



2023 ANNUAL REPORT



executive REPORT



Blue Skies of Texas is all about success! Not meaning to brag, but it has been a good year at Blue Skies. I say that because we measure success from our residents' perspective and from the organization's perspective! This Annual Report focuses on how our residents make Blue Skies such a wonderful place to live. Their efforts are as much a part of our success as any staff member. It's a team effort. You'll see the staff has a lot to brag about too. Looking back, I guess I do mean to brag. It has been a great year!

With 70 different resident-run clubs, the Annual Report details the numerous outlets for a servant's heart. Whether teaching fellow residents computer skills, supporting others in their hour of need, or volunteering at marketing events to spread their enthusiasm about Blue Skies, our residents never stop. They are often described as "aggressively friendly." They love where they live, and they want you to love it too. It's rare to visit without a resident walking up and telling you what they love about Blue Skies. In this edition, you'll read about our Concert Series, and how the Concert Committee is a great example of residents making a difference.

That contagious enthusiasm spreads to our prospects. In 2022 and 2023, 101 and 100 prospects signed up with a 10% deposit to live at Blue Skies. That's a 67% increase from 2020 and a 54% increase from 2021. You'll see how our team is making it easy for a prospect to make a decision.

Our staff is also key to our success. Technology innovations, partnerships with local agencies, and personal service make the difference and it's why we're nationally recognized in senior living. Yesterday, a resident stopped me and asked where her favorite group was meeting. A few years ago, I would have made a call to the front desk to help her out. However, with Touchtown, I opened the app, consulted the daily schedule and directed her to her destination. It reminded me of being on a cruise ship and trying to make the tough decision of what to do each day with so many options. Technology doesn't replace the 24/7 personal service at our front desk, the hub of activity at each campus. It just adds another helpful dimension. And, we've expanded our Concierge service for those who need additional assistance. This Annual Report details some of the myriad of courtesies available through Concierge services.

Partnerships are an important part of making the resident experience special and you'll get more information here. Both the Department of Defense and Alamo Area Colleges have partnered with Blue Skies to introduce uniquely skilled staff members to senior living. It is a win-win for everyone and we're proud to be chosen as partners.

Resident involvement and staff dedication combine to make Blue Skies a standout nationwide. We're proud to be the only two CARF Accredited senior living campuses in Texas. Our East and West campuses are inspected, monitored, and accredited separately, which provides solid assurances to residents and their families about their community.

There is a lot to brag about from the resident and the staff perspective. Personally, I checked off a big bucket list item this year and our residents "rode" with me every day on Facebook (story on page 11). Their encouragement and enthusiasm remind me why I truly believe this is the place to be. Come see for yourself. I know you'll be impressed.

ON THE COVER – Happy Hour, dining, parties, a game of bridge, a pickleball game, a walk around the beautiful campus – these are a few of the wonderful, camaraderie-infused moments that promise Another Year of the Good Life at Blue Skies.

A handwritten signature in blue ink that reads "Darrell D. Jones". The signature is fluid and cursive.

Darrell D. Jones
Lieutenant General, USAF (Ret)
President & CEO

Blue Skies Board of Directors

Dedication, Expertise, Excellence

When a Board of Directors is comprised of men and women who are nationally recognized for their achievements and expertise in a diversity of fields, it is a trusted sign that the organization will thrive and remain successful. The Blue Skies of Texas, Inc. Board of Directors includes retired senior military officers and other accomplished individuals who have proven prowess in business, medicine, law, and government.

Lt Gen Darrell D. Jones, President & CEO of Blue Skies, says, “Our Inc Board is a pretty impressive group. We have the former head of intelligence for the Joint Staff, the former chief of the USAF Medical Services Corps, a former Chief Medical Officer for a major local healthcare system, the former Budget Officer for the USAF, accomplished bankers, investment experts, and others who are experts in key areas, an assurance to our residents now and far into the future that Blue Skies is in the best possible, most trustworthy hands of people who understand and respect our mission.” As evidence of the Board’s confidence in the community, he points out that an impressive list of senior Air Force officers, including past and present Board members, have put down their 10% deposit with the intention of moving to Blue Skies in the future. And, one former CEO of Blue Skies/Air Force Village and two Chairmen of the Inc Board are current residents.

The 12 members of the Blue Skies Inc. board are actively involved in the workings of the community and serve on key committees that include Audit, Insurance, Compliance, Finance, Medical, Facilities, Investments, Nominating, and Strategic Planning. They also serve on specialized boards that govern operations for Blue Skies East, Blue Skies West, Freedom House Alzheimer’s Care and Research, and the Health Services Corporation.

Not to be outdone, the Air Force Village Charitable Foundation board is a veritable who’s who of recent Air Force history boasting the 15th – 21st Chief of Staff of the U.S. Air Force and the 15th Chairman of the Joint Chiefs of Staff along with a nationally renowned newspaper publisher and philanthropist. Their

professionalism helps guide and monitor performance to ensure sound, prudent decision-making in the overall operations of Blue Skies.

