



WESLEY

Community · Choice · Continuing Care

2021 ANNUAL REPORT LIVING THE MISSION REPORT



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A message from Kevin Anderson & Joe Harmon

When we reflect back on the events of 2021, it would be easy for one to get discouraged and wonder when is this all going to end.

At Wesley, we have taken a different view of last year: a view of hope, encouragement, optimism and joyfulness. A vaccine for COVID-19 was given to over 98% of our residents by the end of April, and the majority of staff had received the vaccination by the end of August.

In June, we opened The Lodge at Wesley at Tehaleh. In October, we reached 100% occupancy in the new Gardens building at Wesley Des Moines and began site preparation for the last phase of construction which will include more independent living, Catered Living and memory care accommodations, plus a new rehabilitation and care center with 70 private suites and 1 semi-private suite. The pièce de résistance? A skywalk connecting The Terrace to The Gardens building.

We worked hard at expanding our Lean initiative, finding ways to standardize work flows while improving quality and reducing costs. Lean helped us make significant improvements to our Health & Home Care division, which not only improved our quality outcomes but made the program financially strong. As we continue to expand Lean, we anticipate we will see many more improvements like this throughout our organization.

Wesley Community Foundation, through the generous support of donors, raised over \$2.6 million. These funds went to construction, programs and services that benefited our residents and the community at large. Wesley U is one such program, but there are many more. All of these benefits are because of you, and we are very grateful!

It is easy for any of us to be disheartened during these turbulent, challenging and uncertain times. However, by serving others, we begin to see a brighter future, a more rewarding life and a life full of gladness. We welcome you to join us in our mission and ministry and to live joyfully!

Kevin Anderson
President / CEO

Joe Harmon
Board of Trustees Chair



WESLEY

Community · Choice · Continuing Care



A bright future for Wesley

The year held so much that was new for Wesley: a new community, new residents and a new path for the organization.

Wesley at Tehaleh, our second community in Pierce County, opened its doors to new residents in The Lodge. The dedication and grand opening celebrations included many business partners, friends of Wesley, residents and staff from all Wesley communities, family members, music and delightful cuisine from our culinary chefs from Morrison Living. Even with finicky Pacific Northwest weather, over 300 people came to view this beautiful and much-needed community nestled in nature.

"We've been able to participate in so many more things than when we lived in our house," said Jean Horne, Resident Council President at Wesley at Tehaleh. "There are activities, health checks, exercise classes and shopping trips. We just really appreciate living here."

There were many new faces at Wesley Des Moines, too. The Gardens reached 100% occupancy, an impressive feat considering the world was still in the midst of a pandemic. Residents love the apartments, the spaciousness of the amenity areas, the sense of community and the new friendships they've formed.

"There's new energy and enthusiasm on campus, more ideas about possible new programs," said Rob Lanouette, Wesley Des Moines Community Relations Director. "Like the meeting of the Carols where everyone is named Carol. How fun!"

Both Wesley Bradley Park and Wesley Lea Hill had strong occupancies, and Wesley at Tehaleh continued to tour and move in new residents.

"What we love the most are the security and fellowship here."

JIM PLETT, DES MOINES RESIDENT



"I'm so thankful to be around the wonderful people who surround us."

JEAN HORNE, WESLEY AT TEHALEH RESIDENT

Living joyfully each day

Wesley launched a new website in the fall adding an interactive site map and more video. The updated design makes the site more user friendly and accessible whether viewed from a mobile phone, tablet, laptop or desktop.

"It's in line with what people expect of websites now," said Brent Rawls, Wesley's Digital Marketing Specialist. "It's an improved user experience and easier to update as Wesley continues to grow."

Building a strong infrastructure to support the growth of Wesley led to another new area: our Lean Business Model initiative.

"Wesley wanted a framework that was sustainable and could support the continued expansion of Wesley's communities and services," said AeJeanna VanSapp, Lean Systems Manager. "It's really a great way to eliminate waste and inefficiencies, strengthen teams and stay committed to Wesley's mission."

"Our employees bring Wesley's mission to life. The role they play is vital to the success of that mission."

NEAL MARTINO, VP HUMAN RESOURCES

Wesley communities were abuzz with the joy of life: through vaccines and boosters, community and fun.

