and I FaceTime. That has been wonderful, very helpful."

It all paints the picture of a staff that cares enough to go well beyond job descriptions.

"Most importantly for me, it's the peace and comfort. It's about the staff and their faith-based philosophy and their genuine concern and quality of care. The staff is what makes the facility, from the top down."

After a career in nursing, Barbara Austin knows the importance of quality staff that cares about people. And that is why she is so at peace with her mother, Phyllis Wagner, being at Sunnyside these past 10 years.

"Sunnyside is above and beyond any other facility. The staff genuinely cares about the residents," Barbara said. "My goodness, I'm totally at peace knowing that my mother is at Sunnyside."

Barbara's mother was active in church, but not in activities. "But since being at Sunnyside, the staff has really gotten her involved with a lot of activities...cooking, bingo, children visiting, baby goats, puppies and llamas. She even went to the circus. They treat her like royalty, like I suppose they do every other resident."

THE POWER OF ENCOURAGEMENT



COVID-19 and ensuing restrictions created real challenges for keeping Sunnyside spirits high. But fortunately, the mission team from Bayshore Mennonite Church came up with innovative ways to provide encouragement and joy to residents and staff at the nursing center and assisted living facility.

Every Friday for two months, Bayshore developed and delivered a fun theme with food and handmade signs that cheered residents. There was a safe Memorial Day picnic, a Pop theme for Father's Day, and fun summer themes with cookies, pies, whoopie pies, and watermelon.

"Each week, residents and staff looked forward to the next surprise, and it lifted our spirits," said Angela Knepp, Health & Rehabilitation Center Life Enrichment Director.

Representatives from Bethel Mennonite, Bayshore Mennonite, Sarasota Community Church, the Tabernacle, and others donated handmade masks and N95's. Sarasota Christian provided encouragement cards and others brought gift bags.

"Thank you so much from the bottom of our hearts. We appreciate every one of you and all you have done to help us get through those first 60 days," said Alex Maliwacki, Director of Health Services



Health Center resident Betty Mills enjoys a piece of pie from Bayshore Church

A SUPPORTIVE FOUNDATION

The fundamental goal of the Sunnyside Foundation is to promote the well-being of Sunnyside residents through supportive activities.

This year the purpose was accomplished through financial assistance to those in need of some help by providing subsidies for resident activities, services, and monthly maintenance fees. This year, the Foundation provided direct financial assistance to numerous Village independent living and Sunnyside Manor assisted living residents.

The Foundation was also able to provide guidance and comfort for Sunnyside residents and others when confronted with unscrupulous organizations or scams targeting seniors.

In these ways, the Foundation was able to serve Sunnyside residents, staff, and the broader community to support the mission of Sunnyside Village.



Foundation Vice-Chair, Bob Antrim and past Foundation board member, Betty Lederman

CALMING MESSAGES



*Carol Humphrey enjoying *The Shepherd's View* via computer*

Carol has been at Sunnyside for a year, and a chunk of that time has been spent under the COVID-19 cloud. She said that Chaplain Jarvis has provided peace and calm during it.

"He's a compassionate man that cares about people. He's down to earth, with a wonderful sense of humor and is real," Carol said. "What I appreciate most is his compassionate care of people."

COVID-19 turned many people's lives upside down, creating a sense of fear and unknown. But Carol Humphrey said her experience during the virus has been made quite peaceful, and she credits a large part of that to Chaplain Jarvis Hochstedler's ability to "contribute a feeling of safety."

Chaplain Jarvis conducts the regular Chapel services and twice weekly he has been doing a video devotional entitled, *The Shepherd's View*. "He does a lot of research and makes the Bible come alive," Carol said. "I'm almost 80 and he is the best pastor I have ever had."

Did You Know? The Chapel Ministry reaches people across the world. Weekly live streaming programs and archived services on SunnysideVillage.org connect others to see Chapel services including memorials, and special occasions. This year, 1306 people tuned in from 36 states, 5 Canadian provinces, and 10 countries, including Canada, Costa Rica, Germany, Great Britain, India, Israel, Mexico, Puerto Rico, Spain, and Sweden.



Debbie Smith, the 2019 "We Care Award" recipient with J. David Yoder

"WE CARE" AWARD

Our 2019 We Care Award recipient embodies each of Sunnyside's Core Values — honesty, kindness, humility, gratefulness and joy, the character traits we consider to be the "Heart of Sunnyside."

Our recipient this year represents four words: community, health, crisis, and comfort.

Debbie Smith serves as the Resident Liaison and Wellness Coordinator for the Village residents. In this role, her primary focus is on the resident experience. Sometimes it is up close and personal with the resident and resident family members, as life challenges require guidance and assistance. Other times she helps facilitate resident programs as the staff resource to a variety of resident-run programs.

Sunnyside is grateful for Debbie being a role model and her dedication to serving residents and staff throughout Sunnyside Village. Her respect for the other person, her patience, and her intention of doing things right are values applauded by Sunnyside.

