



30 YEARS
Laurel View
1992 – 2022 VILLAGE

ANNUAL REPORT

2022-2023

A Message from Tim Mock and Barry Thomas

This past year has been a year of transition and improvement. We have been able to transition out of pandemic thinking and are able to look deeper at the current operations and the future. Occupancies in all levels of care have rebounded and are very strong. Our biggest challenge continues to be staffing levels. While some departments are near or at full employment, we continue to be in need of Housekeepers, LPNs and our biggest need being Certified Nurse Aides (CNAs). Therefore, we strategically developed a solution and began the process to train and educate CNAs. We have been officially approved to teach our own CNA Training Course, which the first class is scheduled to begin in October 2023. We hope through recruiting and training a new generation of nurse aides we can help meet our staffing needs and improve the availability of nurse aides throughout our region.

We continue to look at what is next for our campus. Currently we are planning to expand our townhomes. We are in presale mode, with the hope of having 8 of the 10 units sold prior to commencing construction. While the townhome project will fit on our original parcel, over the past several years we have been able to acquire 23 more acres of land adjacent to our campus. We will be working to use this land for the benefit of the campus and greater community in the years ahead.



"We want to thank all of our residents, staff, family members and donors for their support. We look forward to growing and meeting the challenges that the future will bring."

Tim Mock, CEO

Barry Thomas, Board Chair

OUR VISION

Inspire each person, know their story, and serve in love.

OUR MISSION

Motivated by Christ's love, we strive to foster a community that provides opportunities to live with purpose, vibrancy, and independence.

OUR CORE VALUES

Community · Integrity · Excellence
Financial Sustainability · Forward Thinking

OUR PURPOSE

We Do Community. Even Better. We will be resilient, supportive, and never give up on each other. We will help each person to grow in faith and live with purpose to become their best self. Because of this, and our desire to share the love of Christ, we will find ways to look beyond ourselves, serve well and build a community of people that inspires.



RESIDENTS & STAFF

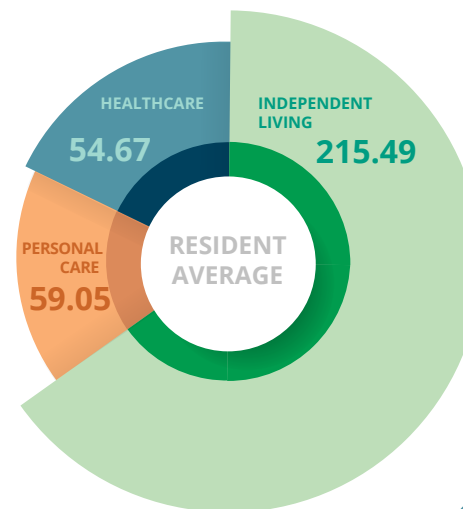
Executive Summary

Allegheny Christian Ministries, Inc., is a non-profit 501 (c)(3) corporation, which owns and operates Laurel View Village. The Laurel View Village campus is located at 2000 Cambridge Drive in Davidsville, PA and provides an array of senior living options. Laurel View Village is certified to provide Medicare and Medicaid services, operating as a Continuing Care Retirement Community (CCRC) under the Pennsylvania's Department of Insurance and admits and provides services to all persons without regard to race, color, age, sex, religious creed, national origin, or physical or mental handicap.