Every Wesley community provided both doses of the COVID-19 vaccine and the booster to residents and staff. Combined, the four communities, Health & Home Care and the corporate office had 99% of residents and 98% of staff vaccinated.

The year continued with car shows, llama visits, employee appreciation parties, chair volleyball, croquet, Veteran's Day activities, holiday and park excursions, a blessing of the animals ceremony, the ever popular ice cream parades, gingerbread house decorating, concerts and a 70th anniversary event for Will and Betty Gering of Wesley Lea Hill.

Heading into Thanksgiving, President / CEO Kevin Anderson shared with employees a special Week of Announcements. Each day brought a change that would positively impact employees and strengthen Wesley's commitment to the staff.

The special week included raising Wesley's starting minimum wage to \$15 per hour, impacting more than 100 employees; an investment of an additional \$275,000 in wage increases for nursing roles to address pay equity and market pressures; a Gratitude Bonus for all staff; the standardization of Holiday Pay for all; and the creation of a Personal Holiday of Choice that enables staff to enjoy a paid day off to celebrate a day of significance.



Measuring success

Many factors contributed to a successful year for Wesley Health & Home Care.

“We focused on formalizing and expanding our Palliative Care program, including adding a physician who makes in-home visits,” said Executive Director Melinda Moore. “We opened Catered Living for Wesley at Tehaleh and expanded the program at Wesley Bradley Park. We continued our hospice services in Pierce County under the governor’s state of emergency waiver, allowing us to serve clients from hospitals and other agencies. Overall, we regained our pre-COVID client numbers.

“We used Lean principles to streamline the business so we could work more efficiently with limited staffing and resources,” Melinda continued. “This included creating an interdisciplinary group that we cross-trained to serve both palliative and hospice clients, which gave us the flexibility to respond to hospital referrals faster. With Medicare, we applied to enroll our palliative program so we could bill for those services, and we were able to respond to overall Medicare billing changes. This added to our revenue.”

The division continuously evaluated what worked for the clients and the team to support the health, dignity and independence of clients.

A Foundation for all

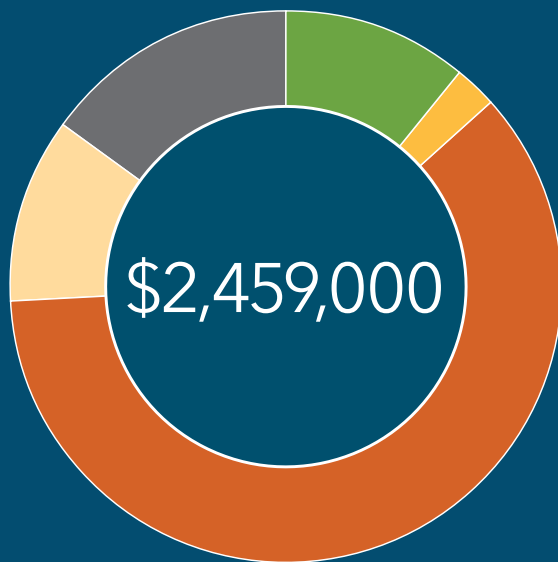
“Striking” is often used to describe Wesley Bradley Park, and now there’s another sight to behold. Thanks to the generous support of residents Harriet Farman and her family, Carrie and Lee Boulet, the sanctuary was named Koinonia Chapel. “Koinonia” is defined as spiritual communion, fellowship and sharing in a common commitment by a body of believers. To heighten the spirituality of the room, Wesley Community Foundation added the stained glass windows designed and produced by Unique Art Glass of Seattle. The movement in the design lets light and nature into the room and builds upon the sanctity of this beautiful, welcoming space shared by the community at Bradley Park.

The earth moved at Wesley Des Moines thanks to the Foundation! To keep Des Moines Phase III redevelopment moving along, the Foundation was asked to support the earth moving for the new residential wings and swimming pool. Two million dollars’ worth of earth was moved and leveled to get the ground ready for new construction. It was exciting to see the future pool area full of rain water this winter along with inflatable ducks, a whale and a turtle. Each week brought some new sight! We can’t wait for construction to begin!