EMPLOYEE OF THE YEAR

Congratulations to Megan Young, LPN, selected by her peers as our **2019 Employee of the Year!** Megan "lead the charge" with adopting our new communication tool, walking rounds, which Megan cleverly titled "Know & Go." Megan also organized our Team Rooms. Megan's organizational skills and attention to detail were of excellent value as we transitioned into the new Health Center.

2019 Employee of the Year, Megan Young



PROFESSIONAL AND EDUCATIONAL ACHIEVEMENTS



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

Joy Beauchamp

LPN License

Marissa Carlson

Nursing Home Administrator License

Miller Donaldson

Completed eligibility for Nursing Home Administrator License

Allison Newhouse

QAPI Certified Professional (QCP)

Alex Maliwacki

QAPI Certified Professional (QCP)

Resident Assessment Coordinator Certification (RAC-CT)

Christopher Miller

CNA certification

Osmari Rivera

RN License

Sunnyside Therapists, Penny Davidson, COTA, and Leigh Bragg, PT



Health Center residents Julie Squier and Mae Schlee cutting the ribbon

NEW HEALTH CENTER OPENS!

Due to the logistics of facility operations, the Health Center officially opened on January 20, 2020. Directly after a private ribbon cutting, we began to move our residents into the new building.

Within a few days, the staff managed 57 room changes, 22 admissions, and 17 discharges to support residents' moving into the new facility and vacate the next area of anticipated construction in the facility.

The Health Center offers a state-of-the-art therapy center, modern open designs, inviting living spaces, and beautifully decorated dining areas, among many other amenities for residents. But what continues to make Sunnyside such a special place for our residents is the genuine compassion and quality care of our staff. Their commitment through the process was unwavering.

Just two months after the official opening, daily life was turned upside down with the COVID-19 pandemic. Closing off visitation for residents became a necessary but devastating requirement. Staff and residents began undergoing daily screenings, at times more than one time daily. The staff works in varying degrees of personal protective equipment from just masks to full isolation gowns, masks, gloves, and face shields. With private rooms and separate levels, the new building has been very adaptive to meet all the strict COVID regulations for long-term facilities.

Hundreds of conference calls, reports generated seven days a week, staff meetings, regulatory updates, videos for residents, letters and audio messages for families, and ongoing staff testing have monopolized the daily operations. Through this time, the staff has been challenged, and the industry has been challenged. I am proud to be a part of the Sunnyside team that has displayed unwavering commitment, love, gratitude, and care for our residents every single day of this pandemic.

It has not been easy, and we have a long road ahead of us, but we are working together as a team — one that we are all honored to be a part of. There may be no apparent end in sight, but we continue to forge through to make the next best decision and continue to enrich the lives of those we serve here at Sunnyside.

Alex Maliwacki, NHA, MS
Director of Health Services



Renovation of the former Therapy Center to expand Sunnyside Manor Assisted Living Facility.

READY TO RESTART RENOVATIONS

Due to COVID-19 state and national regulations, renovations to Sunnyside Health Center and Memory Care facility, and Sunnyside Manor expansion had to be halted for months. But Sunnyside is close to getting it restarted.

Phase 1 renovated the laundry center, and Phase 2 covered the entire two-story complex. We are ready to return to Phase 3, which includes the storage areas, employee lounge, and staff development classroom — which will be a significant asset.

Phase 4 will encompass the East Hall's renovation, converting those rooms into 18 beds — five semi-private rooms with two beds each and eight private rooms. That will complete the health center renovation.

The final phase, Phase 5, will turn the South Hall and the front entrance area into Assisted Living Memory Care, which will have 18 memory care living apartments. The completion date now is anticipated to be the end of 2021 or early 2022. But that will depend on the availability of supplies that have been impacted by the shutdowns.

“When the work is completed, the entire building will be updated and be a wonderful place for people to live and visit,” said J. David Yoder, Executive Director of Sunnyside. “This is part of our commitment to care for all the levels of service we provide.”

Did You Know?

- Our Sunnyside staffed in-house rehabilitation therapy team offers physical, occupational, and speech therapy services in our new state-of-the-art Therapy Center.
- The Sunnyside Health and Rehabilitation Center provides short-term rehabilitative care, long-term comprehensive care, and palliative care. This fiscal year, the Health Center staff served 262 residents.