Numbers at a Glance

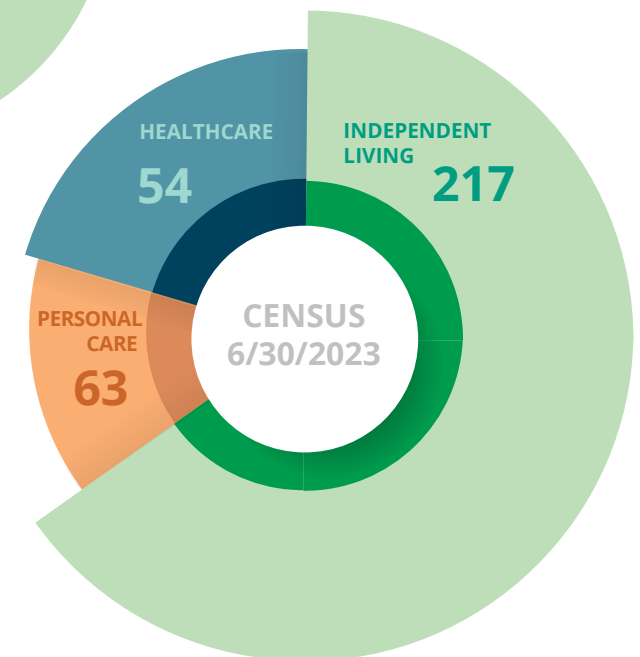
AVERAGE STAFF NUMBERS

TOTAL • 192



Resident Census Average

Resident Census
June 30, 2023



CENSUS
6/30/2023

LEADERSHIP TEAM

EXECUTIVE LEADERSHIP TEAM



TIM MOCK

Chief
Executive
Officer (CEO)



ANGELA RIZZO

Sr. Director of
Independent Living
& Community
Relations



AMANDA SNYDER

Personal Care
Director



RACHEL WACHTER

Nursing Home
Administrator



MEGAN HEISER

Dietary Director



HOLLY REPKO

Controller/Interim
Director of
Environmental
Services



REBECCA CHRIST

Human Resources
Manager

CHRISTINA GORSCHAK

Lead Sales
Counselor

DOUG CROYLE

Director of
Compliance & Health
Services

MICHELLE WOZNAK

Director of Nursing

NANCY DONATI

Personal Care
Coordinator

AMANDA DIEHL

Assistant Director of
Nursing

JOE SHETLER

Life Enrichment and
Wellness Manager

ERIC LASURE

Chaplain

HECTOR VELASQUEZ

Housekeeping
Supervisor

MARK ADAMS

Maintenance
Supervisor

EDWIN AMADOR

Executive Chef

EXCITING HIGHLIGHTS



Improving Outdoor Spaces

Each year our leadership picks a cause to advance projects important to Laurel View Village. Our 2021 Christmas appeal raised over \$10,000 along with a \$25,000 grant from Lee Initiatives to transform the outside area of our personal care center which was completed in 2023. This project was a huge success and our personal care residents couldn't be happier with the outcome! The small patio was formerly underutilized due to its size and lack of a roof. This meant the space became completely unusable when raining and sunny days presented a challenge as the space quickly became too hot. Providing a solid roof and doubling the size of the patio has made such a positive impact on the area and has increased resident participation rates by 15%, which improves both physical and mental health.

2022 Impact Awards

In celebrating Laurel View Village's 30th anniversary, we are thankful for those that have positively impacted our community and choose to annually recognize those changemakers.

Laurel View Village announced the annual IMPACT Awards. The awards showcase and honor individuals who have demonstrated the Laurel View Village core values, while also having made a positive impact on Laurel View Village or the 55+ population of the region. The IMPACT Awards are broken down into three categories honoring a resident, employee and community member.

The honorees for the first annual IMPACT Awards were the following:

Resident IMPACT Awardee: Eugene Spangler

Community IMPACT Awardee: Robert Barrett and William Horner

Employee IMPACT Awardee(s): Karen Brewer, Dianna Fabrizio, Anna Pleskovic, Tammy Cooper, Karmela Cox, Randy Yoder, Dave Speigle, Nancy Curry, Tim Mock



Certified Nurses Aid Program

Certified nursing assistants provide some of the most crucial and intimate care one receives. To combat the nationwide shortage of CNAs Laurel View Village 2022 Christmas appeal focused on taking the steps to begin our own training program. With the help of donors and grants from the Community Foundation for the Alleghenies and Lee Initiatives we were able to successfully raise \$50,000 towards this initiative. This is a long-term project that will allow us to continue be a leader in health care innovations. The ability to provide quality care to our senior population is essential to the long-term survival of continuing care retirement communities like ours.



