



Blue Skies
of Texas
AT AIR FORCE VILLAGE



Taking
Care
of *Our Own*

2025 ANNUAL REPORT

EXECUTIVE REPORT

“Take Care” could easily be the unofficial motto of Blue Skies of Texas.

Growing up in the South—where my father was stationed during the Vietnam War and where I attended school, “Take care” was a phrase I heard often. It could mean “goodbye,” “see you later,” or as a reminder to “be safe.” It’s a simple phrase filled with care and connection – just like Blue Skies.

Throughout this Annual Report, you’ll see how “Take care” defines who we are. You’ll read about residents who come together for fun, friendship, and purpose. You’ll also see how we provide exceptional support through our full continuum of care, from independent living to hospice, and how our residents pay it forward through service and philanthropy.

Blue Skies offers an exceptional continuum of care, including independent living, assisted living, skilled nursing, memory care, and hospice. We’re proud to partner with nationally recognized providers such as Dr. Neela Patel, Medical Director for our skilled nursing and memory care communities, and her outstanding team from UT Health San Antonio – leaders in geriatric and memory care.

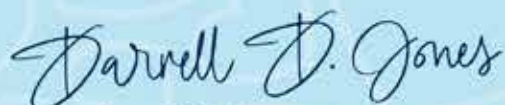
In early 2026, we will break ground on a freestanding emergency room on Blue Skies property. We believe we will be the first continuing care retirement community in the country to have an ER on-site – one more way to ensure our residents are truly cared for.

Freedom House, our award-winning memory care community, continues to earn national recognition for research and innovative treatments for Alzheimer’s and dementia-related diseases. We are especially proud of Melissa Avendano, who was recently honored with the 2025 LeadingAge Texas Excellence in Direct Care Award – a testament to the compassion and excellence that define our team.

While our staff works tirelessly to serve, our residents are living life to the fullest. You’ll meet Bruce and Susan Singletary, who found their forever home here early, and several of our remarkable centenarians, who continue to thrive thanks to the vibrant, supportive environment at Blue Skies.

Finally, you’ll learn about the incredible women of our PEO chapter who continue to nurture future generations by sponsoring scholarships for deserving students – a powerful expression of our “Take care” philosophy in action.

So when you visit Blue Skies and we say, “Take care,” we really mean it. We hope you’ll come back – again and again – to this extraordinary community where we take care of one another. That’s what makes Blue Skies of Texas so special.



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

COVER PHOTO: Kathy and Bruce Byers enjoy a stroll with their pup, secure in the knowledge that Blue Skies will always take care of them.

BLUE SKIES BOARD OF DIRECTORS

AFV, INC. BOARD OF DIRECTORS

Brig Gen Chuck Potter
Chair

Diane Biery MD
Vice-Chair / Secretary

Mrs. Helen Bryan

Mr. Michael Dubensky

Maj Gen Al Flowers

Col Roger Hansen

Mr. Richard Kardys

Lt Col (Dr.) Robert Kruger

Col Steve Meigs

Col Josh Moran

MSG Jan Olsen

Col (Dr.) Len Profenna

Maj Gen Garry Schnelzer

Mrs. JoAnn Gonzales

(Resident Council Invitee – West)

Mr. Sam Bowker

(Resident Council Invitee – East)

CHARITABLE FOUNDATION

Gen Mike Hostage
Chair

Gen John Jumper
Vice-Chair

Gen Ron Fogleman

Gen David Goldfein

Gen Mike Moseley

Gen Richard Myers

Gen Michael Ryan

Gen Norton Schwartz

Maj Gen Bruce Smith

Gen Mark Welsh III



WHY DOES EVERYONE LOVE FREEDOM HOUSE?

Ask around and you'll hear dozens of reasons why people love Freedom House Alzheimer's Care & Research Center. You'll hear about the care, the nurturing environment, the joy, the sense of well-being, the nursing professionals. But mostly, you'll hear about the people who work here, care for patients, and make Freedom House a loving home.

Melissa Avendano is an LVN at Freedom House. Her creative, thoughtful, and caring attitude earned her a prestigious award from LeadingAge Texas in 2025 for Excellence in Direct Care. She's just one of the reasons Freedom House shines and is recognized throughout the global medical community for its pioneering work in researching the cause, treatment and care of Alzheimer's.

