



VISTAPRAIRIE
COMMUNITIES™

JOY

REPORT TO THE COMMUNITY

FISCAL YEAR 2024



COMMUNITY LOCATIONS FY24

Minnesota

Vista Prairie at Copperleaf
Willmar, MN

Vista Prairie at Garnette Gardens
Redwood Falls, MN

Vista Prairie at Goldfinch Estates
Fairmont, MN

Vista Prairie at North Pointe
(formerly, Vista Prairie at Monarch Meadows)
North Mankato, MN

Vista Prairie at Windmill Ponds
Alexandria, MN

Vista Prairie at Ridgeway (2 locations)
New Ulm, MN

Wisconsin

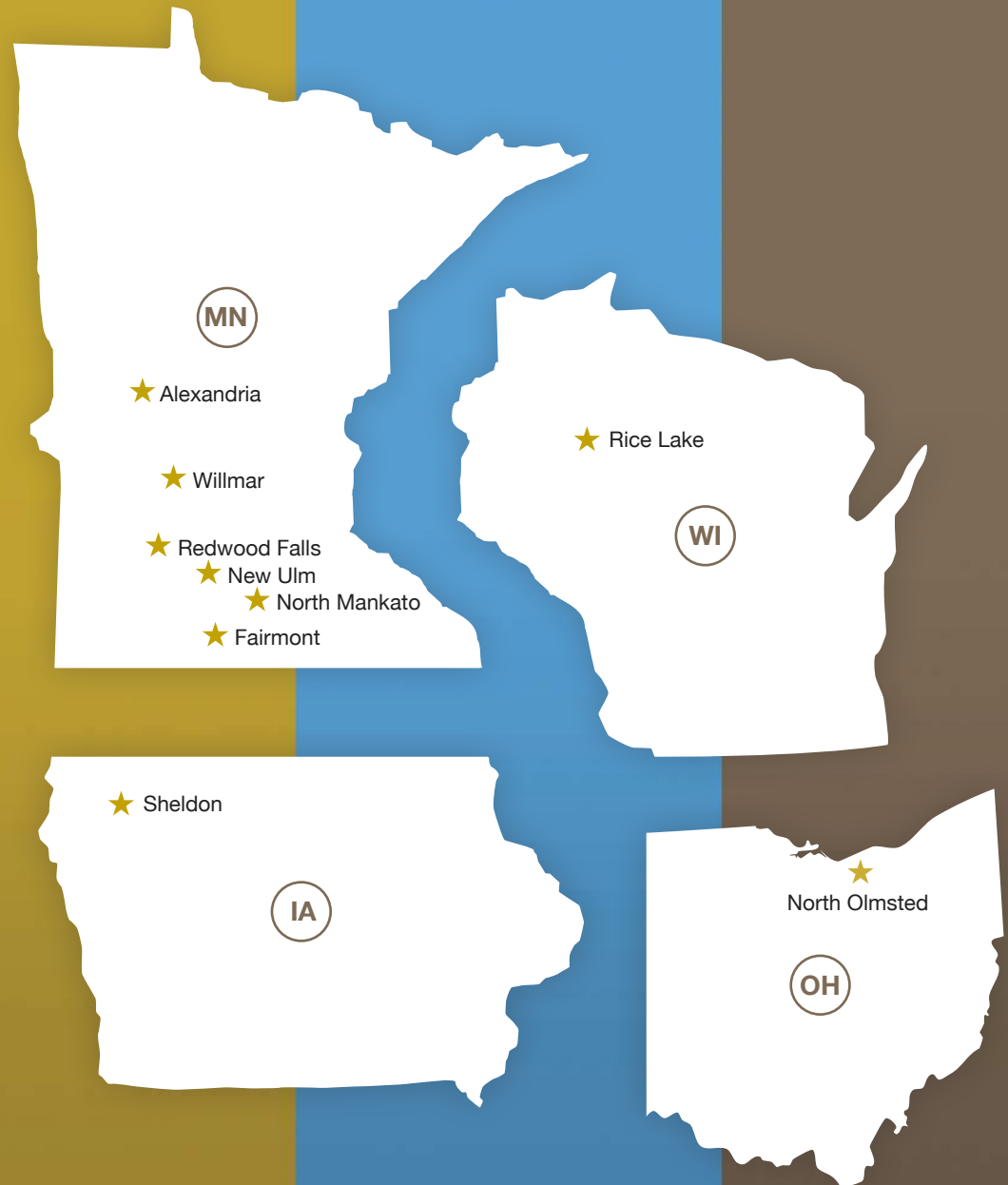
Vista Prairie at Brentwood
Rice Lake, WI

Iowa

Vista Prairie at Fieldcrest
Sheldon, IA

Ohio

Emerald Village
North Olmsted, OH



On the cover: Left to right, VPC President and CEO Jim Bettendorf, Caregiver of the Year Judy Wolner, LeadingAge MN President and CEO Kari Thurlow, LeadingAge MN former President and CEO Gayle Kvenvold.