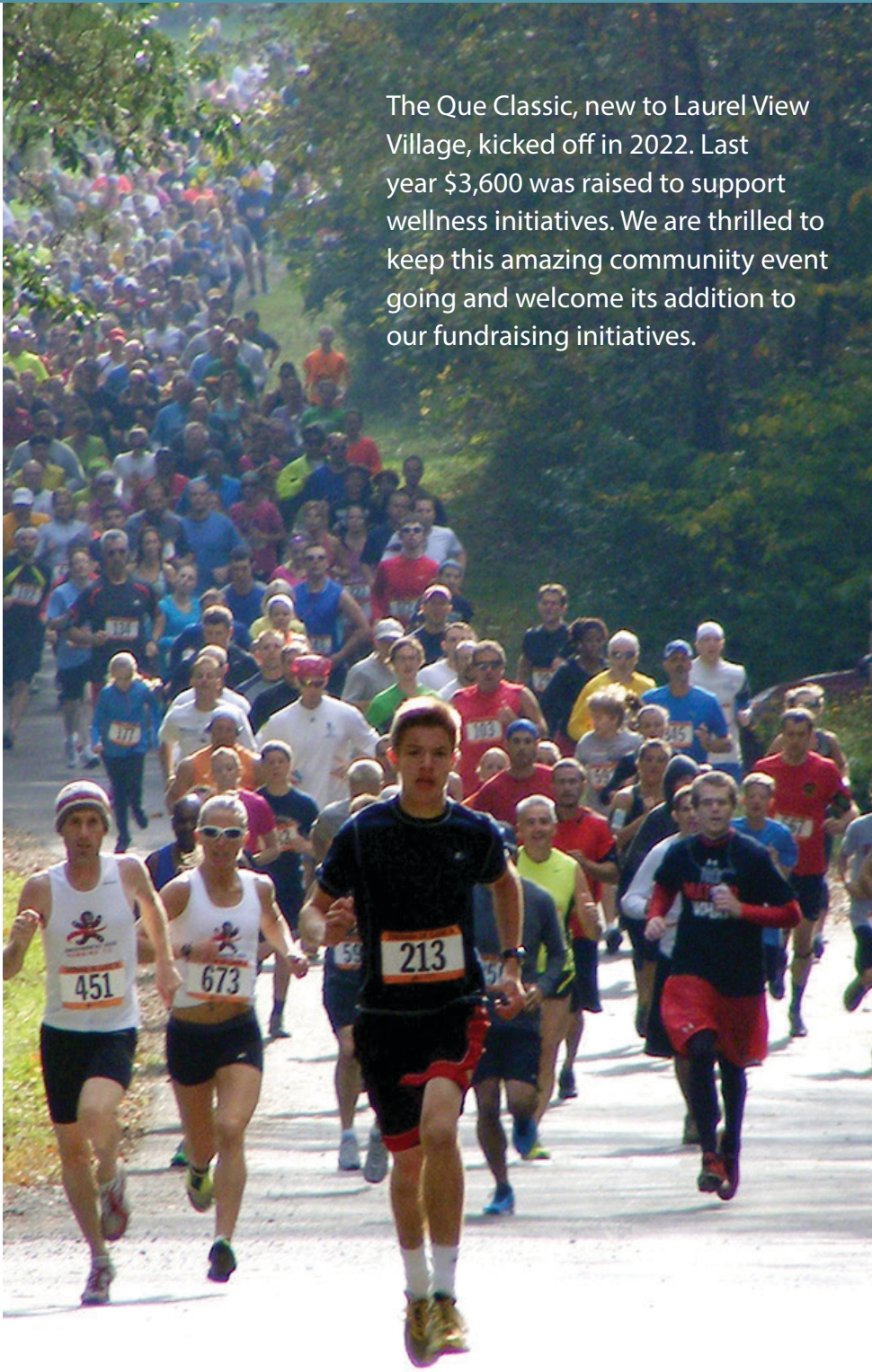
23rd Annual Golf Tournament



The Laurel View Village Annual Golf Tournament is crucial for the longevity of The Caring Fund. Launched in October of 2002, this fund is our promise to residents that the same compassion, security, and dignity will be granted to them even if the day comes that they can no longer afford care. In today's world of rising health care costs even seniors who carefully plan and save for their retirement can run into financial trouble. It is at the heart of our mission and our promise to these residents that they can remain here.