2023 BOARD OF DIRECTORS

AFV, INC. BOARD OF DIRECTORS

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Brig Gen Chuck Potter, *Vice-Chair / Secretary*
Diane Biery, MD
Mr. Michael Dubensky
Maj Gen Al Flowers
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Mrs. Kathy Hostage
Mr. Richard Kardys
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SMS Jack Church
(Resident Council Invitee – West)
Col Bruce Wilcox
(Resident Council Invitee – East)

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Another Year of the Good Life at Blue Skies

NEWCOMERS!

Quality growth in occupancy is one of many indicators that a senior living community is on the right track for long-term health. By that measure, Blue Skies' dynamic growth is evident in the increase in those making a 10% deposit. In FY 2022, 101 prospective residents made a record number of cash deposits for a future move-in, and in FY 2023, 100 future residents laid down deposits with earnest intent to move here. That is up 67% from FY2020 and 54% from FY2021.

Sarah Manzke, Director of Sales and Marketing, cites several factors for the enthusiastic response. "Visitors really are responding to the beautiful, contemporary renovations we are implementing in apartments on the East and West campuses, and they can envision their future life in this modern, luxurious lifestyle. Since we offer 50 different floor plans in eight different neighborhoods, Blue Skies truly has something for everyone," she says.

Another determinant is the personal approach that marketing staff takes in helping prospects, she says. "We don't want people to move to Blue Skies just to expand the census. We want new residents who come here to live fulfilled, active, engaged lives, and by their presence, enhance life for the entire community."

Who knows better what it's like to live here than the folks who live here? A resident corps of 95 Ambassadors and 80 Sponsors is an invaluable resource to the marketing effort. The robust Ambassadors program pairs current and prospective residents to build relationships, provide open communication and involve newcomers in the growth

of the community. The vital Sponsorship program provides new folks with an existing resident to help them thrive in the transition into their new lives at Blue Skies.

Sarah says, "Making a 10% deposit is not something buyers do casually. They do so with confidence that their investment is prudent and promising. They intend to move to Blue Skies, and we can't wait to welcome them!"

When do our new residents move in? Sarah says they typically move in from as early as three months after making a deposit to as long as six years later. The waitlist order is determined by date of initial 10% deposit, so some folks join the waitlist ready to receive offers for their preferred homes, while others put down a deposit a few years before they are ready to move. In FY2022, 85 new residents moved to Blue Skies, and this year, 81 new residents have joined the community. "General Jones, our CEO, and his wife, Holly, have put down their deposit, knowing that when they're ready, they'll be able to choose their dream home. Arguably, no one knows Blue Skies better than the Joneses, so their confidence is significant affirmation of what Blue Skies has to offer," she says.



New residents Bill and Sharon Purcell enjoy happy hour in one of our newly renovated modern and elegant open kitchens.

Growth includes individuals and couples with deep military connections and those who are lifelong civilians. The diversity of existing and new residents is another appeal. All are welcome, all fit in, and all discover that Blue Skies offers the extensive amenities, comfort, security, camaraderie, fine residences, and vibrant lifestyle to enrich retirement and expand personal horizons.

LEARNING, PLAYING, WORKING OUT, SOCIALIZING!

Blue Skies is proud to tout the amazing gamut of clubs and activities that keep residents on the go every day. With more than 50 fitness and wellness classes, 70 resident-run clubs and a merry whirl of social activities, our residents are living life to the maximum.

Residents who love movies, music, books, hobbies, mahjong, bridge, poker, canasta, pinochle, tennis, pickleball, crafts, art, photography, sewing, painting, running, Zumba, water aerobics, board games, biking, travel, weaving, tating, brain games, amateur radio, bingo, billiards, writing, and more – easily find like-minded friends at Blue Skies.

They celebrate birthdays, anniversaries, and national holidays. Carol Estala, Activities Director on the East campus, says when they run out of national holidays, they discover other festive days to celebrate – like National Honeybee Day – a perfect occasion for studying pollinators and partaking of their nectar in the form of sweet treats, and a demonstration of beekeeping. One popular activity, Movie Nights/Days, are held in the Legacy Room in a space that is undergoing renovation thanks to funds donated by the White Elephant Thrift Shop. Also at East, a series titled, “Be My Guest,” brings residents together to share their stories and expertise on a range of fascinating topics.

*Paula Qualls, Activities Director on the West campus, says they go all out to celebrate quirky holidays year ‘round: National Cookie Day, Watermelon Day, Senior Citizen Day, Popsicle Day. “There’s always something to commemorate, and if we can’t find something, we’ll hold a wine tasting, take a trip to watch the San Antonio Missions play baseball, catch a UTSA football game, or visit one of the many museums in town.”



