



Sunnyside Properties of Sarasota, Inc.

# ANNUAL REPORT

July 2023-June 2024



**A GOD GIVEN PLAN... A ROCK SOLID FOUNDATION...  
TOGETHER, WE BUILD INTO THE FUTURE.**

By the grace God has given me, I laid a foundation as a wise builder, and someone else is building on it. But each one should build with care. For no one can lay any foundation other than the one already laid, which is Jesus Christ.

*1 Corinthians 3:10-11*



FROM THE CHIEF EXECUTIVE OFFICER

# GREETINGS

Dear Residents, Families and Friends,

While my time serving Sunnyside Village has been just a moment in its rich 56-year history, my beliefs about our organization's core duties and convictions would remain unchanged whether writing you today, as I am, during my first year, or in a decade's time from now. These are the unmistakable steadfast values of Sunnyside that comprise our mission.

It has been clear to me that this community is dedicated to service to others. The board, foundation, staff and residents have a shared purpose of caring for present and future generations. They consistently demonstrate our values of being honest, kind, humble, grateful and joyful. This is precisely what made me want to be a part of the Sunnyside family.



Executive Leadership and Board of Director Members



## WE CARE AWARD

Each year, we take the time to recognize a person who has contributed to the Sunnyside Village community in a way that reflects our Core Values.

We were honored to select John Stevenson for this prestigious award.

John has been contributing his time and talents to the greater community for many years, including internationally and to the Sunnyside community since 2015. He is generous with his time and has been an integral part of the Sunnyside Singers group and the Joymakers Singers Group. He continues to be a relentless advocate for the community referring a number of new residents. John has served on the Village Resident Council in various officer roles, including Chair of the Council for four years. Additionally, John was a member of the Sunnyside Foundation Board of Directors from 2017-2023. He held officer roles including member at-large and secretary/treasurer.

I am honored to serve as Chief Executive Officer, and I bring close to 30 years of non-profit senior living experience. The previous organizations I have led were also faith-based, and my approach to management has centered on compassion and being a servant leader. Prior to my arrival in June, the board hired Rob Kelly as the Chief Financial Officer. Rob has extensive experience in the financial management of retirement communities. In addition, Alex Maliwacki was promoted to Chief Operating Officer in March. Alex has been a diligent and dedicated leader to this team for the past 8 years. I am thankful for Rob and Alex, as well as for our entire talented team. We are grateful to the board who had given so much time and effort to oversee the transition process this past year.

Our state-of-the-art memory care neighborhood, Shepard's Landing, opened to the public last spring. The community quickly became fully occupied, with a waiting list. Serving this population and supporting their families has been a blessing. Sunnyside continued its track record of being an exceptional service provider

In addition, Sunnyside was presented the 2024 Community Choice Award for Best Retirement 55+ Community and Best Assisted Living in Sarasota by the Official Community Choice Awards. Despite these accolades, the most important attribute of our community remains the individuals who provide mission-focused services. This year we honored team members who have consistently provided care for decades. This long-time commitment to Sunnyside's mission, vision and values is our greatest gift.

Let us remember the importance of the foundation that was laid down for us and recognize the positive impact of those who have gone before us. May we continue to come together united in our common purpose of caring for others. Senior Living has many challenges, and together we can take the new circumstances in which we find ourselves and reimagine the future to ensure our mission is fulfilled.

Yours in service,

Heather Neff

CHIEF EXECUTIVE OFFICER



Jerry Albritton and Marcia Cruce work on a photo collage

# SUNNYSIDE IN THE COMMUNITY

RINGLING REFLECTIONS



**Sunnyside Village was thrilled this year to participate in a program with Ringling Reflections, a program in partnership with The Museum of Art at The Ringling, located in downtown Sarasota.**

**F**or the first program, residents of Shepherd's Landing were invited to participate with their family members. The program began on March 8, and has continued monthly with future programs in the works with different households from the Sunnyside campus.