EXCITING HIGHLIGHTS

The Que Classic, new to Laurel View Village, kicked off in 2022. Last year \$3,600 was raised to support wellness initiatives. We are thrilled to keep this amazing community event going and welcome its addition to our fundraising initiatives.



Christmas in the Village

Every November we welcome over 30 local artists and crafters to the Fresh Harvest Banquet rooms to celebrate Christmas in the Village. Adding to the fun is a kid's craft area, train display, and horse-drawn sleigh rides around campus. Funds raised go towards the Laurel View Village Life Enrichment programs. We are pleased to be bringing these activities back post COVID.

Many thanks to all those who attended our events. Your participation and enthusiasm contribute to the overall success of fundraising at Laurel View Village!



On June 21, 2023, Laurel View Village supported the efforts of the National Alzheimer's Association by holding our first annual purple Sock Hop. Over \$3,500 was raised to split between Laurel View Village's memory care units and the National Alzheimer's Association for research. We are proud to have such community support for both causes.



PROPERTY & SERVICES

Laurel View Village is located on a 46-acre campus in a rural part of the Laurel Highlands, Somerset County, Pennsylvania. The campus facilities provide a variety of senior living options with a total of 170 residential living units. The campus includes residential living in single level, duplex townhomes with garages; one three-story structure with under building parking and an attached community center; one two-story apartment structure that offers enclosed access to Laurel View Village's Personal Care and Health Care Centers; and two specialized areas for those with cognitive impairments. The main building includes the 67-unit Personal Care facility and 60-bed Skilled Nursing facility and includes two (2) specialized areas for individuals with cognitive impairments – known as Reflections and the Arbor. Laurel View Village also owns the Davidsville Care Center, a comprehensive outpatient health care center located on its campus, providing residents convenient access to primary care physicians, physical, speech and occupational therapy, and outpatient laboratory services. Within the main building, also includes a chapel, the Village Café, beauty and barber salon, and credit union. The Cambridge building is home to Fresh Harvest Restaurant, banquet rooms, and community center featuring a wellness center and lap pool. A licensed Home Care program is also available to help residents in their homes age in place.

New Townhome Expansion

We are excited to start another chapter with Laurel View Village.

After many years of considering and a growing list of interest for townhomes, Laurel View Village is beginning the presale process for the potential of 5 duplexes adding ten new townhomes to campus.

The Laurel View Village board approved the presale of new townhomes based on the understanding that at least (8) eight townhomes to be sold before moving forward with the expansion. Each townhome features two car garages and larger square footage ranging from 1640 sq ft to 1776 sq ft.



For more information on admissions contact:



CHRISTINA GORSCHAK

Lead Sales Counselor,
Residential Living



CAROL ADAMS

Director of Admissions and Social
Services, Health Care & Personal Care

Laurel View VILLAGE

-  Townhomes
-  Vista Apartments
-  Personal Care
Health Care
Therapy/Rehab
Physician Office
-  Fresh Harvest
Restaurant
-  Cambridge Place



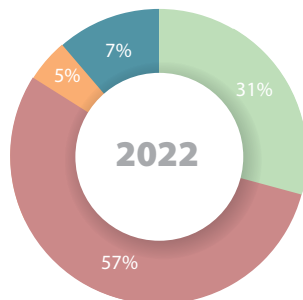
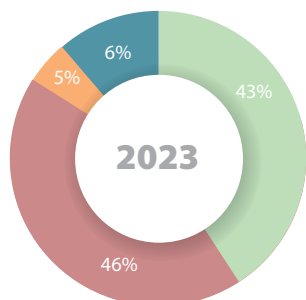
New Townhome Expansion