Blue Skies activities are as diverse and engaging as the residents who enliven this community.

* Paula Qualls, a much-beloved member of the Blue Skies family since 2005, and an energetic advocate for residents, passed away unexpectedly on August 23, 2023. Our deepest sympathy to her family and many friends, and may she rest in peace.



VOLUNTEERING!

Blue Skies residents have devoted their lives to service, and retirement does not diminish their desire to share their expertise, time, and energy in helping others – within this community and beyond. The opportunities are nearly endless.

The wheels of progress depend on the hundreds of residents who make life better for this community every day in selfless and creative ways that include these ... and more:

- Teaching and trouble-shooting computer technology
- Working in the campus libraries
- Bringing juice, games, reading materials, entertainment, a listening ear, and the hand of friendship to residents in healthcare and memory care
- Serving in the 11th Hour group – volunteers who are trained to sit with Hospice residents in their final hours to bring comfort and ensure they are not alone at the end of life
- Acting as Ambassadors and Sponsors to help market and welcome Blue Skies newcomers
- Making handcrafted items to give away or sell and donating the proceeds to charitable causes and funds to benefit employees
- Serving on the Resident Councils, which allow residents to express their ideas and concerns with management and the Board of Directors
- Helping with the Concert Series
- Repairing furniture and small appliances for neighbors
- Helping with income tax preparation and veterans' benefits
- Managing the campus thrift shops which share their proceeds to benefit the community
- Organizing social events to celebrate birthdays, anniversaries, and holidays
- Shopping and running errands for folks who are unable to do so
- Conducting Bible studies and working with the campus church groups
- Decorating common areas for festive holiday celebrations

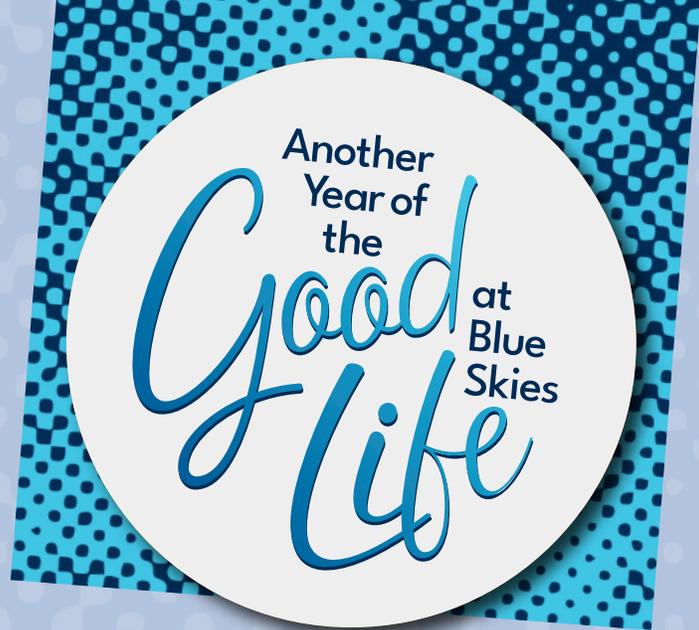


Volunteers share their time and talents in the Thrift Shop and the White Elephant.

A LONG TRADITION OF SUPPORT FOR USAF OFFICERS' WIDOWS!

Our sincere thanks to the generous support of friends who contribute to the Air Force Widows' Fund at the Air Force Villages Charitable Foundation, which provides critical financial assistance to the widowed spouses of retired USAF officers. That assistance comes at a desperate time when, through no fault of their own, recipients find themselves unable to afford the full cost of living at Blue Skies. Whether in Independent Living, Assisted Living, The Mission Skilled Nursing, or Memory Care at Freedom House, residents can face unexpected expenses and diminishment of income which can result in the terrifying reality that they cannot pay their bills.

The Air Force Widows' Fund is a signature service that differentiates Blue Skies from other retirement communities. It began when we opened our doors in 1970 and continues as a proud tradition of giving back to those who've served our country.



Over the years, Blue Skies has provided more than \$26 million in financial assistance to 600 widowed spouses, allowing them the dignity to continue living comfortably, without friends or neighbors being privy to their circumstances. All support is given confidentially to protect the privacy of recipients.

Ashlie Maltos, Personal Affairs Advisor, is one of a handful of Blue Skies administrators who oversees the widows' assistance program, and she helps eligible widows access aid when medical, dental or other costs overwhelm their budgets, or they require moving up to a higher level of care, need home healthcare, or simply cannot keep up with inflationary prices.

To qualify, the resident must be the widowed spouse of a retired USAF officer whose cash assets do not exceed \$25,000 (cars and jewelry are excluded), and the need for assistance must have occurred through no fault of his/her own, i.e., there has been no previous voluntary transfer of assets to family or others. Residents who receive assistance may continue to enjoy the services, amenities, activities, and friendships they enjoyed before their assets diminished.

