



WESLEY

Community · Choice · Continuing Care

2019 ANNUAL AND SOCIAL ACCOUNTABILITY REPORTS



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A message from Kevin Anderson & Steven Storms

Back in 1994 when Wesley celebrated its 50th anniversary, a commemorative booklet was published titled "The Dream is True...Continued". This year, Wesley celebrated its 75th anniversary. Not only did the dream continue, but it expanded.

In spring, we welcomed residents into their new homes at Wesley Bradley Park in Puyallup. A formal ribbon-cutting ceremony and grand opening celebration were held in August with residents, local dignitaries and friends. Wesley Bradley Park, our first campus in Pierce County, has been well received in the community. Wesley at Tehaleh, under development in Bonney Lake in Pierce County, is located in the master planned community of Tehaleh. We began construction in August 2019, and we anticipate opening in the spring of 2021.

Construction of Phase II of redevelopment continues at Wesley Des Moines for the new Gardens building, scheduled to open in the summer of 2020. Plans for our next campus in the Fairwood/Renton area, Wesley Spring Glen, are in full swing. We expect construction to begin in late spring of 2021 with a completion date in spring/summer 2023. You will hear much more about this new community in the months to come.

We were honored to be one of only two home health care agencies in Washington State to be rated as a 5-star agency by the Centers for Medicare and Medicaid Services (CMS). Wesley Lea Hill Rehabilitation & Care Center also maintained a 5-star rating throughout the year.

We give thanks to the many volunteers and donors who have helped us enhance our mission and ministry, including dedicated members of our boards who guide our strategic growth, donors who give generously to bring so many enhancements to our communities and staff and volunteers who offer support and encouragement every day. To all, we thank you!

Here's to 75 years of expanding The Dream. The Dream is True!

Kevin Anderson
President / CEO

Steven Storms
Board of Trustees Chair



WESLEY

Community · Choice · Continuing Care



75 CELEBRATING YEARS of community and counting

What an absolute banner year 2019 was for Wesley! The entire organization's festivities commemorated the 75th anniversary of Wesley's incorporation in 1944.

At Wesley Bradley Park, residents welcomed people into their homes for the official grand opening celebration. Attended by approximately 400 guests, the celebration highlighted the beautiful 14.36-acre community. Over 60 residents helped plan the event and guide guests through the community.

As guests toured Wesley Bradley Park, it was easy to see why residents chose to live there: high ceilings, tall windows, spacious chapel and event center, festive club room, movie theater, wood shop, fitness center and bistro. The list seemed endless, and that was before guests saw the spacious apartments.

They viewed The Brownstone apartment building and The Lodge, including independent and Catered Living apartments, memory care and the Town Center.

The community also celebrated receiving the license for The Arbor, the memory care wing, which opened in November to provide a much-needed care component in the Puyallup community.

Wesley Lea Hill celebrated the 75th anniversary with a grand 1940's-themed party. Hoop skirts, malts, trivia contests and a car show were standards for the day. There were even a few Rosie the Riveters. Operating at nearly full occupancy, Wesley Lea Hill is well-positioned for the next decade of older adults.

A diamond jubilee was held at Wesley Des Moines, the home of the blueberry patch where the first Cottage and Wesley Gardens started it all. Residents, staff and friends had a wonderful time learning or remembering the rich history of Wesley. Amidst the merriment, we honored the many people who dreamed and brought Wesley into being, the many who continued to build on the dream and the many who prepare the organization for the future.

"When I walked down the hallway into the open living space, I joked to my daughter, 'I'm moving here tomorrow!' I knew it was meant to be."

JOANNE SWANSON



From the ground up

On September 10, 2019, Wesley held a groundbreaking ceremony for its second community in Pierce County, Wesley at Tehaleh. Nearly 400 people attended. Wesley is known for outdoor living space, and this newest community boldly delivers on that expectation.

Located in the master-planned community of Tehaleh in Bonney Lake, Wesley at Tehaleh is 401,000 square feet of timeless Northwest architecture on 16.82 acres. In addition to our own walking trails, the community is surrounded by more than 20 miles of walking and hiking paths that connect to parks, boardwalks over wetlands and ponds, a lush forest full of wildflowers, a challenge trail and an off-leash dog park.