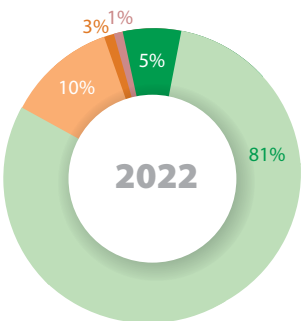
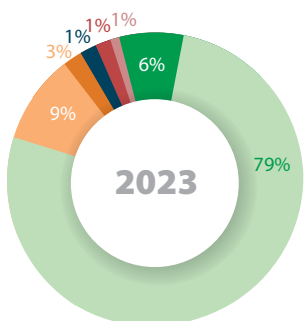
FINANCIALS

ASSETS

| | 2023 | 2022 |
|--------------------------------|-------------|-------------|
| Cash and cash equivalents | \$870,053 | \$554,622 |
| Accounts receivable, residents | \$927,796 | \$1,017,170 |
| Inventories | \$93,775 | \$93,548 |
| Prepaid expenses and other | \$118,613 | \$128,978 |
| Total current assets | \$2,010,237 | \$1,794,318 |

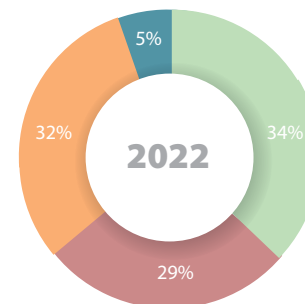
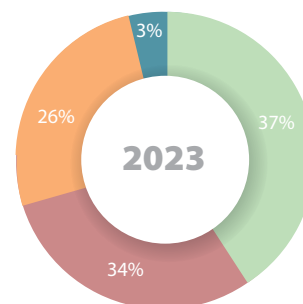


| | 2023 | 2022 |
|----------------------------------|--------------|--------------|
| Total current assets | \$2,010,237 | \$1,794,318 |
| Property and Equipment, Net | \$26,887,654 | \$27,920,940 |
| Investments | \$3,120,930 | \$3,317,879 |
| Assets whose use is limited | \$919,605 | \$1,010,979 |
| Donor-restricted | \$320,567 | \$128,940 |
| Restricted deposits | \$1,166 | \$65,090 |
| Derivative Financial Instruments | \$366,368 | – |
| Deferred Costs, Net | \$193,665 | \$212,663 |
| Total assets | \$33,820,192 | \$34,450,809 |

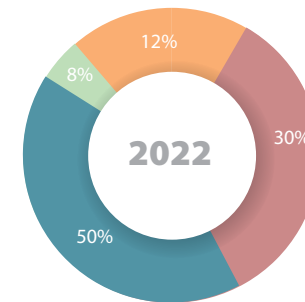
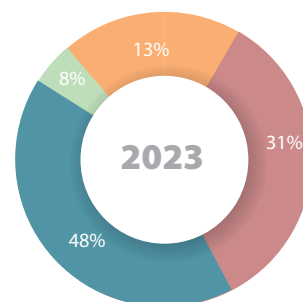


LIABILITIES

| | 2023 | 2022 |
|-------------------------------------|-------------|-------------|
| Long-term debt, current portion | \$1,012,837 | \$903,418 |
| Accounts payable, trade | \$926,089 | \$754,898 |
| Accrued liabilities | \$702,479 | \$829,962 |
| Deposits from prospective residents | \$98,614 | \$134,764 |
| Total current liabilities | \$2,740,019 | \$2,623,042 |



| | 2023 | 2022 |
|---------------------------------------|--------------|--------------|
| Total current liabilities | \$2,740,019 | \$2,623,042 |
| Refundable accommodation fees | \$10,048,742 | \$9,873,352 |
| Deferred rev. from accommodation fees | \$4,063,485 | \$3,922,292 |
| Long-term debt | \$15,600,690 | \$16,577,892 |
| Derivative financial instruments | – | \$201,771 |
| Total liabilities | \$32,452,936 | \$33,198,349 |



| | 2023 | 2022 |
|---------------------------------------|--------------|--------------|
| Total liabilities | \$32,452,936 | \$33,198,349 |
| Net Assets without donor restrictions | \$1,046,689 | \$1,123,520 |
| Net Assets with donor restrictions | \$320,567 | \$128,940 |
| Total net assets | \$1,367,256 | \$1,252,460 |
| Total liabilities and net assets | \$33,820,192 | \$34,450,809 |