The program starts with a private tour of three galleries and discussion of a master painting. Afterward, the group creates their own art project while enjoying the outdoor sculpture garden.

Having family members participate enriches the experience for residents and the team and brought a renewed connection to art for some of the residents.

"Just seeing their eyes light up when the residents see these amazing, beautiful masterpieces is a gift," said Marcia Cruce, Memory Care Coordinator. "Having the chance to discuss and learn about the different works of art is an incredible experience."

More information can be found at [www.ringling.org/event/ringling-reflections-3/](http://www.ringling.org/event/ringling-reflections-3/)



Gus Demeo shares his artistic talent

VILLAGE

From left to right: Allison Newhouse, Doris Koester  
Mary Groninger, Betty Boyette, Patty Holsopple, Shirley Ludke



Photos of the interior of the Village store



# VILLAGE STORE

## HELPS RESIDENTS & THEIR TREASURES TO FIND NEW PURPOSE

**W**hen Doris Koester & her husband, Norman, first moved to Sunnyside Village, they were attracted to the welcoming atmosphere and comradery among residents.

“It reminded me of the village where I grew up in Germany, with a small town feel,” said Doris.

As they grew as retirees in the community, Doris found a new purpose to bring her joy in the community—creating and managing The Village Store, located in the Manor at Sunnyside. The store is operated by the Sunnyside Resident Association and was originally founded in 1993.

“Here residents and guests can find purpose in treasures that others might not have needed or had the room for,” says Doris. “I love that people can find new purpose in these treasures.”

Doris works alongside Treasurer Rose Reeves and Merchandising Manager, Betty Boyette. Together along with other resident volunteers these ladies put their professional expertise into running a successful business.

Merchandising Manager, Betty Boyette, has brought professional expertise in creating attractive displays of treasures that have been donated to the store.

Boyette and her husband owned a large chain of specialty stores on the West coast before moving to Sunrise. “While we want the Village Store to be a gathering space for residents and guests, our primary goal is to give back to the Sunnyside Foundation,” said Doris.

To that end, the store has raised more than \$21,000 for the Foundation over the past four years, and this year presented a \$10,000 check to the Foundation at the annual gala event. The money raised by the Village store has helped to fund various activities and amenities around the Sunnyside campus such as the new wheelchair van, resident activities, the wood shop, and benches for resting around campus.

In addition to jewelry and household items, the store carries snacks, toiletries, greeting cards, postage stamps, and other essentials needed by residents and guests. The Sunnyside Village Store is open Monday-Friday from 11:00 AM-3:00 PM, except for holidays.



# MANOR

## THE SHOW MUST GO ON FOR MANOR RESIDENTS

Barbara Woods found her spark for production when she was a kindergarten teacher, and she helped her class put on a production of Cinderella.

“Back then we were making masks out of paper bags,” said Barbara. “Now we make the masks out of construction paper, but the effect is the same, and people can breathe easier.”

Barbara is originally from Fairfax, VA, and she and her husband, Roger, moved to Sarasota to be closer to their daughter and grandchildren.

“I got to babysit my grandchildren, and that helped me have a close relationship with them,” said Barbara.

She and her husband moved to Sunnyside Village more than 5 years ago. Now that her husband has passed away, Barbara has been living at the Manor.

“I started visiting with the residents in Memory Care when I moved over to the Manor, and I’d visit a few times per week. I thought I might try doing plays with the residents there,” said Barbara.

Barbara considers how to include all residents and team members to be part of the experience. She starts by deciding on the story to be performed, and then she recruits residents in Assisted Living to create costumes and finish set design. As a group they decide who will play each character. They practice the plays and memorize the lines ahead of the performance.

The performances are showcased for residents of all levels of care, as well as for the employees, so everyone can enjoy the experience.