There are many other charitable funds that benefit Blue Skies residents in addition to the Widows' Fund. Our promise is to ensure that all continuing care residents receive the support they need to remain a part of the community they know and love, upholding the values on which the community was founded.

Blue Skies spreads the word to inform widowed spouses of this charitable fund through multiple military organizations such as MOAA, Air Force Officers' Spouses' Clubs and other groups. Ashlie says, "If you know of an eligible widow of a retired Air Force officer who may qualify, you may call us at 866-553-5389 for further information."

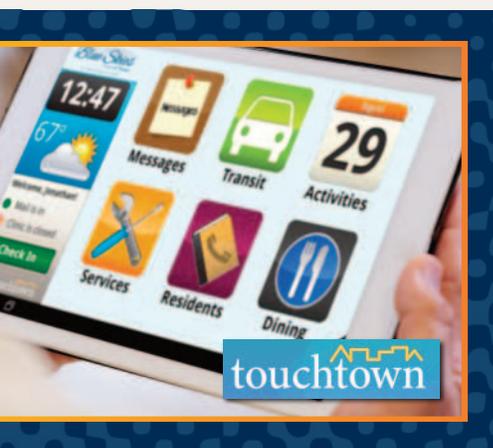


Ashlie Maltos is a friendly, helpful source who helps qualified widows access financial assistance.

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TECHNO INNOVATIONS!

Information Access – Residents can access almost any type of community information they want by using the new Touchtown Community App. They'll find a full host of activities, dining menus, directories, announcements, photos and more. They can make reservations, sign up for transportation and save time! Everything they want



to know about that's happening at Blue Skies is at their fingertips with this easy-to-use app. What's for dinner? When is Zumba? What time is the Sunday concert? Where does the Book Club meet? While some are still learning, others are heralding the technology that

makes access to information easily available 24/7, no matter where they may be.

Cable, Internet Service Upgraded – Cable boxes have been upgraded throughout the community, and residents no longer pay extra for Internet. It's all part of the benefits package!

Notifications, Alerts – a new system is providing instant notification to keep residents informed about emergencies, water or electrical outages, and other important news.

PEACE OF MIND FOR A WIDOW AND HER FAMILY

Providing financial assistance to widowed spouses of USAF officers who are no longer able to afford their living expenses through no fault of their own is the core charitable mission of Blue Skies of Texas and has been since our founding in 1970. To give back to these patriots in the final chapter of their lives touches the hearts of all who are grateful for their service to our country.

Diane, the daughter of a couple who moved to Blue Skies in 2014 to enjoy an active retirement, tells us how the widows' support affected her late parents. Her father, a Lieutenant Colonel who served in the USAF for 24 years, moved here in part because, Diane says, "He told my mother when he married her that he would always take care of her. He knew Blue Skies would take care of her if he could no longer do so."

When her dad's health declined and he moved from their cottage to The Mission Skilled Nursing, their expenses mounted. Then her mom developed dementia and moved to Arnold House Assisted Living, another higher level of care that eventually diminished their savings. Diane helped them apply to the Air Force Villages Charitable Foundation for assistance, and the entire family was profoundly relieved when the Widows' Fund supplemented their living expenses, allowing her parents to continue receiving the care and comfort they needed. After her father's death in 2022, her mom was able to cover her own expenses until she had a stroke and moved to The Mission for skilled care. In her mom's anxiety over the financial pressures, she told Diane, "If I can't live here, I'll just get a large refrigerator box and live under the expressway."

But she did not have to leave her home, thanks to those who donate to the Widows' Fund. "Everyone loved my mom, and the staff was so sweet to her. She suffered further strokes and died last summer. In her final hours, friends and staff came to say good-bye."

Through each new crisis, Blue Skies helped Diane navigate the paperwork and decisions. "When my mom died, I was so numb, I didn't know where to start. Blue Skies guided me and gave us peace of mind – the greatest gift of this entire saga, and I am so grateful," Diane said.

Other funds provide this same level of comfort and compassion to non-USAF widows. Everyone is covered.



Sandra Hernandez provides friendly assistance to residents and visitors who seek her expertise.

450 TALENTED, DEDICATED WORKERS!

It takes a village to build an exemplary community, and what binds Blue Skies together is the village of more than 450 employees who show up every day to serve this community with their expertise, experience, and energy, ensuring another day of the good life for residents.

We hear news reports tell us that finding and retaining quality staff is a challenge in every industry these days. So how does Blue Skies manage to attract folks who not only stay, but learn, grow, advance, and become a part of the Blue Skies family, often for decades?

Kathie Estrada, Director of Human Resources, says retention does not occur by happenstance, but by utilizing a strategic plan of best practices and by listening to employees and responding with incentives that assure them of their value to the Blue Skies family. Among the benefits are an Employee Emergency Fund, Employee Appreciation Fund, Paid Time Off (PTO), a 403b Retirement Plan, educational opportunities and scholarships, health and accident insurance, paid holidays and more.