Changes in Net Assets Without Donor Restrictions

| | 2023 | 2022 |
|---------------------------------------|---------------------|---------------------|
| Net resident service revenue | \$15,244,772 | \$13,236,803 |
| Other operating revenue | \$618,011 | \$578,311.00 |
| Net assets released from restrictions | \$6,280 | \$6,200 |
| Total operating revenue | \$15,869,063 | \$13,821,314 |

Operating Expenses

| | | |
|---------------------------------|---------------------|---------------------|
| Salaries and benefits | \$9,670,266 | \$8,549,440 |
| Supplies and utilities | \$2,930,770 | \$2,870,740 |
| Depreciation and amortization | \$1,864,673 | \$1,855,629 |
| Interest | \$805,527 | \$816,891 |
| Professional services | \$708,224 | \$572,825 |
| Insurance | \$213,685 | \$197,495 |
| Other expense | \$921,078 | \$1,069,007 |
| Total operating expenses | \$17,114,223 | \$15,932,027 |
| Operating loss | (\$1,245,160) | (\$2,110,713) |

Other Income (expenses)

| | | |
|--|------------------|--------------------|
| Investment income | \$241,794 | \$342,456 |
| Contributions and other income | \$246,354 | \$799,766 |
| Paycheck Protection Program loan forgiveness | – | \$1,749,500 |
| Change in fair value of derivative financial instruments | \$257,246 | \$122,448 |
| Net unrealized gain (loss) on investments | \$112,042 | (\$1,029,957) |
| Other expense | – | (\$4,521) |
| Total other income | \$857,436 | \$1,979,692 |
| Deficiency of revenue and other income over expenses | (\$387,724) | (\$131,021) |

Other Changes in Net Assets Without Donor Restrictions

| | 2023 | 2022 |
|---|------------|-------------|
| Net unrealized gain on change in fair value of derivative instruments | \$310,893 | \$1,346,552 |
| Change in net assets without donor restrictions | (\$76,831) | \$1,215,531 |

Statements of Operations and Changes in Net Assets Years Ended June 30, 2023 and 2022

Changes in Net Assets With Donor Restrictions

| | | |
|---|--------------------|--------------------|
| Change in value of beneficial interest in assets held by Foundation | \$7,470 | (\$21,694.00) |
| Change in value of beneficial interest in perpetual trust | (\$16,195) | – |
| Contributions | \$206,632 | – |
| Net assets released from restrictions | (\$6,280) | (\$6,200) |
| Change in net assets with donor restrictions | \$191,627 | (\$27,894) |
| Change in net assets | \$114,796 | \$1,187,637 |
| Net Assets, Beginning | \$1,252,460 | \$64,823 |
| Net Assets, Ending | \$1,367,256 | \$1,252,460 |

Our listing of contributions is a large and complex task. The listing of names is subject to error, both human and computer. If your name does not appear and it should or if it is listed incorrectly, please accept our apologies and our thanks. If you notify our office, we will correct our records so that proper recognition can be accorded in the future.

Contributions may include gifts-in-kind as well as cash contributions. This listing is for the fiscal year of July 1, 2022, through June 30, 2023.