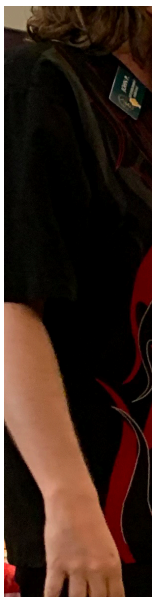
Amongst other team members, Activities Assistant, John Palasek, often gets the part of the wolf or troll in the plays. “I love to read my part alongside a resident in the Manor,” said Palasek. “We really get into the characters and have fun with the performance.”

So far Barbara’s troupe have performed *The Very Hungry Caterpillar*, *If You Give a Mouse a Cookie*, the *Three Billy Goats Gruff*, and more. Next on the docket is *Goldilocks and the Three Bears*.

“Sometimes we memorize our lines, and sometimes we are reading them, but we all really enjoy the experience,” said Barbara.



Susan Murray (left), and Joanne Belfield (right) perform “If You Give a Mouse a Cookie.”





Barbara Woods leads a performance of  
The Very Hungry Caterpillar







Guests enjoyed entertainment from local musicians.

# SHEPHERD'S LANDING MEMORY CARE

## EXPANDING SERVICES TO SUPPORT A COMMUNITY NEED

In the spring of 2024, Sunnyside celebrated the grand opening of Shepherd's Landing, an 18-apartment memory care neighborhood designed to support residents experiencing age-related memory loss. Following a ribbon cutting ceremony, the first resident was welcomed into this new extension of our assisted living facility.

Shepherd's Landing has quickly become known for its close-knit, community atmosphere, aligning with Sunnyside's commitment to the Montessori Inspired Lifestyle principles. As a gold-level recipient of this credential, Sunnyside emphasizes empowering residents to maintain independence while ensuring that dignity, respect, and equality are upheld across all levels of care.

"Expanding our services in memory support allows us to be a continued source of guidance and care for more residents and their families as they navigate the journey of living with dementia," said Alexandra Maliwacki, Chief Operating Officer.

By offering comprehensive support and personalized care, Sunnyside aims to enhance the quality of life for those affected and provide valuable resources to families at every stage of this journey.





**“EXPANDING OUR SERVICES IN MEMORY SUPPORT ALLOWS US TO BE A CONTINUED SOURCE OF GUIDANCE AND CARE FOR OUR RESIDENTS”**

**- Alexandra Maliwacki,  
Chief Operating Officer**



Joyce York, Manor resident, enjoys the ribbon-cutting ceremony.

**For more information on Shepherd's Landing,  
visit [SunnysideVillage.org](http://SunnysideVillage.org)**





# USING TECHNOLOGY

## TO ENHANCE CARE

**T**hrough a generous Foundation donation, Sunnyside was able to purchase a Tovertafel projector unit to enhance the care we provide in Memory Support. Tovertafel translates to "Magic Table" in Dutch.

The interactive unit creates a tabletop gaming system that can be used to stimulate the brain and improve cognition among residents with memory impairment. Residents and team members can access dozens of games and activities that meet all skill levels. There are even games to encourage grandchildren and residents to play together.

This tool has been proven to improve life in Memory Support neighborhoods reporting that 93% of communities will observe improved social interaction with residents and 82% will see an improved relationship between staff and residents.

"I feel incredibly fortunate to witness the positive impact of state-of-the-art technology at Sunnyside," said Macey Walker, Director of Resident Experience. "It's truly a joy to see our residents interact so vibrantly with adaptive technologies."

In addition to the Tovertafel, the community has introduced a new music therapy program designed to spark joy and recognition among residents.

A University of California-Davis study on the effect of music on memory, and the results confirmed that music that relates to an important time in someone's life creates deep roots in neural pathways. A person with significant memory loss can show cognitive improvement when they listen to songs and music that tie back to their youth or other important times in their lives.