Wesley at Tehaleh is the first joint partnership between Wesley and Presbyterian Homes & Services (PHS). The campus includes a Brownstone and Lodge with apartments offering independent living through memory care.

“Wesley is excited to join its long time development partner, PHS, in bringing an innovative new community to the vibrant Tehaleh neighborhood,” said Kevin Anderson, Wesley President and CEO. “Tehaleh is a perfect location for the abundant amenities and larger apartments found in our Wesley communities.”

The community’s modern design features many amenities, including a bistro, chapel, wellness center, fitness room, theater, craft room, library, club room, patio, pond and Pickleball court. Residents will enjoy multiple dining options, views of Mount Rainier and a 24,000 square-foot Town Center within the community.

The collaboration between Wesley and PHS was formed based on aligned values and goals, with a focus on creating an atmosphere for seniors to thrive in a modern community and among nature. Wesley began collaborating with PHS in 2005 on the Wesley Lea Hill community. Additional projects include the current redevelopment of Wesley Des Moines and the construction of Wesley Bradley Park.

96 percent of residents
would recommend
Wesley



Honors for quality you can count on

The staff of Wesley Home Health nationally performed better than other agencies on measured care practices and outcomes.

First, Wesley Home Health received a 5-star rating from the Centers for Medicare & Medicaid Services (CMS). This made Wesley one of only two home health agencies in the state to achieve a 5-star rating. A “quality of patient care” rating evaluates how well the team provided care to clients based on eight individual quality measures reported on Home Health Compare.

In addition to receiving a 5-star rating from CMS, the Home Health team was recognized as one of the top performing home care agencies in the nation.



The HomeCare Elite® Award of Excellence puts Wesley Home Health in the top 25 percent of most successful home health

agencies in the United States for medically-directed in-home skilled nursing and rehabilitative therapies.

HomeCare Elite measures performance by using publicly available information for quality of care, patient experience, quality improvement, best practices implementation and financial management.

“This award reflects the high performance of both our clinical and office teams, and it’s wonderful to see them get recognized,” said Melinda Moore, Executive Director, Wesley Health & Home Care. “With many of our nurses working in both home health and hospice, I believe this award reflects the quality of care across our entire agency.”

The team worked hard to achieve and maintain this elevated standard of care with organizational efficiency.

“Congratulations to a super fantastic team of home health professionals,” said Moore, “including our clinicians, schedulers, intake, insurance, medical records – every single individual who has helped make this happen for our patients in King and Pierce counties!”

“I would like to thank our Wesley Home Health group for taking such good care of my mom after she was released from the hospital. I can, with confidence, say you are the best!”

A. STAPARS



Delivering on our promise to serve

Some might think that reaching 75 years means that it's time to slow down. Not at Wesley.

Phase II of the Wesley Des Moines redevelopment project was in full swing. For much of 2019, a 183-foot-high crane overlooked The Gardens' side of the community. It was there during the pouring of over 8,910 tons of concrete for the foundation of the new building and to create the two-story garage.

The crane was also there as wood framing began, windows and sliding doors were installed and framing was completed on the 312,000 square foot building, known as the new Gardens. The crane was finally disassembled as residents and staff looked on in November.

Future residents of the new Gardens were kept informed of construction progress in two ways: monthly meetings on campus with Anthony Mizen, Superintendent with Walsh Construction, and through regular communications via the Captain's Club e-newsletter created for reservation list members.

Wesley's Life Enrichment teams and resident volunteers continued to expand Wesley U with

engaging programs designed to stimulate meaningful learning, interaction and personal

growth for adults 50 and over. The Wesley U program began at Wesley Des Moines

and expanded to our Lea Hill and Bradley Park communities. Wesley Community Foundation ensures that every resident has access to our programs free of charge!

Wesley Health & Home Care continued to serve King and Pierce counties with excellence in home health and hospice. Our home care division began serving residents at our Bradley Park location through Catered Living, our flexible home care program.

Architectural design started for the next Wesley community in Renton. This 24-acre campus is another joint partnership between Wesley and Presbyterian Homes & Services. With its neighboring property, Nativity Lutheran Church is a third partner and will have its own dedicated space within the community.