Wesley & Subsidiaries

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

Funds your Gifts Supported



Statement of Operations

Income Statement for the year ended December 31, 2021

Unrestricted	(in thousands)
Operating Revenue	\$72,855
Operating Expenses	\$81,701
Operating Income	(\$8,846)
All Other Unrestricted Activity	\$7,932
Change in Unrestricted Net Assets	(\$914)
Change in Donor Restricted Net Assets	(\$667)
Change in Net Assets	(\$1,581)

Statement of Financial Position

Balance Sheet as of December 31, 2021

Assets	(in thousands)
Cash and Unrestricted Investments	\$39,663
Restricted Investments	\$33,978
Property and Equipment	\$315,697
Other Assets	\$25,501
Total Assets	\$414,839
Liabilities & Net Assets	(in thousands)
Accounts Payable and Accrued Expenses	\$15,017
Resident Entrance Fees	\$87,852
Annuities Payable	\$706
Loans and Mortgages	\$275,864
Total Liabilities	\$379,439
Net Assets	\$35,400
Total Liabilities & Net Assets	\$414,839

The portions of operating expenses spent on administrative and fundraising for Wesley Homes and its subsidiaries were 4.56% and 0.86% respectively.

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

The highlights presented here include the partnership between Wesley Homes and Presbyterian Homes & Services for Wesley at Tehaleh.

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
Kevin and Barb Anderson
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The Taxpayers of Washington State
Wesley Des Moines Resident Council
Wesley Lea Hill Resident Council
Grace Wilson
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Anonymous (2)

Visionary Society Lifetime Giving of \$50,000 and above

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Mary Kohli
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Mary and Denton Lee
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The Loucks Family
Irene McCoy
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John Nitardy
Jeanne Pearson
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Mary Frances Van Scoyoc
John K. Wimpress
Annie Yoshimoto
Anonymous (3)

Pillar Society Lifetime Giving of \$25,000 and above

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BPCI
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Wilbert Cadle
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Melvin and Eleanor Finkbeiner
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Jack and Marji Tuell
Betty Wahlen
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Cornerstone Society Lifetime Giving of \$10,000 and above

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Mei Castor
Jim and Ginny Christensen

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Johann H. Duenhoelter
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Rick and Judy Slater
Brent and Mona Smith
Denman and Janet Smith
Doris Smith

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The Lifetime Giving Societies: Cornerstone Society, continued

Paul and Kim Smith	Edgar Starr	Everett Tigard	Margaret Wainscott	Wesley Gardens Flea Market	Murden Woods
J. David Snow and Barbara McLain	Foster Stockwell	Edwin and Marian Towle	Barbara Walker	Wesley Needle Crafters	Kenneth Worthington
Soroptomist International of Auburn	Joyce and Bobby Stratton	Marilynn J. Van Hise	Alfred Waln	Charles White	Jim Yamamoto
Betty Sperline	Harold and Peg Sutlief	Cyril and Nixie Van Selus	Washington Federal Foundation	Kenneth and Rosemary Willman	Linda and Phil Yates
Aija Stapars	Denis and Sylvia Taft	Anna Vander Pol	Don and Mary Jane Wasson	Robert Witman	Joan and Martin Zatloukal
	Maurine Taylor	Louise Wadsworth			Gregory Zimmer
					Anonymous (4)