At Sunnyside we continue to follow the journey of our residents with Memory Loss, and we have recently

added a monthly music therapy program with local musician, Steve Wolinsky to enhance the care we provide to our residents. Steve plays familiar songs and provides musical instruments for residents to join in and feel the rhythm of the music. Steve is affiliated with a local group, Music Therapy Connections, which provides music for entertainment and therapy purposes for all ages.

The hope is in the future to purchase more instruments for the residents to express their creative sides.

"It has been a joy to see residents light up when they experience music therapy," said Marcia Cruce, Memory Care Coordinator. "We look forward to adding music to our outdoor courtyard in the coming year with instruments that residents can play year-round."

Shepherd's Landing is currently accepting applications for the community, and to learn more visit [SunnysideVillage.org](http://SunnysideVillage.org).





# SUNNYSIDE FOUNDATION

## FOUNDATION GIFTS PROVIDE LASTING IMPACT

Sunnyside Foundation continued to offer essential resources to the residents and staff of Sunnyside Village through grants and humanitarian aid. In addition, the Foundation continued to support the greater community through like-minded charity organizations in need.

Over the past year, the Foundation provided financial assistance to five Sunnyside residents across the community.

Additionally, the Foundation worked to strengthen the relationships we have with our sponsoring churches and like-minded organizations.

The sewing group from Bethel Mennonite Church pieced two beautiful quilts for Chaplain Jarvis' Angel-By-My-Side program. These quilts are utilized to comfort someone as they are in the process of gaining their heavenly reward.

Additionally, we were involved with

Sarasota Christian School with their preferred business partnership program. This program brings recognition of Sunnyside Village and Sunnyside Foundation to the school's campus. With the Life Enrichment Department, we have been hosting fun gatherings between residents and students to foster intergenerational relationships.

Foundation gifts were also used to implement a new music therapy





program in Shepherd's Landing, as well as a new wheelchair lift bus. For the past four years less mobile residents were not able to attend outings for leisure or essential shopping trips, and with the generosity of residents, family members, and staff community the Foundation successfully raised \$34,313 toward the cost of purchasing the bus. We hosted a blessing ceremony on June 27.

Over the last year, the Foundation

received funds from 462 donors totaling just over \$300,000. This number excludes Chapel giving as well as monies donated to the employee Christmas bonus fund. The Foundation provided over \$175,000 in grant assistance this year for residents living in the Village, the Manor and Shepherd's Landing.

Allison Newhouse  
SUNNYSIDE  
FOUNDATION

**Explore  
how you  
can make a  
lasting  
impact.**





# HEALTH & REHAB CENTER

## NEW WHEELCHAIR ACCESSIBLE VAN PROVIDES INDEPENDENCE

**F** For the past few years, senior living communities across the country had to scale back on group activities and outings, significantly altering how residents could stay connected with the broader community.

At Sunnyside, while we took necessary precautions to safeguard the health and safety of our residents, we were excited to resume our full schedule of outings and events.

This year, with the support of the Sunnyside Foundation, we invested in a new wheelchair-accessible van, which enhances our residents'



Resident Wanda Coury is escorted by the Director of Life Enrichment, Macey Walker

ability to enjoy shopping excursions, medical appointments, and other social activities with increased ease and independence.

Residents collaborate with our activities team to plan and select outings for our activities calendar and with this new addition, the opportunities are limitless!

“Organizing these outings is crucial because they provide our residents with meaningful experiences that enhance their quality of life. By facilitating these excursions, we not only offer them opportunities for social engagement and personal enjoyment but also help them maintain a sense of liberation and

connection with the world outside our community,” said Becca Ferry, Director of Life Enrichment.

Our suggested group outings to local restaurants and seasonal attractions have been met with enthusiastic participation. “We gather input from residents on their interests, ensuring a diverse range of activities for everyone to enjoy,” added Ferry.

The first outing for the Health & Rehabilitation Center was a scenic drive along the coast, featuring stops along local beaches and notable spots that sparked engaging conversations and evoked positive memories among participants.

