



# Annual Report

2022

AlmaVia of San Francisco



# Our Mission

Expressing our faith heritage, Elder Care Alliance is an integrated system committed to serving and enriching the holistic wellness of older adults and those who care for them through education, innovation and a network of professionals, care communities and partners.



**Engaging** *Hearts*  
**Transforming** *Lives*  
**Erasing** *Boundaries*

## Our Values

Dignity • Caring • Excellence • Prudent Stewardship • Collaboration • Learning

# From The CEO

Hello!

Elder Care Alliance traces its roots back to the Sisters of Mercy, which began their ministry in San Francisco in 1852. Since its formation, Elder Care Alliance has been shaped by the values of its faith heritage, honoring the inherent worth of every individual.

In FY22, we continued to recover from the pandemic. I am blessed and humbled by the sacred work of our team members. Each of them play a role in helping to create flourishing communities. They showed up every day, with a spirit of collaboration and the determination to persevere.

I appreciate the residents of our Communities, who have demonstrated resilience, adaptability, and fortitude, navigating the myriad of changes caused by the pandemic. Our commitment is to create communities of purpose, rooted in holistic wellness – which enable people to thrive.

Thank you to our volunteers and supporters who contribute to the mission of our organization, our five Communities, and the Mercy Brown Bag Program. Your support is helping Elder Care Alliance emerge stronger, while enabling us to meet our Mission of serving older adults with dignity and excellence.

There is more work to be done as we continue to recover from the effects of the pandemic, and I am grateful for your ongoing commitment and support. It is an honor to lead Elder Care Alliance, and I wish you every blessing in the year ahead.