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 Anderson	Alex Candalla	Dick Jobst	Eloise Lauritsen	Ron and Barb Peltola	Sherman and Barbara Snow
Anonymous (5)	Patricia and Larry Carney	Ellen R. Johanson	Leon and Janet Leonard	Ray and Joan Petit	Corinne Spicer
Walter M. Arthur, MD	Liz and Don Carter	Darcy and Daniel Johnson	W. Walter Liang	Fred and Rita Poe	John and Elaine Stamm
Rosemary Austin	Ralph and Barbara Centioli	Dr. Jennifer J. Johnson	Bill Loucks	Gerald and Janice Post	Edmund and Blythe Stanton
Bernard and Rita Bailie	Diane Collier	Evelyn Joneson	Suzanne L. Mager	Alice Pohl and Richard Baker	Bobby and Joyce Stratton
Carl Ball	Columbia Bank	Patricia Jorgensen	Carol Malcom	John Purvis and Nancy Wright	Theresa Sullivan
Eugene and Janice Barker	Jan and Tom Crews	Grace Kanda	Neal Martino	Nancy Robertson	Carolyn Sundvall
Richard and Ruth Barnhart	Ross and Lue Ann Deckman	Jan Kane	Shannon McCarthy and Wililam Wiley	George and Ruby Roe	Peg Sutlief
Stephen and Jeanine Barndt	Tom and Anne Derbyshire	Ray and Charlotte Kanemori	Terry McCarthy	Susan Fritts	Lois E. Svinth
Marlita Basada	David Durham	Karleen Kennedy	Susan Fritts McConnell	Irene McCoy	JoAnne Swanson
Robert and Patricia Bate	David Evans	Kert Kertson and Norma Lee Smith	John H. McGilliard	John H. McGilliard	Shirley Tollefson
Millard and Martha Battles	Roberta Fallis	Nina Kinney	Lynn and Carla Michaelis	Lynn and Carla Michaelis	Christine S. Tremain
Joe and Kristina Belfiore	Harriet J. Farman	Marilyn Knutson	Carol Mohler	Karen Satterberg	Marlys Tron
Debbie and Jim Bevier	Brian and Gretchen Frederick	Edward Koerner	William Morgan	Nancy and Erv Severtson	Louise Wadsworth
Leila Booth	Dr. William A. Freitag	Mary Kholi	Verla Morrison	Janet and Philip Schempf	Lucile A. Wheeler
Lee and Carrie Boulet	Brian and Beth Garrett	Walt Kuehlthau and Patricia Carney	Julia Moser	John J. Shaffer and Barbara Dadd Shaffer	Kenneth and Rosemary Willman
Barbara Brassfield	Dr. William Gillanders and Dr. Eregina Bradford	Fredrick Kulczycki	Dr. Donald and Beret Mott	Arlene Simpson	Chuck Wilson
Marilyn Brown	Helena Hanna	Janet Labes	Douglas and Suzy Myers	George and Lila Sjodin	John K. Wimpres
Suzanne Burke	Jennifer Hanson	Jean Lahmann	Dianne Nelson	J. David Snow and Barbara McLain	Colleen Wojciechowski
Greg and Angela Byrge	Madge Hanson	Joseph and Sonya Landholm	Lisa Osterloh		Jim Yamamoto
	Anna S. Hasegawa	John Lang	Dennis and Eva Parks		
		Noriko Lao			

Legacy Society

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

Kevin and Barb Anderson	Veronica Bialik	Will and Priscilla Clardy	Billy Fugate	Dick and Cathy Jobst	Suzanne L. Mager
Anne Avery and James Elliott	Ralph and Louise Black	Molly and Donald Cone	Jeanne Galletly	Ruth M. Kenyon	Paul and Joanne Marr
Bernard and Rita Bailie	Reginald and Dawn Branston	Jan and Tom Crews	Brian and Beth Garrett	Marilyn Knutson	Jane Maurich
Stephen and Jeanine Barndt	Jo Ann Brown	Joseph and Helen DeVaux	Will and Betty Gering	Mary Kohli	Pamela McCarthy
Millard and Martha Battles	Peggy J. Campbell	Janet Eby Norris	Mary Gruber	Eloise Lauritsen	Susan Fritts
Paul and Betty Beeman	Pat Carney	Harriet J. Farman	Betty Hall	Norman and Lola Lawson	McConnell
	Lee-Lee Castor	Melvin and Eleanor Finkbeiner	William and Beverly Hanna	Mary Lee	Carol Mohler
	Ralph and Barbara Centioli	Dr. William A. Freitag	Kathrine Hansen	W. Walter Liang	Dr. Donald and Beret Mott
			Anna S. Hasegawa	Frank and Ann LindekeMichael and Willa Link	Sam and Mary Ann Nagel, Jr.
			Ken Hoben		

Continued on page 9

The Legacy Society, continued

Jeanne Pearson	Dorothy Schepcke	Barry Smith	Edmund and Blythe	Lois E. Svinth	Joan and Martin
Dan and Jane E. Pryor	Paul and Onalee	Janet L. Smith	Stanton	Diane Whipple	Zatloukal
Margaret Race	Schneider	J. David Snow and	Foster Stockwell	John K. Wimpres	Anonymous (5)
James and Carol	Paul and Kim Smith	Barbara McLain	Harold and Peg	Margaret Wynstra	
Russell	Mildred Smith	Corinne Spicer	Sutlief		

Estate Gifts

We gratefully recognize these estate gifts of \$10,000 and above.