When Melissa came to Blue Skies with an impressive nursing history almost five years ago, she did not plan on staying, "but I fell in love with geriatric patients," she said. "The lives they've lived, the stories they share with me are so powerful, and true, and they've taught me so much. Our residents have amazing histories, and we owe them the highest respect."

Thanks to Melissa and an extraordinarily dedicated staff working cohesively in an atmosphere of compassion, respect, and personalized care, Blue Skies has earned Caring Star recognition, a designation reserved for the top 3% of 31,000 senior communities nationwide for exceptional quality in assisted living and Alzheimer's care.

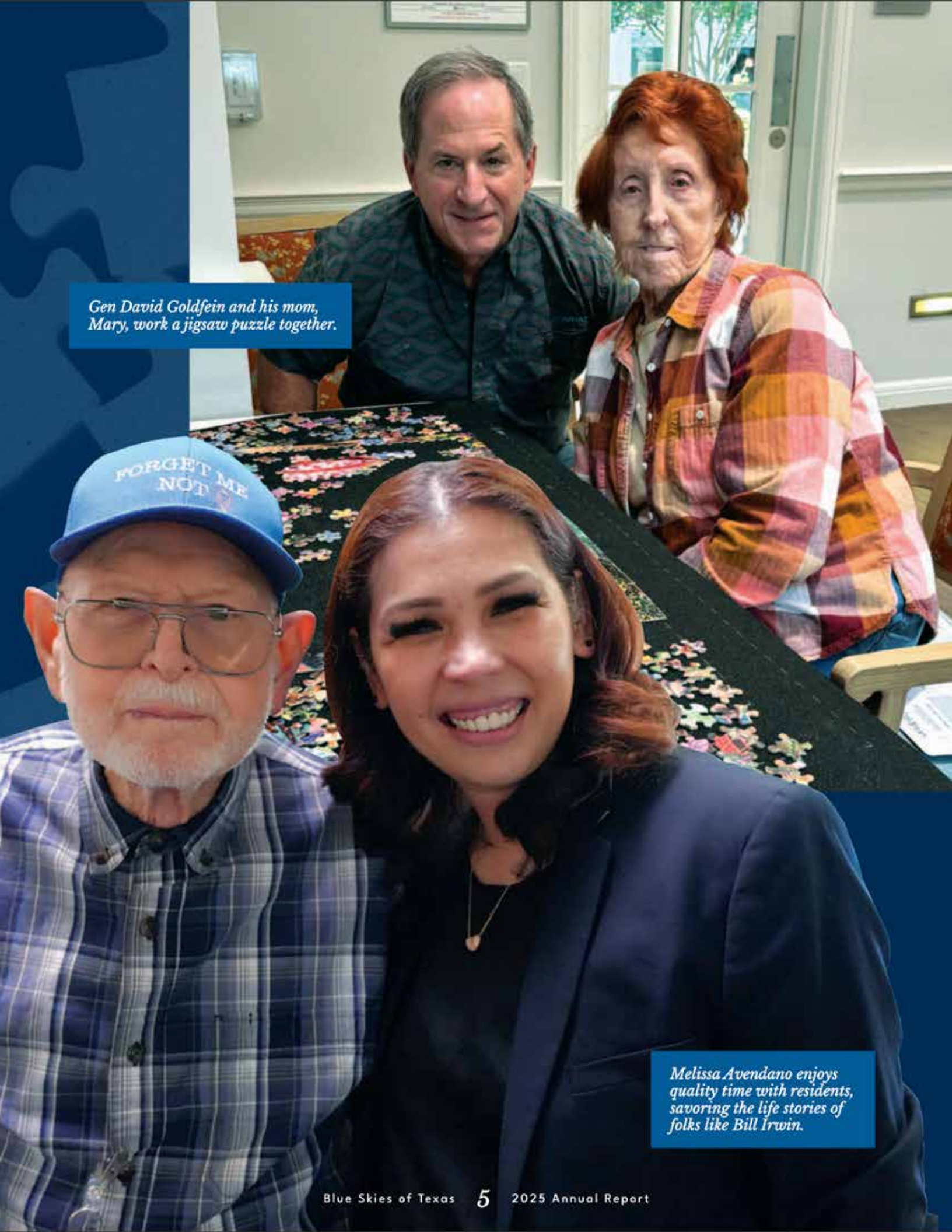
"I came here with zero dementia experience, but in our monthly training, we learn so much about providing excellent care. This is a home; it's alive. We engage with residents, and they live and thrive. I bring my guitar and play songs they know. I encourage Blue Skies residents to volunteer at Freedom House. These are their friends and including them relieves their fears and sense of alienation."