**For more information on Health & Rehabilitation, visit [SunnysideVillage.org](http://SunnysideVillage.org)**





# THE CHAPEL

## STEADFAST & PRESENT

As I consider the past twelve months, change is what comes to mind. While change was happening throughout the organization, the ministry that flows from the Chapel was “steady as she goes.”

We’ve settled into a Friday worship routine, and attendance has remained steady. Moving to a Friday service was a change for some, but overall, it has gone very well and many now attend the Chapel on Fridays and their own church on Sundays. The Friday worship service is live streamed across campus on channels 195 and 103 and is available online.

The service is recorded, edited, and

then replayed on Sundays at 10:30 a.m. on channels 195 and 103. Additionally, the recordings are archived and made available by searching Sunnyside Village Chapel Live on your web browser. They are available through Christian World Media.

This past year we celebrated the 10th Anniversary of *Music in the Village* with two concerts. The first was a piano performance by Fredrick Moyer. Fred is a crowd favorite at Sunnyside. He has a patented system to video his hands on the keyboard and project the image to the underside of the piano lid. During the concert he played the original “Rhapsody in Blue” (over 23 minutes long) from memory. The audience was absolutely mesmerized.

The second concert highlighted the vocal talents of Steve Amerson and Laurie Gayle Stephenson. It was a mixture of Broadway and Inspirational tunes. Steve is a Bob Hope Entertainer of the Year recipient and Laurie Gayle did first run Broadway shows. They rocked the house.

Pastoral care continues daily, and another mission of our ministry is to provide an opportunity for as many residents as possible to hear and see the scriptures. Two new technologies have been gifted to the Chapel over the past year. A software program called ProPresenter casts lyrics and scriptures on the live stream signal and to the new video wall in the Chapel.

The very first week that the video wall was used, a resident told me this was the first time she could read the song lyrics and scriptures. Even though we have large print song books, they weren’t enough. She was so happy.

It has been a wonderful opportunity to bring God’s Word to this community on so many formats.

Blessings,

Jarvis R Hochstedler  
CHAPLAIN



# 5 TEAM MEMBERS CELEBRATE

## 25+ YEARS OF SERVICE

Sunnyside Village celebrates five team members who have dedicated 25+ years of service this past year.

“These team member embody the mission of Sunnyside,” said Alex Maliwacki, Chief Operating Officer. “They come to work with a renewed passion for the residents and their fellow team members, and they make our community a better place.”

When asked what led you to be part of Sunnyside for so many years, Director of Administrative Services,

Amy Craig answered, “My favorite part of working at Sunnyside Village is a sense of family you get from being part of this community. It is meaningful work, but we also get the benefit of experiencing everyday life together. It is a treasure.”

These employees are truly dedicated to the mission and success of the organization and have spent a good portion of their lives serving the organization, says Sean McClory, Director of Human Resources.

“I believe in the vision & foundation of how Sunnyside was started,” said Kimberly Delagrang, Payroll & Benefits Manager. “Coming to work has had purpose—to create a safe, friendly, and fun environment for the residents as they transition into different stages of life. To laugh with some, to cry with some, and to just listen to some; it’s an honor to be part of their ‘family’ and participate in their lives.”



**Kimberly Delagrang**  
*Payroll & Benefits Manager*  
33 Years



**Richard Delagrang**  
*Maintenance Services*  
32 Years



**Perry McDaniel**  
*Certified Nurses Assistant*  
27 Years



**Linda Yoder, Registered Nurse**  
26 Years



**Amy Craig**  
*Dir. of Administrative Services*  
25 Years



# RECOGNITION



## CONTINUING EDUCATION TO EXPAND LEADERSHIP CAPACITY

The Leading Age Southeast Leadership Academy provides a leadership foundation rooted in reflective practice and allows participants the ability to develop a deep understanding of one's self, uncovering unique leadership attributes and learning how to stretch and leverage those capacities to improve leadership impact.