SPECIAL COURTESIES!

Sandra Hernandez on the East campus and Aleisha Dillard on the West campus are the go-to sources for residents. As Front Desk managers, they make reservations for transportation, respond to emergency calls, serve as unofficial mini-post office workers, and cheerfully assist residents with a multitude of answers and resources. They're friendly and knowledgeable, and their services are free to residents!

Concierge services extend the Front Desk courtesies, providing a vast range of services that include laundry, ironing, moving furniture, hanging paintings, mounting TVs, caring for pets, performing housekeeping services beyond those included in the weekly housekeeping, washing your car for example, and they go above and beyond with a smile to do almost anything they can for residents who need a little extra assistance. When residents transition into another level of care, concierge services also move residents' household goods. Catered Living services are supplied by the Maintenance Department and a reasonable fee is assessed for each service.



Blue Skies has created a culture that feels like family – with employees caring for each other, and for our residents.



Newly-minted Certified Nursing Assistants celebrate their graduation.

A COLLABORATIVE SPIRIT

SkillBridge, a program through the Department of Defense, offers career transition services for those exiting the military. Opportunities in vocational and professional positions are available through collaborations with organizations throughout the U.S., including Blue Skies. While candidates are paid by their military branch, Blue Skies provides the education and training and hopes to employ quality candidates who complete the program. As a community steeped in military tradition, the collaboration is consistent with Blue Skies' history of support for those who serve.

In another collaborative effort, Blue Skies partners with the Alamo Colleges District (ACD) to recruit and provide training to Certified Nursing Assistants (CNA) through an apprenticeship program. ACD pays for students' books, test fees, transportation costs, and uniforms and covers a portion of the instructors' salaries. To be eligible for the apprentice program, the CNA students must be employed at Blue Skies in some capacity. Upon graduating from the six-week course and passing their certification exam, students are considered for transitioning to CNA positions at Blue Skies. Four sessions are held annually, with a goal of 12 students and four alternates. Graduation is festive and includes a celebration with families in attendance, cake, photos, and much joy. It's another way Blue Skies works proactively to attract and retain quality staff.

CARF ACCREDITATION

Of the more than 1,500 senior living communities in Texas, only two can boast of earning the prestigious CARF International accreditation: Blue Skies of Texas East and Blue Skies of Texas West! CARF's respected seal of approval speaks volumes about a community's achievements in demonstrating continuous quality improvement through rigorous and internationally recognized standards. Surveyors make an intensive, days-long inspection of all facilities, amenities, programs, services, documentation, safety practices, staff, training, processes, resident and staff culture, healthcare standards, and organizational leadership. Over 1,200 items are inspected. They interview staff and residents in the process of gaining a full picture of an organization's commitment to standards and quality. The accreditation covers Blue Skies' entire continuum of care, with onsite accreditation recurring in five-year cycles.

CARF accreditation assures Blue Skies' residents and staff that this community adheres to the highest standards in every aspect of life and service. CARF accreditation is not required. It is a community's bold and optional choice to reach for accreditation. Maureen Parrish, Director of

Corporate Compliance, notes, "Blue Skies sought out an accrediting

agency that would hold us to the highest standards, and CARF has an elite membership of providers who are determined to operate premier communities and to fulfill the promises they make in responsible and innovative ways."



To operate in Texas, senior communities must meet licensing standards mandated by the State, yet CARF

accreditation goes beyond those standards, expecting organizations to adhere to the latest best practices, and to hold itself accountable to all stakeholders.

Blue Skies of Texas has earned CARF accreditation since 1989. There are only 109 CARF-accredited communities in the U.S. out of 1,900 Continuing Care Retirement Communities.



CLASSICAL, JAZZ, OPERA, BRASS!

Throughout the year, on (most) third Sundays, hundreds of music lovers gather in the main lobby on the West campus for concerts featuring acclaimed musicians. The Blue Skies Concert Series has served as a cultural highlight for more than a decade, launched in early 2013 by longtime residents Joe Mancini, Gayl Ganskow and the late Virginia “Ginny” Hallager. Following the inaugural concert, Joe Mancini’s late wife, Doris Mancini, who studied piano at the Juilliard School, donated her concert grand piano to Blue Skies in 2013 – a gesture that made it possible for the Concert Series to become a melodic tradition.

A who’s who of upcoming and seasoned opera soloists, jazz trios, International Piano Competition winners, instrumentalists from the Manhattan School of Music, Van Cliburn competitors and renowned professional musicians have graced Blue Skies with stunning performances that have brought thrilled audiences to their feet.

Fidel Exconde, a retired physician, serves as Chair of the Concert Series. He is especially pleased with the enthusiastic response of residents who not only clamor for a seat,

but also lend generous financial support. “We have supporters who contribute monthly, and some who include us in their wills. Their patronage enables us to continue providing outstanding concerts at no cost to the audience while underwriting the honorariums and travel costs for the musicians,” he says.