JOY: A MESSAGE FROM OUR BOARD CHAIR AND THE PRESIDENT & CEO

Welcome! One of our Mission’s most meaningful words is joy. For our residents and team members, the greater their purpose, the greater their joy. We’re delighted with the first-year results from our Aspire-Life on Purpose™ lifestyle model. On page seven, you’ll read about how it’s helped residents better connect with their purpose and has sharpened team focus on what residents want and need.

This year’s cover and our center-spread feature Judy Wolner, chosen by her peers at LeadingAge Minnesota as the statewide Caregiver of the Year. At 20-years, Judy is the longest serving staff person for Vista Prairie at Goldfinch Estates. Goldfinch Estates Activities Manager Amber Diekmann helped craft Judy’s nomination, “Her smile is contagious! Residents light up when they see Judy.” Our hearty congratulations to Judy for this well-earned honor.

Among our most recent operational results, we implemented CarePredict technology, the future of AI informed care, which has improved resident health outcomes by reducing hospitalizations and falls. Our financial investment in Garnette Gardens reflects our commitment to enhancing and supporting the Aspire Lifestyle by providing fresh surroundings and improved services that bring joy to residents and staff alike.

Finally, we secured financing for Vista Prairie at Eagle Pointe, a commitment that will answer an urgent senior care need in St. Francis, MN, when the project is ready for occupancy in 2025. The 134-unit community will offer independent living, assisted living, memory care, and care suites.

Thank you for supporting our mission of compassion and joy-filled living. Your support helped us provide more than \$3.7 million in reduced fees to qualifying residents. We hope to earn your trust and assistance in our promising future!



Jim Bettendorf
President & CEO

Morris Knopf
Chairman



Our Board of Directors joined the Senior Leadership Team as we broke ground for our new community in St. Francis, MN, Vista Prairie at Eagle Pointe. Pictured from left: VP-Sales & Marketing Lisa Ambli, Chief Technology Officer Christian Gustafson, Chief Financial Officer Dewey Pettit, board members Rose Agnew and Jim Ehrenberg, President and Chief Executive Officer Jim Bettendorf, board member Denice Jasper, Chief Operating Officer Anna Petersmeyer, Chief Administrative Officer Scott Hamman, and board members Jean Bey and Bill Green.

JOY



Top row from left: Elroy loves his time with Resident Assistant Evelyn Palacios at Ridgeway. Ivy's joy comes from gardening and sharing vegetables with friends at Windmill Ponds. Bottom row from left: Activities Manager Rita Nazarenius, right, brings joy to Colleen, a Copperleaf resident. The Rice Lake Chamber of Commerce surprised director, Rita Gronski, with an Outstanding Manager Award for her spirit at Brentwood.

JUDY WOLNER CAREGIVER OF THE YEAR

Eunice and Judy enjoyed their walks at Goldfinch Estates. Top right: Fairmont Mayor Lee Baarts congratulates Judy after her award presentation in St. Paul, which is pictured in the middle. Judy celebrates with Goldfinch Estates Community Care Manager Talia Henningsen-Terry, Community Care Manager Liz Mahlstedt, and Executive Director Ann Logan.



FINANCIALS

Occupancy growth of 6.3 percent between the start of FY23 and the end of FY24 helped fulfill our financial and staffing objectives.

Scope & People Served

Residents served	1,132
Staff employed	686

Units

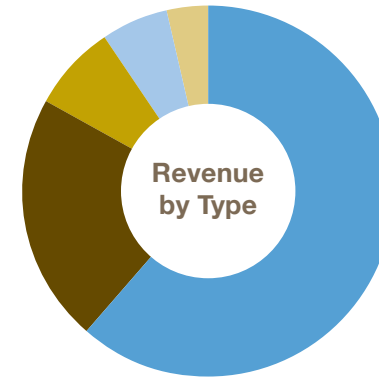
Independent Living	106
Assisted Living	569
Memory Care	136
Care Suites	34
Total Units	845