DONORS

Agnes Sciuillo
Air Management
Al and Susanne Paterson
Alice Cobaugh
Allegheny Street Bed and Breakfast
Altoona Curve
Andrea Santoro
Andrew Labosky
Andy and Risa Billow
Angela and Robert Williams
Angela Rizzo
Anita Faas
Arbutus Blough
Audrey Coleman
Baer Services
Baker Tilly
Barbara Cotchen
Barbara Kenefake
Barbera, Melvin & Svonavec, LLP
Barry and Georgann Thomas
Barry Brubaker
Benchmark Therapies Inc
Betty Burns
Betty Hoffman
Bill and Doris Horner
Bill and Doris Smith
Bill and Linda Ondriezek
Blaine and Deborah Lester
Blough Insurance Agency
Blough Mennonite Church
Brad and Dorothea Otto
Brad Schmid
Brenda Klein
Brian Gunnlaugson
Buxy's Salty Dog Saloon
Byron and Lana Custer
CadeCor
Cambridge Place Residents
Caram Abood
Carl Ickes
Carol Adams
Carole Schrum
Carolyn Shultz
Cecil and Rose Sipe Memorial Fund

Chan Soon-Shlong Medical Center
at Windber
Charlene Santoro
Cheryl Lincoln
Chris Lawery
Christine Gorschak
Clifford and Judith Visalli
Conemaugh Home Health
Conemaugh Township EMS
Conemaugh Township Rotary
Dalton Blough
Damin Printing
Daniel Paros
Dave Harshberger
Dave Speigle
David and Cathryn Rosenbaum
David and Joyce Neumann
David and Rhonda McGee
David and Rosemary Rish
Davidsville Fuel Company
Del Grosso's Park and Laguna Splash
Dennis Himmer and Francine Bartko
Diane Chesnutwood
Diane Kucera
Donald A. Parker
Doris Leibfreid
Dorothy Butler
Dorothy Deakins
Dorothy Suckovitch
Doug Meagher
Dry Dock 28
Ed and Jenny Allen
Edith Dressler
Edward Greene
Eileen Newbaker
Eldan Snyder
Eleanor Pile
Ellen Giordano
Elsie Michael
Esther Keyser
Eugene Bates
Exelos
First Commonwealth Bank
First Summit Bank

Forest Hills Pharmacy
Formica Optical
Frances Milazzo
Friends of Laurel View Village
Gary and Judith Mosholder
George E Mason Funeral Home
Gerald and Judith Baxter
Glenn and Debra Rhoads
Gloria Miller
Gloria Rayman
Grace Arlene Yoder Estate
Grace Hillegas
Gray Medical
Harry and Janet Stevens
Harvey and Dawna Hahl
Healthcare First Credit Union
Highland Financial LTD
Hoffman Funeral Home
Howard and Betty Hartman
Interim Health Care
Jack and Vera Foust
James Havas
James Krug
Jane Marlow
Janet Armstrong
Janet Braude
Janice Meagher
Jay and Donna Hagerich
Jeffrey and Roseann Croyle
Jeffrey Lape
Jewel Williamson-Burns
Jim and Deb Larkin
Jim and Judy King
Jim and Rhoda Mock
Joan Knecht
Joann Duray
JoAnn Thomas/Soap Hollow Soaps
JoAnna Stineman
Joanne Melnik
John Kriak
John Melithoniotes
John W. Cupps
Johnson, Kendall & Johnson
Johnstown Cambria County Airport Authority

Johnstown Christian School
Johnstown Symphony Orchestra
Johnstown Tribune Democrat
Jon and Jen Riddle
Joy Greubel
Joyce Horner
Judith Grasa
JWF
Kabler-Thomas Financial Group
Karl Berger
Kathleen Price
Kathy Criswell
Kaufman Mennonite Church
Krisay's
Larry and Patty Riddle
Larry Hoover
Laura DiBuono
Laurel Auto Group
Laurel View Village
Laurel View Village fund of the Community
Foundation for the Alleghenies
Lee Initiatives
Leona Cannarella
Linda Cavallo
Lois Verhovsek
Loretta F. Davidson
Lou Ann Reckner
LVV Activities Department
LVV Health Care
LVV Maintenance and Housekeeping
Department
LVV Personal Care Department
Mainline Pharmacy (3JB, LLC)
Major Builders
Marc-Service Inc.
Margaret and Robert Torok
Marian Slick-Allen
Marianne Krizner
Mark and Deborah Rychak
Mark and Jonna Sawyer
Market Basket
Mary and John Green
Mary Ann Sepety
Mary Borkow