Leadership Academy program, and Director of Marketing, Matt Cohen, was accepted into the incoming class, a great honor for those working in the senior living sector.

"I'm excited to see what I learn in order to better support my team at Sunnyside," said Cohen. "Being able to participate in a program like this will expand my gifts as a leader at Sunnyside."

This year, Resident Liaison Allison Newhouse, completed the

## COMMUNITY RECOGNITION

### U.S NEWS & WORLD REPORT

Best Nursing Home  
*Sunnyside Health & Rehabilitation Center*



### HERALD TRIBUNE

2024 Readers' Choice Awards  
Best Retirement 55+ Community  
& Best Assisted Living in Sarasota

### SRQ MAGAZINE

Gold Winner, 2024 Best Nursing Home/Retirement Community



SUNNYSIDE PROPERTIES OF SARASOTA, INC.





# FINANCIAL STATEMENTS

TWELVE MONTHS  
ENDED JUNE 30, 2024

## Sunnyside Properties of Sarasota, Inc. & Subsidiaries Consolidated Financial Statements

### Sunnyside Properties of Sarasota, Inc. Consolidated Financial Statements Twelve Months Ended June 30, 2024

	UNAUDITED 2024	AUDITED 2023
<b>Assets</b>		
Cash & Cash Equivalents	\$ 1,424,175	\$ 529,324
Accounts Receivable	2,614,161	3,982,320
Prepaid Expenses	685,645	1,227,752
Marketable Securities	35,117,042	29,877,148
Assets Whose Use is Limited	1,511,492	1,474,564
Property & Equip (Net)	40,030,619	41,223,035
Other Assets	196,035	227,445
<b>Total Assets</b>	<b>\$ 81,579,169</b>	<b>\$ 78,541,588</b>
<b>Liabilities &amp; Net Assets</b>		
Accounts Payable	\$ 718,475	\$ 730,776
Accrued Expenses	1,436,551	1,355,803
Unearned Revenue	-	244,267
Lease Deposits	494,425	521,715
Long-Term Tax Exempt Debt	21,179,445	21,206,784
Deferred Revenue From Lease Fees	13,623,464	13,964,062
<b>Total Liabilities</b>	<b>\$ 37,452,360</b>	<b>\$ 38,023,407</b>
<b>Net Assets</b>	<b>\$ 44,126,809</b>	<b>\$ 40,518,181</b>
<b>Total Liabilities &amp; Net Assets</b>	<b>\$ 81,579,169</b>	<b>\$ 78,541,588</b>

<b>Operating Revenues</b>		
Resident Services	\$ 19,784,741	\$ 17,428,999
Life Lease	3,662,882	3,387,809
Rental Income	50,764	54,560
Investment Return	2,038,857	2,273,003
Other Income	5,937,097	3,219,924
<b>Total Revenue</b>	<b>\$ 31,474,341</b>	<b>\$ 26,364,295</b>

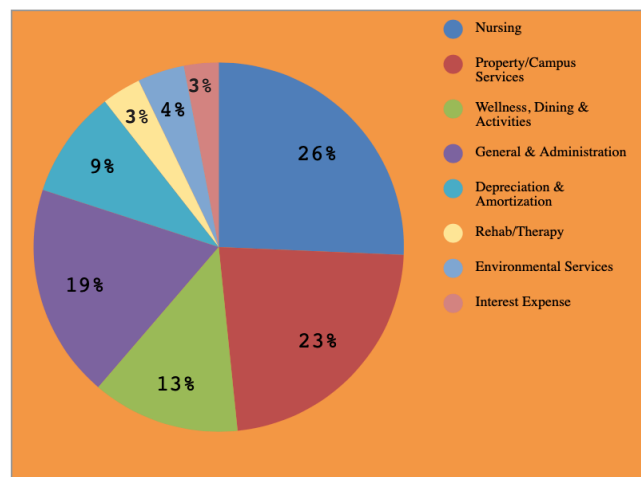
<b>Operating Expenses</b>		
Resident Care	\$ 7,919,651	\$ 7,420,118
Quality Assessment Fee	373,259	351,269
Dietary	3,981,137	2,922,302
Environmental Services	1,262,451	1,156,506
Property & Equipment	7,006,889	4,000,493
General & Administrative	5,777,076	4,566,674
Interest Expense	933,490	947,134
Depreciation & Amortization	2,912,920	2,809,478
<b>Total Expenses</b>	<b>\$ 30,166,873</b>	<b>\$ 24,173,974</b>