CNA Academy helps build careers

In January, Wesley Des Moines launched the CNA Academy, a free training and certification program for certified nursing assistants. The seven-week curriculum was developed to help alleviate the increasing need for CNAs and to help support the industry.

Approved by the Department of Social and Health Services, the program helps students gain nursing skills and provides insight into the healthcare field. Tuition for the program is free, and graduates receive certification.

Students learn theory in the classroom, practice hands-on skills in the lab and receive clinical training at Wesley Des Moines Health Center. Training includes

the use of a Manikin, a life-sized anatomical human model purchased by Wesley Community Foundation.



Supporting construction, funding programs



The majority of Wesley Community Foundation's efforts went to supporting capital campaigns. Over \$3.2 million in support was given by the Foundation to Des Moines and Bradley Park for current capital projects.

The Foundation also gave over \$375,000 in benevolence and education grants and supported health, wellness and social programs for residents and staff. The Foundation:



Des Moines

- Raised \$7 million to date for the campus redevelopment
- Purchased playground equipment for Highline Montessori at Wesley at the Des Moines Health Center

Bradley Park

- Raised \$4 million to date for the capital campaign
- Purchased a 14-passenger bus with wheelchair access for resident transportation

Lea Hill

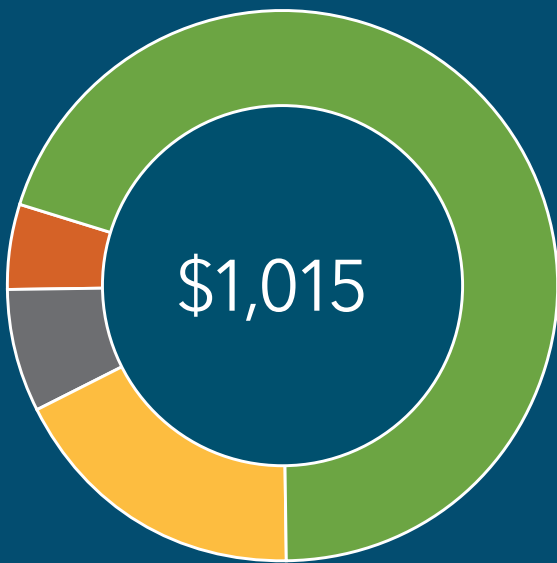
- Purchased dining room tables and chairs for The Arbor memory care
- Acquired equipment for the Emergency Response Team
- Raised capital for benevolence and Greatest Need funds

Wesley U, one of our most popular programs, was financially supported by the Foundation. These continuing education courses are free for residents and the greater community on all campuses.

Wesley & Subsidiaries

Including Wesley Des Moines, Wesley Lea Hill, Wesley Bradley Park, Wesley Community Foundation and Wesley Health & Home Care

Funds your Gifts Supported



- 70 percent Capital Investment
- 18 percent Greatest Need
- 7 percent Other
- 5 percent Circle of Concern



Statement of Operations

Income Statement for the year ended December 31, 2019

Unrestricted	(in thousands)
Operating Revenue	\$55,111
Operating Expenses	\$63,117
Operating Income	(\$8,006)
All Other Unrestricted Activity	\$4,983
Change in Unrestricted Net Assets	(\$3,023)
Change in Donor Restricted Net Assets	\$1,079
<hr/>	
Change in Net Assets	(\$1,944)

Statement of Financial Position

Balance Sheet as of December 31, 2019

Assets	(in thousands)
Cash and Unrestricted Investments	\$28,107
Restricted Investments	\$39,584
Property and Equipment	\$199,549
Other Assets	\$12,790
<hr/>	
Total Assets	\$280,030

Liabilities & Net Assets	(in thousands)
Accounts Payable and Accrued Expenses	\$12,241
Resident Entrance Fees	\$51,904
Annuities Payable	\$739
Loans and Mortgages	\$190,873
Total Liabilities	\$255,757
Net Assets	\$24,273

Total Liabilities & Net Assets	\$280,030
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The portions of operating expenses spent on administrative and fundraising for Wesley Homes and its subsidiaries were 5.15 percent and 1.14 percent respectively.

Wesley Homes financial highlights are presented for convenience and information purposes. A copy of the audited financial statements will be provided upon request.