Stacy Ramirez, the Staff Development Coordinator at Freedom House, cites "Caught You Caring" as a fun means of recognizing staff for going above the call of duty to serve residents. She gets an average of ten "Caught You Caring" comments each month from family members and others about the special touches they witness among staff – fixing a resident's hair, responding creatively to keep residents calm and happy, and delivering acts of kindness. "Our housekeeping staff, admin staff, and caregivers give out love, hugs, and little gifts every single day," she said.

Gen David Goldfein, the 21st Chief of Staff of the USAF, serves on the AFV Charitable Foundation Board of Directors and has firsthand familiarity with Freedom House. His late father was a longtime Blue Skies resident, and his mother, Mary, lives at Freedom House. Gen Goldfein says, "The love and care are unmatched. Not only do they patiently answer questions 15 times without appearing to get frustrated, but they joke with residents and with each other. They work cheerfully with 'I Love Lucy' blaring in the background for the 20th time. My mom is doing great – she's a big jigsaw puzzler, enjoys both private time and social time, and loves karaoke. Just don't try and take the mic away from her on Karaoke Night!" He also appreciates the message staffers sport on a t-shirt: "I will remember for you."



Gen David Goldfein and his mom, Mary, work a jigsaw puzzle together.



Melissa Avendano enjoys quality time with residents, savoring the life stories of folks like Bill Irwin.



Taking Care of Our Own

BLUE SKIES' CONTINUUM OF HEALTHCARE SUPPORTS OPTIMUM HEALTH & WELLNESS

Retirees move to Blue Skies for its robust social life, stimulating activities, and beautiful residences ... and when the need for healthcare arises, they are grateful for the growing continuum of services Blue Skies provides. Healthcare is accessible, and professionally staffed with caring, compassionate, skilled employees who consider it a privilege to work with Blue Skies residents. Here's an overview of what is here and what's to come.

MEDICAL DIRECTOR

Dr. Neela K. Patel has more than 25 years of experience and board certifications in Geriatrics, Family Medicine, and Hospice & Palliative Medicine. She and her team provide expert consultation and training to the healthcare staff and specialize in care specifically designed for older adults. Dr. Patel's groundbreaking research with Alzheimer's is world renowned. To have her on board as Medical Director is our residents' assurance of the highest quality of care throughout the continuum.

ASSISTED LIVING

Spacious one- and two-bedroom apartment homes allow residents to access multi-faceted assistance while remaining independent. At Arnold House-East and Liberty House-West, residents enjoy community in beautiful settings while continuing to experience the awesome amenities, services, and socialization our residents love.

MEDICAL AND DENTAL CLINICS

Blue Skies offers bus service to several area medical facilities, including Joint Base San Antonio and UT Health, enabling residents to find doctors in every specialty, and access to hospitals and other services. For residents who prefer the ease of seeing physicians within



Kathy Daigle takes comfort in knowing that the Blue Skies healthcare team is always here to support residents with any health or wellness questions.

walking distance, primary care physicians, dentists, a cardiologist, podiatrist, audiologist, and massage therapists see patients at clinics on the East and West campuses.

MEDICATION ASSISTANCE

Among the many services offered by the Wellness and Life Enrichment department is picking up prescriptions and other medications at local pharmacies and Joint Base San Antonio. As an additional resource, folks may pay a small fee for a service that offers friendly reminders to



Dennis Guray, The Mission Activities Coordinator, congratulates Margot Stryker, who recently celebrated her 104th birthday!

reorder prescriptions and take medications as prescribed. Ashlie Maltos, Director of Wellness, said, “We are problem solvers and a great resource for the 850 Independent Living residents who need assistance when ill or requiring hospitalization. We work as case managers and social workers and are here to help in countless ways.”

REHABILITATION

Personalized, quality care following surgery, an accident, or illness helps residents return to independence faster, while allowing them to stay on campus near family and friends. Our 24/7 rehabilitation facility is licensed by the Texas Department of Health and Human Services and operates under the auspices of the Centers for Medicaid and Medicare Services.