<b>Net Operating Revenue</b>	<b>\$ 1,307,468</b>	<b>\$ 2,190,321</b>
Unrealized/Non-Operating Gain/(Loss)	299,561	207,591
Sunnyside Foundation Net Revenues	2,001,600	27,873
<b>Increase in Net Assets</b>	<b>\$ 3,608,629</b>	<b>\$ 2,425,785</b>

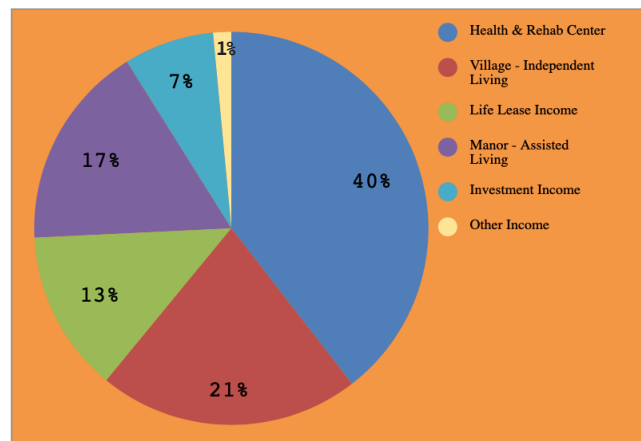
<b>Operating Expense Categories</b>		
Nursing	7,919,651	26%
Property/Campus Services	7,000,770	23%
Wellness, Dining & Activities	3,981,137	13%
General & Administration	5,777,076	19%
Depreciation & Amortization	2,912,920	9%
Rehab/Therapy	1,057,257	3%
Environmental Services	1,262,451	4%
Interest Expense	933,490	3%
	30,844,752	100%

<b>Operating Revenue Categories</b>		
Health & Rehab Center	10,874,882	40%
Village - Independent Living	5,896,297	21%
Life Lease Income	3,662,882	13%
Manor - Assisted Living	4,641,428	17%
Investment Income	2,038,856	7%
Other Income	409,570	1%
	27,523,915	100%

### Operating Expenses



### Operating Revenues





## Sunnyside Village

5201 Bahia Vista Street, Sarasota, FL 34232

941-371-4245 | SunnysideVillage.org



### Our Mission

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

### Our Core Values

Sharing God's love by serving others with honesty, kindness, humility, joyfulness, and gratefulness.

Sunnyside Village is a 501(c)3 not-for-profit organization affiliated with local Mennonite Churches and a member of:



Assisted Living #0007952  
Skilled Nursing #1535096

### Sunnyside Properties Board

Curtis Ross II, Chair  
Wade Harris, Vice-Chair  
Beth Ebersole  
Rob Pohl  
Kjell Purnell  
Michelle Anderson  
Nathan Grosch  
Cheryl Kornhaus

### Sunnyside Foundation Board

Steve Lane, Chair  
Bob Antrim, Vice-Chair  
Dave Evans, Jr.  
Wade Harris  
Cheryl Kornhaus  
Dan O'Connor  
Curtis Ross II  
Crockett Walker

### Church Affiliations

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

PICTURED ON THE COVER: Community leaders celebrate the opening of the Shepherd's Landing Memory Care community.