Concerts conclude with light refreshments and a social hour allowing guests to mingle with the musicians – a highlight for everyone. The musicians can feel the love and appreciation for their musical gifts.

Upcoming concerts include an eclectic mix: Jae Li, a pianist from Beijing; Arias from Opera San Antonio; Nightwatch Woodwind Quintet of the USAF Band of the West; Bazzani Trio + 1; Mojo-Rimba Band from a local high school; Andrew Small, violinist; and Sasha Moutouzkine and Chloé Kiffer, piano and violin.

These stellar concerts exemplify the good life at Blue Skies.



330-MILE BIKE RIDE!

Lt Gen Darrell Jones, President & CEO of Blue Skies, had a bucket list dream: to bike the annual Air Force Heritage M2M (Memorial to Memorial) Ride – a 340-mile trek with a 7,000-foot elevation. How does one fulfill such a dream? One pedal at a time. And so he began training in May, enduring the record heat of Summer 2023. “I made it a policy to stop when it hit 100 degrees,” he said, yet he still managed to train each day and ride 60-80 miles on his weekend rides. He joined 120 others for the ride from September 7-10, including his friend Gen David Goldfein, an Air Force Villages Charitable Foundation Board member and former Chief of Staff of the Air Force. The group rode from the Wright Brothers Memorial in North Carolina to the Air Force Memorial in Washington, D.C., in celebration of the heritage of the U.S. Air and Space Forces and the 120th anniversary of manned flight. One mighty bucket list item conquered. Way to go, General Jones!

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IT'S NEVER TOO EARLY

NEVER TOO EARLY:

After serving in the Air Force for “23 years, seven months and nine days (five and a half years active duty; the remainder in the Reserves) ... but who’s counting?” Lieutenant Colonel Kathryn “Kitty” Meyers, USAF (Ret) just can’t stop serving.



She finally settled down at age 70, and moved to the Hi-Rise on the East campus last year as a (sort of) retiree.

Born in West Virginia, Kitty grew up in the suburbs of Baltimore, and graduated from University of Maryland College Park with a degree in Human Ecology. She also studied textile

marketing, design, chemistry, journalism, and business. Those eclectic studies gave her a unique foundation of knowledge that she has applied throughout her life.

On a whim at the end of her senior year, Kitty and a friend took exams to qualify for military service. Three weeks later, she was at Lackland’s Medina Annex for Officer Training School (OTS) and her adventure began. After completing OTS, her famous last words: “I swore I would never come back to Texas.”

During her military career, Kitty worked in Services, which provides programs and activities to build and sustain Airmen and their families. Kitty’s duties started primarily in food service, although her final position in the Reserves was IMA to the Chief of Air Force Mortuary Affairs. She also was called up during Desert Storm.

Her education and Air Force duties prepared her for a career in the hospitality industry. After leaving active duty in 1979, she worked in contract food service, then for the Marriott, including a stint at San Antonio’s Marriott River-Walk. “I fell in love with the city, bought a house, and cross-trained in human resources.” After two more moves with Marriott, she returned to San Antonio. Her HR career spanned 25 years as director for two Marriott Hotels, Brooks Development Authority, the Sisters at the Congregation of Divine Providence, and two more hotels.

In 2014, Kitty retired, but only from earning a salary. Her mission: to help folks in the military transition to civilian life. She began volunteering with MOAA, and has served as President of the Alamo chapter for seven years. She helps people find their passion and figure out a strategic plan. Working with the Joint Base San Antonio Transition Alliance, she guides clients toward resources that will help them land a satisfying job. “I am grateful that the military offers this service to veterans,” she says. “When I left active duty, there was no such thing.”

Blue Skies was long on her radar. “General Jones kept asking me, ‘When are you going to move in?’” She told him she would move when she turned 75. But at age 71, she put her home on the market, and in six weeks, she had moved into her new high-rise apartment with her cat Alex. “I was rocking and rolling,” she says. “I can walk downstairs to eat, go to the pool for water aerobics or the Wellness Center to work out. I can get in my car and be at Fort Sam, my church, downtown or anywhere I want in 20 minutes. I love it!”

Kitty is an avid golfer, and enjoys reading, quilting and cross stitching. She’s independent, and loving this chapter of her well-lived life.

... OR TOO LATE TO MOVE TO BLUE SKIES

NEVER TOO LATE:

Mary Davis offers dynamic proof that it's never too late to join this community. She began teaching piano after studying Music Education at Texas Christian University, and she continues to share her gift and passion for music to instill the joy of playing piano in others. At just 94 years young, she has no plans to retire, for which her students are deeply grateful.