FREEDOM HOUSE ALZHEIMER'S CARE & RESEARCH CENTER

Globally recognized for its research on Alzheimer's and other forms of dementia, Freedom House offers dedicated, hands-on care in a safe, nurturing, home-like environment where every resident is treated with dignity and respect. Freedom House has been named one of the top Memory Care Facilities in San Antonio and earns accolades from families who entrust their loved ones to our care.

THE MISSION SKILLED NURSING WITH MEMORY CARE

Built on a household model with six individual households that each have a kitchen and dining/living area, The Mission serves temporary and

long-term residents following illness, surgery or other health-and mobility-affecting transitions. It is Medicare certified and staffed by trained employees who treat residents as beloved family. In addition to skilled therapy, The Mission has one secure household that also serves those in need of memory care and other health needs.

HOSPICE CARE

Exceptional end-of-life care honors the philosophy of patient choice while emphasizing comfort and dignity. Residents at every level know they and their loved ones can find professional care, spiritual guidance, and peace in the final chapter of their lives in the tranquil familiarity of their own home.

FUTURE: EMERGENCY ROOM CARE

In a continuing quest to respond to residents' health needs, President & CEO Gen Darrell Jones shares this breaking news: “We have partnered with the Methodist Healthcare System to construct a freestanding emergency room on property Blue Skies owns outside the entrance to our West Campus along Highway 90. Our residents, as well as neighbors in this area of town will have 24/7 access to emergency care! Groundbreaking is expected in the first quarter of 2026 and will result in what we believe will be the only CCRC in the country with a freestanding ER on our property.”



Residents at The Mission enjoy bubble therapy, a gentle sensory activity that engages the senses, reduces stress, and makes for carefree fun.

FUTURE: MEDICAL OFFICE BUILDING

Gen Jones adds this exciting news: “Our vision has always been to attract a concentration of medical capability close to Blue Skies, and we are in the developmental stages of doing that. We are partnering with local providers to build a 40,000 – 60,000 square foot office building adjacent to the new ER that will bring specialists in multiple disciplines to serve our residents and neighbors on the city’s west side. At a time when many CCRCs are shying away from healthcare because of the complexity and expense, Blue Skies is aggressively leaning in to support our residents.”



Friends Linda Prose, left, and Karen McDonald enjoy a sunny outdoor visit on the beautiful grounds.



MEET NEW CHIEF HEALTH SERVICES OFFICER

Robert Evans, Chief Health Services Officer, oversees the range of excellent services that have helped Blue Skies earn its designation as the #1 Continuing Care Retirement Community in Texas and #7 in the U.S. As a 30-year veteran of the senior care industry, he joined Blue Skies in 2025 and has deemed it “the friendliest place in America.”

Honored to help residents access optimum care in Independent Living, Assisted Living, Memory Care and Skilled Nursing, he says his job is made easier because, “Blue Skies residents have lived healthy lives, stayed active and fit, and it shows in their vitality, mental acuity, and physical fitness. I go home every day and tell my wife about the wonderful stories I hear and the incredible people I meet,” he said.

Robert is grateful to continue the legacy of excellence in all levels of health care that has been established by his predecessors and is implemented daily by an outstanding staff of healthcare providers.

LOVE FOR THEIR BLUE SKIES FAMILY KEEPS THEM ON THE JOB FOR DECADES

Although staff turnover is often the nature of the senior care industry, it is the nature of Blue Skies to nurture staff so they thrive and flourish. It works! One employee has been with us for 40+ years, five for 30+ years, 19 for 20+ years, and 53 for 10+ years!

Meet two longtime staffers whose commitment to residents, love of their jobs, and bright, effervescent personalities make them campus superstars.

CINDY YANEZ

Senior Administrative Assistant, Freedom House

Cindy joined Air Force Village in 1982 as a Certified Nurse Assistant, and was a healthcare unit clerk on the East Campus for 21 years. In 2003, she was hired as administrative assistant at Freedom House, where she happily served residents and their families for 22 years. "Blue Skies has given me the opportunity to grow. I did not intend to stay forever, but they allowed me to broaden my horizons," she said.

Cindy provides tours for families and prospective residents and forges relationships with residents and their loved ones. "The second they walk in, I welcome them, and that's when we become family." She calls herself "an unlicensed social worker," helping people in times of grief and fear, but knowing enough to refer them to a licensed staffer "when it's beyond my realm."