Adriene Iverson  
President and CEO





# The Numbers



**572** Art & Music Programs

**2,080** Hours of Spiritual Care Support

**97** Team Members in FY22

**26** New Team Members in FY22

**43%** Team Members Over 5 Years

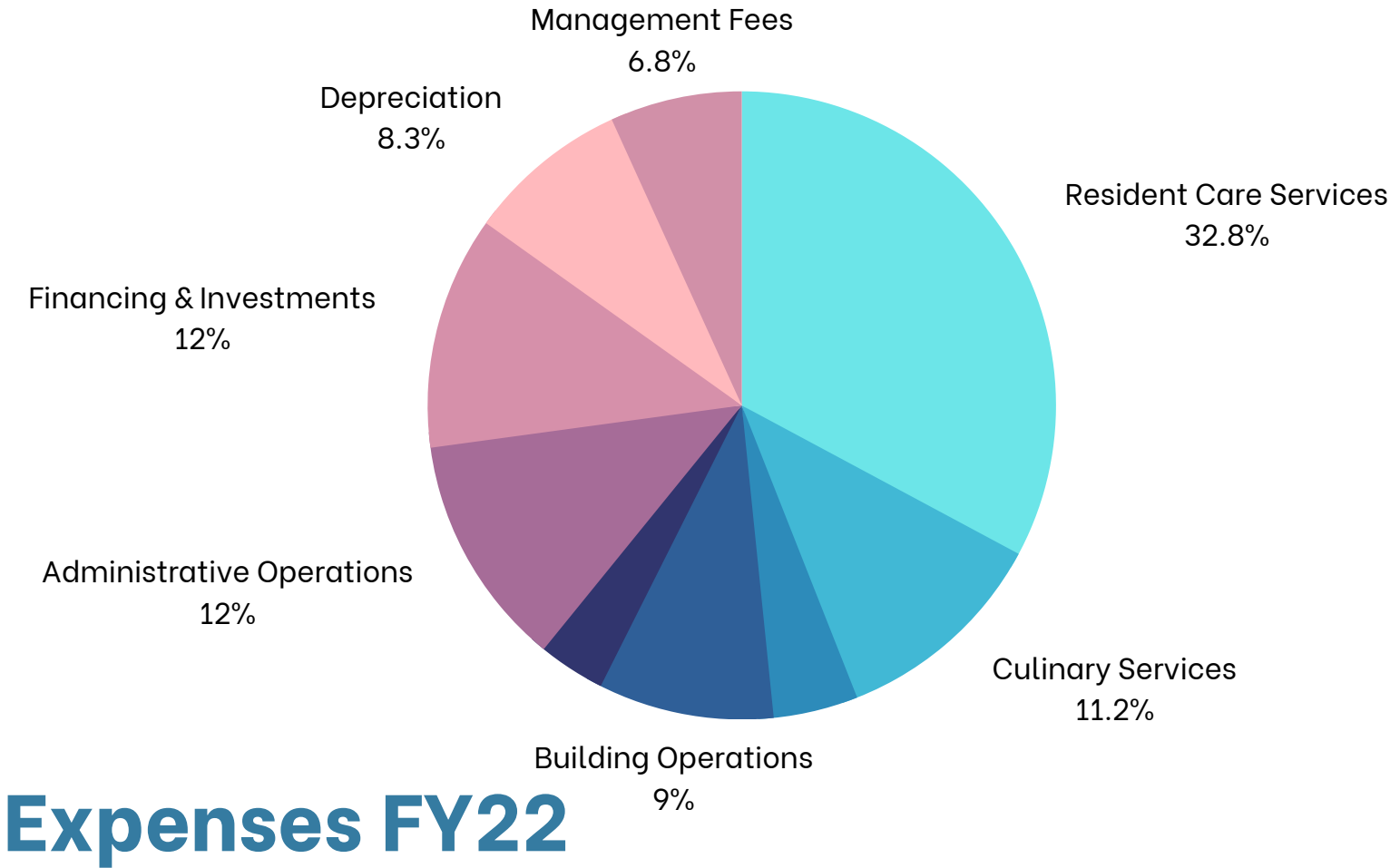
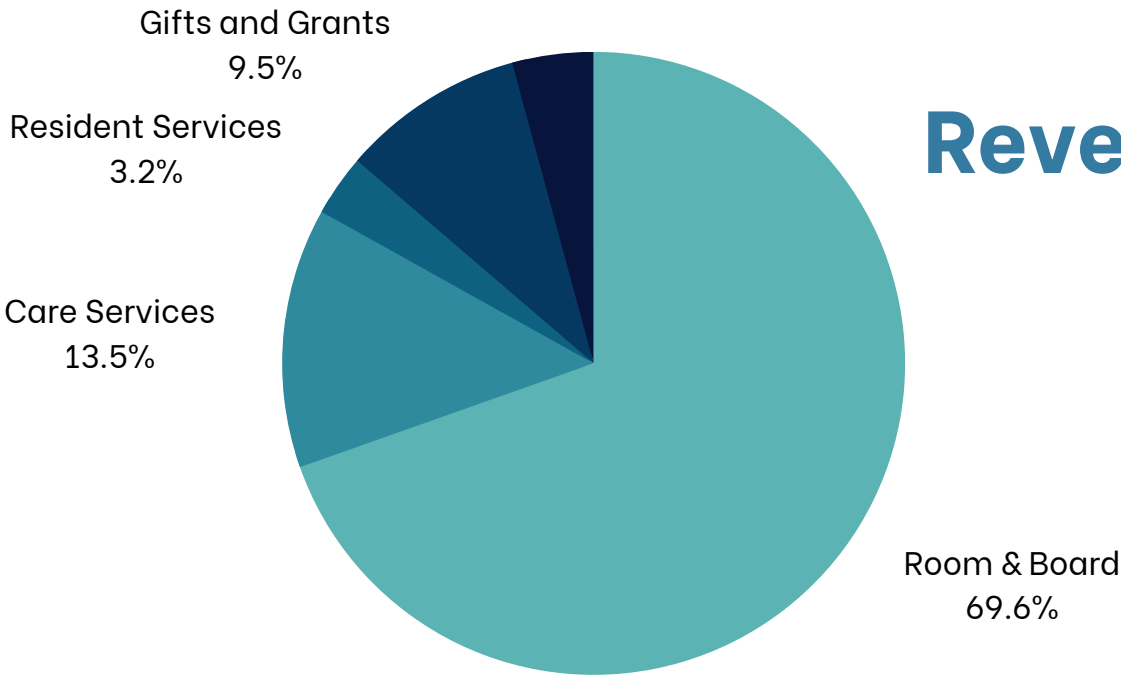
**2,000+** Team Member Continuing Education Hours