Mary Jane Reed
 Maurice and Nancy Rhine
 Med Van LJI Trucking
 Mel and Rhonda Blough
 Mike and Janet Baran
 Mike McCall and Bev Rager
 Miller Funeral Home and Crematory
 Minnie Worrell
 Mock's Barber Shop
 Modern Art and Plate Glass
 Nancy Cable
 Nancy Dixon
 Nancy Forlines
 Nancy Heeman
 Nancy Paff
 Nancy Standley
 Nick and Kathy Snitzer
 North American Hoganas, Inc.
 Oak Hills Advisory, LLC
 Oakbrook Golf Course
 Patti Wirick
 Paul and Saubdra Griffith
 Paul Palevsky
 Pinnacle Hospice Care
 Pittsburgh Zoo
 PS Salon
 Rachel Wachter
 Rebecca Lear
 REC Carpet Inc
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 Richard and Raenell Kestermont
 Richard Berkebile
 Richard Nau
 Richland American Legion #849
 Robert and Mary Kasisky
 Robert L. Cole Gift Annuity
 Robert Lape
 Robert Turner
 Roger and Sheila Henderson
 Ron and Joyce Baywood
 Ron and Kathy Rusinak
 Ronald and Barb Yeaglin
 Ruth Dellavecchia
 Sabrina Gross

Sam and Fern Clapper
 Sandy Hubbard
 Sandy Rose
 Shaffer's Bottled Gas, INC
 Sheridan and Sarah Mock
 Shirley and Mike Castillo
 Somerset Trust Company
 St. Vincent DePaul Thrift Store
 Stanley Rzesutek
 Stephanie Rovanseck
 Stephen and Eleanor Bush
 Tamzen Chapman
 Terine Wills-Sheftic
 Terry and Dianna Stevens
 Terry and Jane Buxbaum
 Thomas and Frances Chiappelli
 Thomas and Susan Krise
 Threse Baywood
 Tim and Jodi Mock
 Tom Brownlee
 Trina Spangler
 Twila Claycomb
 Unidine
 UPMC Health Plan
 Vernon and Celene Mock
 Vista Residents
 Walnut Medical
 Walter and Denise Atkins
 Wanda "Jeannie" Scott
 Wanda Shreffler
 Way of Hope Church
 Wayne and Marylou Pappert
 Wayne and Ruby Lehman
 Wendy Groman
 Westmont Presbyterian Church
 William and Susan Gregory
 William and Teresa Ray
 William and Dawn Allhouse
 William Hutzell and Maureen Hutzell
 Windber Country Club
 Worlds Attic
 You in Flood City



BARB COTCHEN

Development Associate

" Last year Laurel View Village celebrated 30 years of community. A lot has changed in the past 30 years, but one thing remains constant, our true appreciation and admiration for our donors. Thank you for your generous donation to Laurel View Village. Whether you are supporting The Caring Fund as we continue to care for all residents regardless of changes in financial circumstances or dancing the night away at our purple Sock Hop while raising funds for Memory care and Alzheimer's research, our donors continue to amaze me with their generosity. Every monetary gift in tribute to loved ones, every event sponsorship, every basket wrapped, or ticket bought for fundraising events, and every moment spent volunteering time and talents continue to show what makes Laurel View Village such a special place to live and work. Our donors inspire us and are the reason Laurel View Village's mission of caring continues."

Thank you again for your commitment to our community and support in our endeavors.



2000 Cambridge Drive, Davidsville, PA 15928
814-288-2724 laurelviewvillage.com



Allegheny Christian Ministries Inc. (ACMI)

BOARD MEMBERS 2023

Barry Thomas, Chair

Mark Sawyer, Vice Chair

Ed Shoemaker, Secretary

Gerald Baxter, Treasurer

Mary Borkow

Terry Buxbaum

Jodi Clark

Blaine Lester

Rev. David C. McGee

Michael Stevens