Our residents encourage friends to move here when they're young, but Mary was 94 when she moved to Blue Skies – She is making friends, getting into the swing of things after rehabbing from a broken hip, and greeting her piano students with a beautiful smile. A Kerrville physician began studying with Mary along with his young children. The children are grown now, but he continues to follow Mary, traveling to her homes in Pipe Creek, Boerne and now Blue Skies. That's the kind of impact she has on people.

Raised in Huntington, West Virginia, Mary completed 12 years of preparatory studies at Marshall College, then moved to Kerrville, Texas with her family. Her father, a WWI veteran, suffered from a lung disability and needed a dry, warm climate. Her mother, a nurse, began work at the VA Hospital. Mary has been a Texan ever since.

After TCU, she and her husband, Ernest Morris, moved to Del Rio. While he ran his business, Mary went to Laughlin AFB looking for piano students. Ever since, piano students have sought her out. Hundreds of men, women, and children have begun their classical music journey at Mary's grand piano. Today, she is among a prestigious circle of educators who can claim honors as a Nationally Certified Teacher of Music (NCTM).

When Mary's youngest son was 17, she lost Ernest to suicide. She continued to raise her children while teaching piano and working as a professional model in Corpus Christi. In 1980, she married Lieutenant Colonel John Benjamin Davis, USAF (Ret), and they built a lovely retirement home on the Medina River in Pipe Creek. When John died of leukemia in 2015, Mary moved to Boerne.

A lifelong athlete and lover of the outdoors, she was a runner, hiker, biker, tennis player, swimmer, and

gardener. A recent broken hip curtailed many of those activities, but she's anxious to resume daily walks and work out in the Blue Skies pool. Her main concern in downsizing was making room for her cherished grand piano – now a magnificent centerpiece in her apartment at West, where she loves the “gorgeous view.” She donated her other grand piano to Liberty House, where residents and visitors are enjoying its melodious sounds.

She finds great joy in her four accomplished children, and she is grateful to be in a place that offers all the services, amenities, and future care she may need – relieving her family of concerns. “They are 100% behind my choice to move here,” she says. Her children are Jay Morris, M.D., J.D., M.B.A.; Gene Morris, tennis professional, musician and rancher; and James Morris, a retired chef who lives in La Paz, Mexico. Her daughter, Mary Thomason, was a piano teacher who passed away while Mary was making the transition to Blue Skies. Mary has eight grandchildren and ten great-grandchildren.

During a lifetime of adventure, achievements, and positive impact on others, Mary is especially proud of helping to bring to San Antonio the National Federation of Music Clubs – a non-profit philanthropic organization that promotes American music, performers, and composers.

We're especially proud that she chose our community to continue living her best life.





Welcome to our new Eagles, back row, L-R, Mr. Wally Smotek, Mrs. Yolanda Smotek, Mrs. Alfrieda Shaw, Susan Griffith, Ph.D., and Mrs. Kathleen Ramsdale. Front row, L-R, Mrs. Aline Snell, Maj George Snell, Mrs. Renu Pollock, Lt Col William Pollock, and Lt Col Glenn Ramsdale. Mr. James Raborn and Mrs. Jonell Raborn were unable to attend.

ORDER OF THE EAGLE CELEBRATING 36 YEARS

The Eagle, revered as our national symbol, is a significant emblem in the USAF, and represents the Air Force Villages Charitable Foundation's Order of the Eagle. In this tradition, we honor those who contribute \$25,000 or more through one or more gifts to the AFV Charitable Foundation. In recognition of their generosity, all Eagle Donors are honored annually at a formal dinner, and we feature an honorary nameplate for each (unless a donor wishes to remain anonymous) on the Blue Skies Eagle Walls.

Blue Skies honored the 2023 Class of Eagles at a ceremony and dinner on October 26, along with more than 80 established Eagles who are invited each year to participate in the elegant gathering. Donors who join the ranks of this philanthropic group become Eagles for a lifetime.

We welcome with gratitude the new 2023 Eagles: Susan Griffith, Ph.D., Lt Col William J. Pollock and Mrs. Renu Pollock, Mr. James Raborn and Mrs. Jonell Raborn, Lt Col Glenn Ramsdale and Mrs. Kathleen Ramsdale, the late Brig Gen William Shaw, Jr., and Mrs. Alfrieda Shaw, and Maj George Snell and Mrs. Aline Snell. Sierra Window Fashions was a new corporate Eagle this year, a longtime supporter of our Play for Freedom Golf Tournament, and we were pleased to honor co-owners Wally and Yolanda Smotek.

The generosity of the Eagles family is evident throughout the Blue Skies community – enhancing life for widowed spouses; strengthening programs, services, and facilities for all residents; and supporting advances in healthcare and memory care. Their philanthropic support is an expression of their faith in the mission of Blue Skies, and the entire community is indebted to them.

FACTOIDS!