Lifetime Giving Societies

The Lifetime Giving Societies recognize the cumulative contributions of donors.

Century Circle Lifetime Giving of \$100,000 and above

Absher Construction Company
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Stephen and Jeanine Barnndt
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Dr. W. Preston Woodall, Jr.
Anonymous (2)

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Doris Linkletter
Rex and Sandra Lund
Vernon and Madelyn Mann
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Jean Morton
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JoAnne Swanson
Lois Toevs
Christine S. Tremain
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Walsh Construction Co.
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Diane Whipple
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Mei Castor
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Patricia Cox
Arline Dahl
Mike and Patty Deal
Sylvia DeVaux
Tom and Bonnie Doan

Freida Drake
Johann H. Duenhoelter
Lena Dumesic
Priscilla Duncan
David Dunn
Marie Durlinger, DDS
Virginia Dymont
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Leroy Eckardt
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Dona J. Eskelin
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William and Beverly Hanna
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Virginia Hendricks
Walter and Dorothy Higgins
Thomas and Beatrice Hikida
Dale Hollister
John and Arlista Holman
Scott and Kathryn Hulet
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Frank and Ann Lindeke
Howell Lowe
Lawrence and Carol Malcom
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Ryan Niemi
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Marjorie Nothdurft
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Enola Peters
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J. David Snow and Barbara McLain
Soroptomist International of Auburn
Betty Sperline
Edmund and Blythe Stanton
Aija Stappars
Edgar Starr
Foster Stockwell
Harold and Peg Sutlief

Continued on page 10

The Lifetime Giving Societies: Cornerstone Society, continued

Denis and Sylvia Taft	Marilynn J. Van Hise	Margaret Wainscott	Don and Mary Jane	Charles White	Linda and Phil Yates
Maurine Taylor	Cyril and Nixie Van	Barbara Walker	Wasson	Robert Witman	Joan and Martin
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Towle	Louise Wadsworth	Foundation	Wesley Needle	Jim Yamamoto	Anonymous (4)
			Crafters		

Stanley Logan Club

The Stanley Logan Club recognizes the annual contributions of donors totaling \$1,000 or more in a calendar year. These gifts support initiatives, such as resident and staff programs, resident and staff assistance, capital campaigns and greatest needs.

Kevin and Barb	Alex Candalla	Anna S. Hasegawa	Walter W. Liang	John Shaffer and	Carol Van Hee
Anderson	Patricia and Larry	Marilyn Hinton	Lawrence and Carol	Barbara Dadd	Dr. Jude and Maria
Automotive Recovery	Carney	Kenneth and Diane	Malcom	Shaffer	Verzosa
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Bailie	Ronald Champoux	Dick and Cathy Jobst	Susan Fritts	Paul and Kim Smith	Co.
Carl Ball	Diane Collier	Grace Kanda	McConnell	Denman and Janet	The Taxpayers of
Eugene and Janice	Columbia Bank	Ray and Charlotte	Irene McCoy	Smith	Washington State
Barker	Patricia Cox	Kanemori	Lynn and Carla	Sherman and Barbara	Wesley Gardens
Thomas and Doris	Ross Deckman	Karleen Kennedy	Michaels	Snow	Resident Council
Barker	Tom and Anne	Kert Kertson and	Carol Mohler	J. David Snow and	Wesley Lea Hill
Richard and Ruth	Derbyshire	Norma Lee Smith	William Morgan	Barbara McLain	Resident Council
Barnhart	Bernie Dorsey	Marilyn Knutson	Fred and Rita Poe	Corinne Spicer	Diane Whipple
Debbie and Jim	Virginia Dymont	Mary Kohli	Alice Pohl and	Blythe and Edmund	Kenneth and
Bevier	David Evans	Jean Kuehn	Richard Baker	Stanton	Rosemary Willman
Virginia and	Roberta Fallis	Jean Lahmann	Prudential	Milton Stark	John K. Wimpres
Lawrence Bird	Fulcrum Capital, LLC	Joseph and Sonya	Jean Richmann	Bobby and Joyce	Colleen
Chuck and Leila	Kathryn Garnett	Landholm	Nancy Robertson	Stratton	Wojciechowski
Booth	Brian and Beth	John G. Lang	Edward and Debra	Carolyn Sundvall	Dr. W. Preston
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Suzanne Burke	Mary Gruber	Eloise Lauritsen	James and Carol	Betsy Towle	Jim Yamamoto
Greg and Angela	Jennifer and Douglas	Leon and Janet	Russell	Cynthia Towle	Anonymous (4)
Byrge	Hanson	Leonard	Karen Satterberg	Devore	
Peggy J. Campbell			Jane Shafer	Christine S. Tremain	

Legacy Society

Legacy Society members have made a deferred gift commitment to support Wesley's communities or programs.