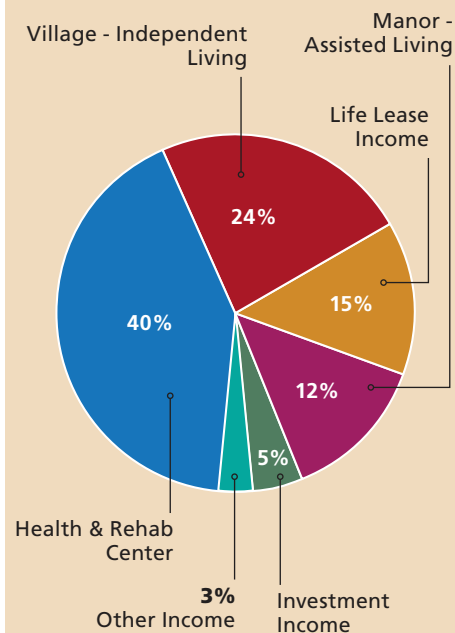
STEWARDSHIP

Sunnyside Properties of Sarasota, Inc. Consolidated Financial Statements

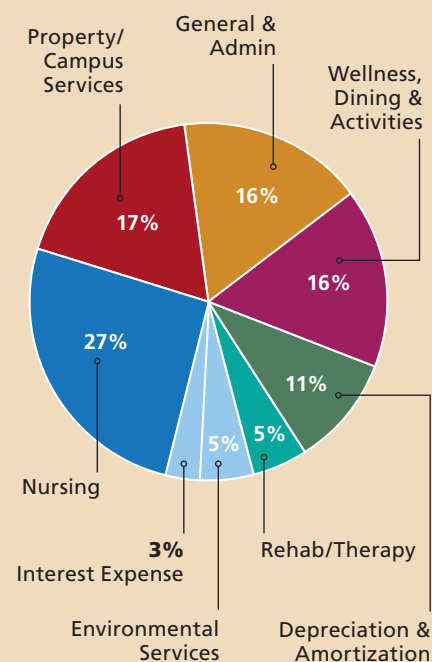
Twelve Months Ended June 30, 2020

	2020	2019
Assets	<i>Unaudited</i>	
Cash and Cash Equivalents	\$3,731,378	\$1,762,618
Accounts Receivable	1,146,728	1,120,082
Prepaid Expenses	204,723	973,958
Marketable Securities	32,299,826	30,177,645
Assets Whose Use is Limited	4,891,200	12,498,469
Property and Equip (Net)	35,269,480	28,176,331
Other Assets	253,519	269,103
Total Assets	\$77,796,854	\$74,978,206
Liabilities & Net Assets		
Accounts Payable	\$391,700	\$1,069,042
Accrued Expenses	1,620,126	1,529,012
Lease Deposits	487,140	642,770
SBA Loan - PPP	1,908,674	0
Long-term Tax Exempt Debt	22,340,597	22,376,869
Deferred Revenue From Lease Fees	14,584,168	14,941,166
Total Liabilities	\$41,332,405	\$40,558,859
Net Assets	\$36,464,449	\$34,419,347
Total Liabilities and Net Assets	\$77,796,854	\$74,978,206
Operating Revenues		
Resident Services	\$14,748,919	\$14,809,144
Life Lease	2,843,847	2,561,690
Rental Income	45,366	54,765
Realized Investment Income	1,008,585	893,303
Other Income	528,622	173,899
Total Revenue	\$19,175,339	\$18,492,801
Operating Expenses		
Resident Care	\$5,893,925	\$5,340,420
Quality Assessment Fee	338,690	401,833
Dietary	2,421,537	2,275,665
Environmental Services	890,747	848,997
Property and Equipment	3,150,570	3,056,002
General and Administrative	2,951,666	2,797,401
Interest Expense	486,571	0
Depreciation and Amortization	1,961,614	1,599,033
Total Expenses	\$18,095,320	\$16,319,351
Net Operating Revenue	\$1,080,019	\$2,173,450
Cumulative Effect of Chg in Accounting Principle as of July 1, 2018	0	84,245
Unrealized/Non-Operating Gain/(Loss)	691,185	442,279
Sunnyside Foundation Net Revenues	273,898	521,538
Increase in Net Assets	\$2,045,102	\$3,221,512

Operating Revenue



Operating Expense





Sunnyside Village

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941-371-4245, info@sunnysidevillage.org
SunnysideVillage.org

PICTURED ON THE COVER: Health Center Resident Julie Squier with Abundant Life Church volunteer, Diane Graeb

Sunnyside Properties Board

Wade Harris, Chair
Cheryl Kornhaus, Vice-Chair
Doug Graber, Treasurer
Kathy Bender, Secretary
Nina Amaral
Rob Pohl
Kjell Purnell
Curtis Ross II
Dale Stoll

Sunnyside Foundation Board

H. Greg Lee, Chair
Bob Antrim, Vice-Chair
Doug Graber, Treasurer/Secretary
Wade Harris
Hertha Kornhaus
Curtis Ross II
John Stevenson
Crockett Walker
Noah Weiler

Church Affiliations

Abundant Life Church
Bayshore Church
Bethel Mennonite Church
Iglesia Seguidores de Cristo
Newtown Gospel Chapel
Sarasota Community Church
Sunnyside Beachy-Amish
Mennonite Church



Sunnyside Village is a 501(c)3 not-for-profit organization affiliated with local Mennonite churches.
Sunnyside Village is an active member of:



Assisted Living #0007952, Skilled Nursing #1535096