Blanche Corning	Resi MacDonald	Newton Temple
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J. Michael Egglin, M.D.	Marie Pankey	Merna B. Trowbridge
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M. Mae Jung	Roberta Sachs	Grace Wilson
Noriko Lao	J'Anna Sharrard	Ingrid A. Wolf
Agnes Lee	Janette M. Simms	Benjamin Wolfram
Levi T. Lovelace	Frances B. Smith	Kenneth T.
Lowe Family	Josephine St. Jean	Worthington

Corporate Matching Gifts

The Benevity Community Impact Fund
The Boeing Company Gift Matching Program
Microsoft Matching Gift Program
Russell Investments

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 2021.

Alicia Acayan	Jorge Covarrubias	Alyssa Harvey	Jacob Martin	Lisa Osterloh	Aija Stapars
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Teresa Barnes	Bernie Dorsey	Ellen R. Johanson	Angelique Meisel	Naniofa Poulivaati	Gerri Tyson
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Tina Brown	Alice Gathere	Jeannine Lee	Andrea Natalizio	Emily Schimitschek	Colleen
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Greg Byrge	Barbara Gleim	Ashley Line	Laura Nencetti	Donna Schultz	Virginia Yacas
Alexander Candalla	Colton Gueck	Suzanne L. Mager	Eunice Ngugi	Patricia Schwab	Jim Yamamoto
Robert Carter	Edna J. Halcon	Lonica Mahugh	Halid and Maksida	Brian Simmons	Angela Ylenni
Charles Chalfant	Renee Hall	Parmjeet Malhi	Okanovic	Megan Simmons	Enrique Zazueta
Karen Cleven	Jennifer Hanson	Alla Mamikonyan	Jean Olson	J. David Snow	Anonymous (27)
Theresa Conner	Frank Harding	Mary Marcotte	Marilyn Osgood	Diane Spencer	



2021 LIVING THE MISSION REPORT



Social accountability – serving the greater community

Year two of the pandemic brought a unified Wesley U program to residents. This meant there was one catalog of great speakers and topics for all Wesley campuses and the surrounding communities.

“Consolidating the Wesley U program is a major benefit to all the participants,” said Tracy Oshiro, Wesley U manager. “We’re able to get more speakers as well as better quality topics. We also have the brain trust of a combined Wesley U committee of residents and staff. They provide a nice blend of input from all of the communities. The program is stronger than ever, and the support of Wesley Community Foundation is an essential component of our success.”

Feedback from residents is that the variety, range and quality of classes is better. With over 300 resident and non-resident participants per quarter, plans are to continue the hybrid model of in-person and Zoom classes.

The first day of school for students of the Montessori-inspired Bezos Academy began with a parade. Residents and staff cheered on the children, who carried balloons and noise makers. The Wesley Des Moines location is the first tuition-free Bezos Academy preschool in the U.S. Wesley provides the 2,700 sq. ft. space and volunteers for this exciting partnership. Wesley Community Foundation provides enhancements to this special place like outdoor planter boxes and plants.

The spirit of giving was apparent through the food drive at Wesley Lea Hill, the Autumn Fest fundraiser at Wesley Des Moines and the Walk to End Alzheimer’s. These are favorite philanthropic activities for residents and staff. Over 30 of our Wesley Walkers participated in the Walk to End Alzheimer’s, raising around \$4,000. Special thanks go to Theresa Hile and Wesley Des Moines residents Carol Mohler, Diane Collier, Judy Moyer and Mary Lee who organized the walk.



Support when it's needed

By providing residences, nutritious meals and community, Wesley caringly effects the health and welfare of older adults. We stayed true to our purpose and helped residents and staff when needed, including 11 emergency grants and 2 education grants for employees. The efforts of the Living the Mission team and residents continued to positively impact the greater community on and off Wesley's campuses.

For 19 residents at Wesley Des Moines, the income-based Bishop McConnell Scholarship Program provided \$222,553 in subsidies, allowing these residents to live at Wesley and receive support and care.