Consolidated Statement of Operations

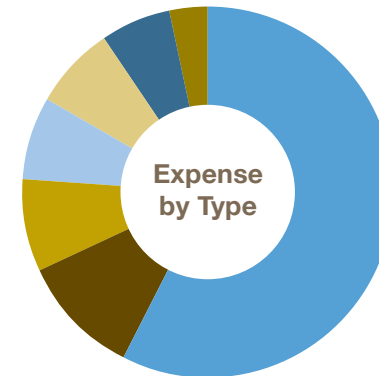
	2023	2024
Total Operating Revenue	\$36,012,294	\$46,068,818
Total Operating Expense	\$36,266,068	\$43,686,323
Operating Income (Loss)	\$(253,774)	\$2,382,495
Contribution Revenue	\$74,495	\$208,993
Non-Operating Gains (Losses)	\$2,200,746	\$(95,170)
Excess Revenue Over Expense	\$2,021,467	\$2,496,318

Consolidated Statement of Financial Position

	2023	2024
Total Assets	\$70,356,688	\$91,271,791
Current Assets	\$18,591,840	\$18,916,744
Other Investments and Assets	\$3,598,520	\$14,734,489
Property and Equipment	\$48,166,328	\$57,620,558
Total Liabilities and Net Assets	\$70,356,688	\$91,271,791
Current Liabilities	\$15,301,214	\$17,335,636
Long-Term Debt and Other Obligations	\$50,168,340	\$66,552,703
Net Assets	\$4,887,134	\$7,383,452



- 61.4% Assisted Living
- 21.7% Memory Care
- 7.5% Independent Living
- 6.0% Care Suites
- 3.4% Other



- 57.5% Payroll/Benefits
- 10.8% External Services
- 8.0% Food/Supplies
- 7.2% Interest
- 7.1% Depreciation
- 6.3% Property Tax/Insurance/Utilities
- 3.1% Other

DONORS

Thanks to our generous donors for their support of our mission and our communities.

\$2,000 and above

Bauer Design Build
 Best Brokerage, Inc.
 Jim Bettendorf
 Andrew Larson
 Piper Sandler
 Senior Care Solutions

Diane McShane
 Anna & Ryan Petersmeyer
 Dewey & Julie Pettit
 Melissa Plachecki
 Portico Consulting, LLC
 USI Insurance Services
 Steve Zimmer

\$250-\$1,999

Mark Anderson
 Scott Black
 Blue Cross
 CarePredict
 EduCare by Mirabelle Mgmt
 Eide Bailly
 William & Patricia Green
 HPC/Premier
 Scott & Megan Hamman
 Impact Group
 John Janc
 Denice Jasper
 Danny Kaplan
 Morris & Lana Knopf
 MHS Companies

\$249 and less

Rose Agnew
 Jean & Russ Bey
 Deborah Bodine
 Randy Doherty
 Cailee Harazin
 Darrell & Patty Krieger
 Kevin Lund
 Emma Marchese
 Christopher Mattson
 Monarch Meadows Fund Raiser

Your support helped us provide more than \$3.7 million in reduced fees to qualifying residents.

FY24: Donations for the period 7/1/23-6/30/24

Please donate online at www.vistaprairie.org/giving



Aspire-Life on Purpose™: Resident Herb and Resident Assistant Shangline Lukong are proud of their Aspire achievements at Ridgeway. They are two of the more than 200 residents and staff members at Vista Prairie to receive Aspire Champion recognition for making our lifestyle model a reality in 2024. Aspire helps ensure the highest possible quality of life in five dimensions: emotional, social, intellectual, physical and spiritual.



CarePredict: Copperleaf and Fieldcrest residents are wearing CarePredict's Tempo™ devices on their wrists. The advanced technology allowed the nursing staff to detect early warning signs in residents at risk for UTIs and other key health risks, enabling them to intervene before the infection could take hold. These proactive measures resulted in an impressive reduction in UTI cases, across the communities. Following the success at both Copperleaf and Fieldcrest, we are poised to expand CarePredict implementation across all Vista Prairie Communities.



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www.vistaprairie.org

MISSION

Vista Prairie Communities is dedicated to serving those who entrust us with their lives, health, and well-being. We transform lives by providing compassionate care and joy-filled environments in the communities we serve.

VISION

Vista Prairie Communities will continually evolve in order to enrich the lives of those we are called to serve and to meet the growing needs of the greater community. We are committed to the highest possible quality. We strive to provide innovative and relevant services through collaborative partnerships; making a significant difference in the lives of those we serve and their loved ones.

VALUES

Caring

Kindness, compassion, and concern for the well-being of people throughout life's journey.

Respect

Honoring the dignity and unique needs of all people.

Collaboration

Achieving common goals through teamwork and partnerships.

Innovation

Finding new and better ways to fulfill our mission in an ever-changing environment.

Stewardship

We are mindful of our responsibility to wisely use the talent, knowledge, and financial resources that have been entrusted to us as we fulfill our mission.



Compassion and Joy — present from our groundbreaking through opening day at Vista Prairie at Eagle Pointe.