# Financial Update

## Revenue FY22



Dollars in 000's	Jun 22	Jun 21
Cash	\$1,180.5	\$2,798.3
Accounts Receivable, net of reserve	84.0	99.0
Other Receivables	730.9	0.0
Other Current Assets	215.1	303.1
Fixed Assets, net	21,587.6	22,393.5
Mortgage-Related Reserves	1,566.5	544.7
Other Assets	1,019.4	1,026.1
<b>TOTAL ASSETS</b>	<b><u>\$26,384.0</u></b>	<b><u>\$27,164.7</u></b>
Accounts Payable & Accrued Liabilities	\$2,498.5	<u>\$1,820.2</u>
Debt & Accrued Interest	35,896.5	37,819.5
Other Liabilities	8.4	0.1
<b>TOTAL LIABILITIES</b>	<b>38,403.4</b>	<b>39,639.8</b>
Unrestricted Net Assets	(12,067.5)	(12,591.4)
Donor-Restricted Net Assets	48.1	116.3
<b>TOTAL NET ASSETS</b>	<b><u>(12,019.4)</u></b>	<b><u>(12,475.1)</u></b>
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<b><u>\$26,384.0</u></b>	<b><u>\$27,164.7</u></b>
<b>Cash Flows</b>		
Cash from Operating Income	<b>1,789.0</b>	<b>2,771.2</b>
Fundraising & Interest, net	<u>(1,437.7)</u>	<u>(1,421.2)</u>
<b>Cash Flow from Operations</b>	<b>351.3</b>	<b>1,350.0</b>
Investing Activities - Fixed Assets/Construction	(133.1)	(92.7)
Other Investing Uses of Cash	<u>(1,041.2)</u>	75.3
<b>Cash Flow from Investing Activities</b>	<b>(1,174.3)</b>	<b>(17.4)</b>
Financing Activities - Debt Repayment, Financing Costs	(772.2)	(282.7)
Other Financing Uses of Cash	<u>(22.5)</u>	<u>(74.7)</u>
<b>Cash Flow from Investing Activities</b>	<b><u>(794.7)</u></b>	<b><u>(357.4)</u></b>
<b>Net Increase in Cash</b>	<b><u>(\$1,617.7)</u></b>	<b><u>\$975.2</u></b>



# Looking Ahead

The COVID-19 pandemic hit the senior living community hard in 2020, drastically changing how older adults are cared for. While the last few years have been challenging, we are excited to continue rebuilding.

We have been able to open up our community to friends and family members once again with new safety precautions. You can feel the vibrancy return to AlmaVia of San Francisco.

The increased pressure of higher costs for food, utilities and wages have increased our costs which we are working diligently to maintain our level of services with these increased costs.

Our Life Enrichment teams have been hard at work expanding our programming for residents to meet the eight domains of wellness better. This will allow us to better holistically engage and enrich our residents' minds, bodies, and spirits and provide more meaningful purpose in their daily lives.

**"The hard-working staff definitely have the well-being of my mom in mind. It is obvious every time I come to visit. Mom and I both agree that Alma Via is a safe and friendly home for her. "**

-Francis H.



 **AlmaVia**  
OF SAN FRANCISCO  
An Elder Care Alliance Community

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