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Anderson	Clardy	Garrett	Noriko Lao	Dan and Jane E. Pryor	Barbara McLain
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James Elliott	Cone	Mary Gruber	Norman and Lola	Adelle Rennord	Margaret Squires
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Bailie	Jan and Tom Crews	William and Beverly	Mildred Leberg	James and Carol	Stanton
Millard and Martha	Joseph and Helen	Hanna	Mary Lee	Russell	Foster Stockwell
Battles	DeVaux	Kathrine Hansen	Walter W. Liang	Lawrence R. Sachs	Harold and Peg
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Castner	Corinne Garland	Norma Lee Smith	Sam and Mary Ann	Janey L. Smith	Anonymous (5)
Lee-Lee Castor		Marilyn Knutson	Nagel, Jr.		

Estate Gifts

Corporate Matching Gifts

We gratefully recognize these estate gifts ranging from \$10,000 to \$1,000,000.

Blanche Corning	Roberta Sachs
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Marie Pankey	Grace Wilson
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Helen A. Ranstrom	Kenneth T. Worthington

Benevity Community Impact Fund
Boeing Company Matching Gift Program
GE Foundation
Microsoft Matching Gift Program
Prudential Foundation Matching Gifts
Thrivent Financial

All gifts are greatly appreciated, and every effort has been made to ensure the accuracy of this listing. We apologize for any errors and ask that you report omissions or corrections to the Foundation office at (206) 870-1334.

Employee Stakeholders

Wesley employees who gave to our Culture of Philanthropy in 2019.

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Robert N. Carter	Nykia D. Gauldin	Rob Lanouette	Kimberly G. Nuss	Brian Simmons	
Gregory A. Carter	Dawn C. Genzlinger	Jeannine L. Lee	Halid Okanovic	Megan D. Simmons	
Charles C. Chalfant	Lacey S. Gilbert	Jarrett LeMasters	Maksida Okanovic	Patti J. Singleton	
	Barbara J. Gleim		Jean Olson	Marlene J. Slee	



WESLEY

Community · Choice · Continuing Care

2019 SOCIAL ACCOUNTABILITY REPORT



"There is no exercise better for the heart than reaching down and lifting people up."

JOHN HOLMES

Investing in our future

During a year full of celebration of our history, Wesley took time to support our hardworking and dedicated employees. We were grateful to be able to provide assistance to staff when needed through Wesley Community Foundation.

Wesley was able to help fund 18 employees and their families who experienced an emergency hardship.



For staff who desired to increase their skills, the Foundation provided six employees with education grants, including two grants for employees to attend LeadingAge® Washington's Leadership Institute. The institute provides leadership and growth opportunities that emphasize the importance of relationship building, emotional intelligence and transformational leadership skills.

Wesley was also able to fund Red Cross training and certification in Adult First Aid/CPR for 20 CNA employees.

Subsidizing Care

Social accountability is like a report card to the public that highlights the social responsibility of an organization. As a not-for-profit, Wesley welcomes opportunities to support older adults and contribute to the greater community.

For 17 residents at Wesley Des Moines, the Bishop McConnell Scholarship Program provided \$201,486 in subsidies, allowing these residents to live at Wesley and receive support and care.

The Circle of Concern fund provided \$166,376 in subsidies to six qualifying Wesley residents. Wesley Community Foundation raised funds for the Des Moines, Lea Hill and Bradley Park Circle of Concern Endowments that helped support qualifying residents who exhausted their financial resources through no fault of their own.

Donors to this program included residents, family and friends. The Autumn Festival was a big success for Wesley Des Moines residents, raising over \$3,200 for the Circle of Concern Endowment.