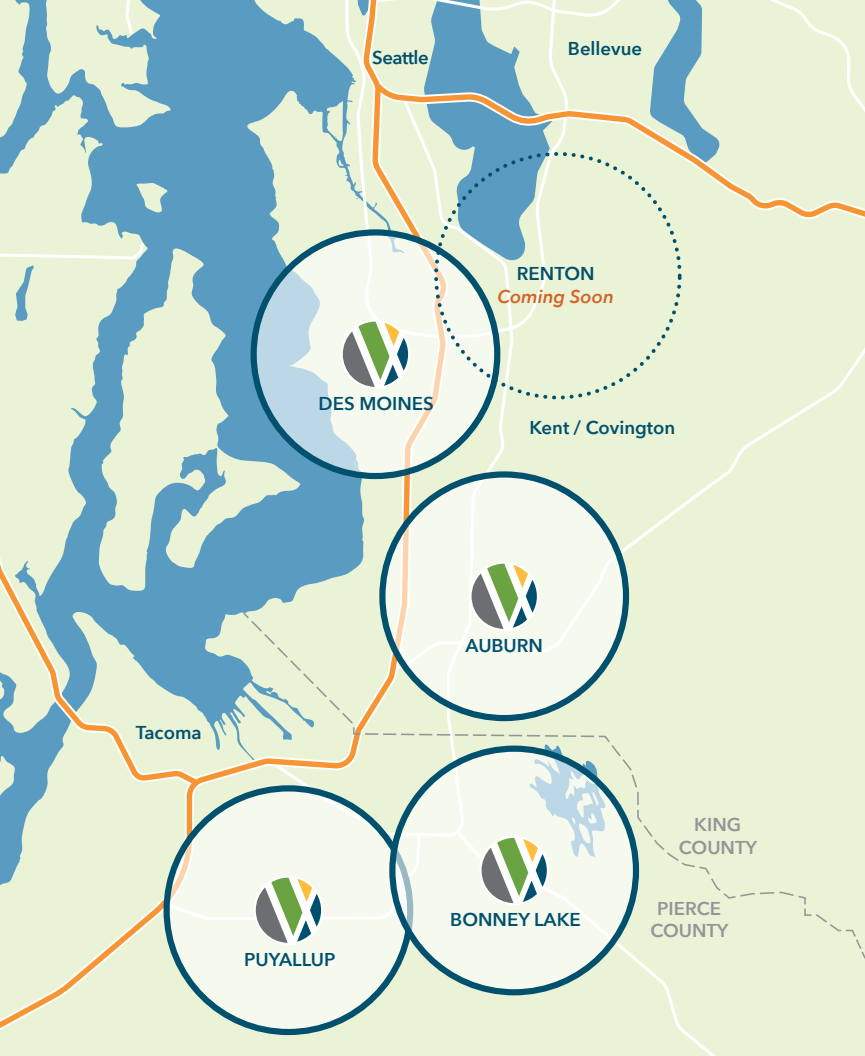
Wesley Community Foundation raised funds for the Des Moines, Lea Hill and Bradley Park Circle of Concern Endowments that helped support qualifying residents who exhausted their financial resources through no fault of their own. The Circle of Concern fund provided \$162,461 in subsidies to seven qualifying Wesley residents.

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 \$1.5 million.

Value of Community Benefit and Subsidies

Education	\$16,812
Reduced Rent, Subsidized Care and Assistance	\$439,826
Medicaid shortfall	\$1,560,849
Total	\$2,017,487





Wesley Executive Leadership

Kevin Anderson
President/CEO

Greg Byrge
Executive Director, Lea Hill

Alex Candalla
Executive Director, Des Moines

TC Fraser
Campus Administrator, Bradley Park

Marysusan Iotte
Campus Administrator, Tehaleh

Kevin Lang
VP Information Technology

Neal Martino
VP Human Resources

Susan McConnell
Executive Director, Foundation

Melinda Moore
Executive Director, Health & Home Care

Christine Tremain
VP Marketing & Development

Jim Yamamoto
VP Finance

WesleyChoice.org



WESLEY

Community · Choice · Continuing Care

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Wesley is a faith-based, nonprofit organization offering a full spectrum of lifestyle options for aging well, including residential communities and in-home health services in King and Pierce counties.