Blue Skies buses safely transported **11,000** passengers (repeat customers included) over **77,000** miles this fiscal year, using just shy of **30,000** gallons of gas. You can see why this is one of our residents' favorite perks. They don't have to deal with traffic, parking, directions, or the price of gas. They just sit back in air-conditioned comfort and enjoy the ride to medical appointments, cultural outings, restaurants, sports events, grocery stores and popular area sites.

Residents love the ease of walking into one of the dining areas on both campuses and enjoying a delicious, nutritious meal that they don't have to plan, prepare, or clean up after. They also don't have to deal with the grocery bills that the Blue Skies campuses racked up this fiscal year, which included purchase and preparation of **36,750** fresh eggs, **36,970** pounds of chicken breasts, **2,535** gallons of brewed iced tea, and **173,520** pounds of ground beef. Not to mention fruit, veggies, pasta, dairy, pork, fish, and all the other palate-pleasing goodies.

EDITOR'S NOTE

Blue Skies loves our donors and we are grateful for your faithful support. Because of you, we are able to assist widowed spouses in need, enrich programs and services for all, maintain the highest quality facilities, deliver world class health-care, and build on the legacy that has made Blue Skies a premier senior living community. Traditionally, we honor your generosity by listing donors' names in our Annual Report. This year, we suspended donor listings in response to many requests to tell you more about the great things happening at Blue Skies. We hope you enjoy reading these stories as much as our residents savor this good life.

CONSOLIDATED FINANCIAL INFORMATION

	Unaudited	Audited
	Balance at June 30, 2023	Balance at June 30, 2022
Balance Sheet		
Assets		
Current Assets	\$ 12,539,471	\$ 8,976,804
Unrestricted Investments	37,442,649	36,349,709
Restricted Investments	26,219,421	25,306,993
Property, Plant & Equipment	122,900,511	125,333,234
Total Assets	\$ 199,102,052	\$ 195,966,740
Liabilities		
Current Liabilities	\$ 10,978,151	\$ 10,984,119
Annuity Obligations	1,316,136	1,213,304
Long-Term Debt	108,072,678	111,318,919
Entrance Fees	52,420,227	53,254,195
Total Liabilities	172,787,192	176,770,537
Net Assets	26,314,860	19,196,203
Total Liabilities and Net Assets	\$ 199,102,052	\$ 195,966,740
Unrestricted Gain (Loss)		
Year Ended June 30, 2023		
Year Ended June 30, 2022		
Operating Revenue		
Resident Service Fees	\$ 46,984,127	\$ 43,508,624
Amortization of Entrance Fees	6,043,323	5,305,418
Charitable Contributions	1,237,974	850,567
Charitable Transfers	705,063	854,528
Investment Income	1,437,143	755,295
Total Operating Revenue	56,443,630	51,247,432
Operating Expenses		
Resident Services	35,422,806	32,065,008
Depreciation	11,119,879	10,891,109
Interest	4,931,708	4,986,846
Administrative and General	8,343,501	7,119,421
Total Operating Expenses	59,817,894	56,931,845
Operating Gain	(3,374,264)	(5,657,413)
Other Income (Loss)		
Investment Gain	450,085	(6,352,876)
Legal Settlement / Insurance Claim / Land Sale	3,304,875	1,698,795
Employee Retention Credit	4,190,773	-
Charitable Transfers	1,149,140	558,168
Other Income (Loss)	9,094,873	(4,095,913)
Increase in Unrestricted Net Assets	5,720,609	(9,753,326)
Increase (Decrease) in Restricted Net Assets	1,398,048	(1,844,123)
Total Increase in Net Assets	\$ 7,118,657	\$ (11,597,449)

Please contact the Finance Department at (210) 838-6325 if you would like a copy of the audited report.



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Blue Skies West
(210) 677-8666

Alzheimer's Care &
Research Center
(210) 838-6300

OUR VISION

We will set the standard of excellence in senior lifecare through our relentless pursuit of innovation, service, and compassionate care.

OUR MISSION

We will improve lives by providing exceptional retirement living and continuing care with an emphasis on individual quality of life and dignity.

REFER AN ELIGIBLE AIR FORCE WIDOW

Blue Skies of Texas is an exceptional retirement community with an extraordinary charitable mission – reaching out to the widowed spouses of retired Air Force officers who would like to live in this safe community and may need some financial assistance to do so. Our mission comforts those in need and gives purpose to our community that transcends the ordinary. If you know of an eligible widow of a retired Air Force officer who might qualify, please call (210) 568-5029 or (210) 568-3282. All assistance is strictly confidential.



Fewer Falls, with VSTBalance

VSTBalance utilizes AI to identify identify deficits in **balance, gait, and function** – The three main indicators of fall risk.

- Reduce Post-Acute falls by **73%**
- Improve mobility for AL/IL by **85%**

For more information, please contact:
Barbara Freeman, PT - Director of Rehab Services at
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www.selectrehab.com