When Medicaid reimbursements fell short for long-term care residents of Wesley Des Moines Health Center, Wesley Lea Hill Rehabilitation & Care Center and Wesley Health & Home Care, Wesley absorbed this shortfall of over \$2.5 million.



Value of Community Benefit and Subsidies

Community Involvement	\$218,299
Meeting Space	\$77,107
Community Programs offered on our campuses	\$17,337
Education	\$19,591
Community Benefit (subtotal)	\$332,334
Reduced Rent, Subsidized Care and Assistance	\$392,129
Medicaid shortfall	\$2,560,282
Total	\$3,284,745



Reaching out to the greater community

Over the past 75 years, Wesley's success, in part, is based in our ability to serve our residents and the surrounding communities we call home.

We have an opportunity and a responsibility to use our knowledge and our capabilities to positively impact others.

Wesley provides over 650 jobs in our communities and in our home health, home care and hospice agencies.



Wesley's Living the Mission team once again participated in and raised money for the Walk to End Alzheimer's. Despite the rain, residents and staff were happy to walk in support of this worthy cause.

An ongoing outreach for Wesley Des Moines and Wesley Lea Hill, community dinners welcome members of the greater community for a meal and fellowship. Our communities support local food banks with food and clothing drives throughout the year.

Working with children is always an enjoyable way for Wesley to support the greater community. Through Highline Montessori at Wesley, our collaboration with Highline School District brings preschoolers to the Wesley Des Moines campus. Residents are welcome to volunteer with the children at the Des Moines Health Center.

Wesley and our residents also supported Auburn Foster Parent CPR classes, Des Moines Elementary School, Rainbow Girls Foundation, Boy Scouts, Nexus Youth and Families, Big Picture Learning and the beeping Easter egg hunt for blind children.

The Daughters of the American Revolution, longtime friends, continued to meet at Wesley Des Moines.



Wesley's efforts to make a difference in the areas where we live and work show through our community programs, volunteerism and investment. These efforts often help improve the quality of life of those we serve.

Wesley Health & Home Care provided 300 flu vaccines to residents and staff, which helped keep Wesley, our families and the greater community as flu-free as possible.

Wesley staff and residents donated, welcomed, volunteered for or otherwise supported over 60 organizations. The South Sound region benefitted from over 3,508 volunteer hours of service just from the Wesley Des Moines residents.

The Valley Regional Fire Authority received 31 empty fire extinguishers from Wesley Lea Hill. These extinguishers are useful for training of firefighters and other professional and community first responders.



At each Wesley campus, candidates for public office are invited to speak to residents and members of the general public. These forums provide interactive opportunities for people to meet their legislators.

As Wesley continues to grow, we do our part to lift up and support local communities. We're proud to carry on our strong partnerships with local food banks, churches, senior centers, service clubs and advocates for seniors.

Wesley Des Moines sponsored the Des Moines Legacy Foundation's Bayside Brunch, a fundraiser that supports local community programs. Several worthy programs received funds from this event: Grace in Action, which builds wheelchair ramps; Meals on Wheels; and the Medical Teams International Mobile Dental Clinic.

For the second year, Wesley supported the KentHOPE Day Center for Women and Children. Their Faces of Hope Gala continued to raise funds to help reduce homelessness in our communities. Wesley also held a warm coat drive, which resulted in bags and boxes of coats for those in need.

Wesley Executive Leadership

Kevin Anderson
President/CEO

Greg Byrge
Executive Director, Lea Hill

Alex Candalla
Executive Director, Des Moines

Jesse Dykshoorn
VP Information Technology

TC Fraser
Campus Administrator, Bradley Park

Susan McConnell
Executive Director, Foundation

Melinda Moore
Executive Director, Health & Home Care

Aija Stapars
VP Human Resources

Christine Tremain
VP Marketing & Development

Jim Yamamoto
VP Finance



WESLEY

Community · Choice · Continuing Care

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Des Moines, WA 98198

WesleyChoice.org

Toll-free: 1-(866) WESLEY-O
1-(866) 937-5390

Wesley is a faith-based, not-for-profit organization offering a full spectrum of lifestyle options for aging well, including residential communities and in-home health services in King and Pierce counties.