This past October, Cindy announced her retirement, and we wish her well and thank her for her many years of dedicated service.



Sandra Hernandez greets resident Paul Wilkinson with a cheerful smile and courteous service.

SANDRA HERNANDEZ

Front Desk Manager, East Campus

Sandra Hernandez came to the West campus as a housekeeper in 1988. After 21 years, she earned a promotion to Front Desk Clerk at East – a job she has done with friendly efficiency for 16 years. Today, as Front Desk Manager, she oversees a staff of 15 clerks and courtesy officers who serve residents 24/7. They are all trained as first responders, and their work brings them in close contact with residents, staff, visitors, and contractors. They also take care of the Village Store where residents and staff can purchase snacks and other items.

What makes a bright, talented, hard-working person stay in the same organization for 37 years? "It's the residents and employees. I love them all and consider them to be family," she said. During Winter Storm Uri in 2021, her own home had power and water, so after making sure her children were safe, she raced to Blue Skies where she remained for three days, helping and comforting residents who were affected by power and water loss.

Cindy and Sandra typify the special bond between staff and residents, and we are so grateful for this sense of family that is a hallmark of life at Blue Skies.

parties **BIKING**
SPORTS **ART**
Swimming **TRAVEL** *dance*
VOLUNTEERING *Music*



Blue Skies residents are unstoppable and why would they want to stop? There's something irresistible for every age, every ability, every taste, every talent, and every dream at Blue Skies of Texas.

Susan and Bruce Singletary moved to Blue Skies in 2024, "yearning for a vibrant social life. We wanted to learn to play bridge, take classes, and participate in every possible activity," Susan said. When they visited the first time, "Bruce actually glowed when he met fellow military retirees," she said. "'Don't wait until you're old' is the local wisdom," Bruce said. "Committees and clubs and classes and exercise and social life ... all the fun stuff you always wished you had time to do," they said. "We did not know what we were missing!"

JoNee Serna, Director of Philanthropy: "In my short time here, I've come to understand that Blue Skies represents more than just a place to live – it stands for peace of mind. To our residents, it means knowing that they're not alone. It's the quiet reassurance that no matter the need – whether it's something as simple as changing a lightbulb or as significant as receiving compassionate healthcare – someone will always be there to help. That constant presence, that commitment to care, is what makes Blue Skies feel like home."





Lt Col Norris Wynne and his lovely wife Margaret (Peg) celebrated their 100th birthdays in 2025, and their 80th wedding anniversary in July. Inseparable and still happily in love, they spend every minute together in their new residence at The Mission skilled nursing. How did these amazing folks beat the actuarial odds? They've found robust joy and socialization at Blue Skies, and they remain active, pursue wellness, and savor the good life with a big circle of dear friends and dedicated caregivers. Happy Birthday, Amazing Centenarians!

Jean Guyton has packed a lot into her 100 years, including public relations work in early television where she was involved with the popular 1950s game show, "Queen for a Day." A decades-long tennis player and golfer, she attributes her longevity to "exercise and a great life."

She and her late husband Don moved to Blue Skies in 2012, when he needed care at The Mission skilled nursing. Here, Jean has found friendship, fun, a host of admirers, and loving care provided by her adopted family at Arnold House assisted living. Chief Health Officer Robert Evans is a big fan of Jean, calling her "remarkable."



Candido Corrada and Mai Horn came together with friends at our East Campus for a spirited potluck of patriotic pride, toe-tapping tunes, and sweet memories. Another heartwarming celebration of community and country at Blue Skies. Patriotism and parties make for a festive combination.



Butch Nery enjoys an afternoon at the billiards table, practicing strategy and sharing laughs with friends. Friendly competition keeps minds sharp and spirits high. At Blue Skies, fun and social connections help residents stay healthy and active.

Staying physically active is a key part of life at Blue Skies, and our residents embrace it with enthusiasm. Yogi Elaine Bell enjoys a rejuvenating yoga session, focusing on strength, balance, and relaxation. Abundant activities support physical and mental wellness, while fostering a sense of community. Blue Skies offers retirees stimulating opportunities to move, connect, and thrive.



For Sharon and Tom Dera, biking multiple times a month is more than exercise – it's a chance to enjoy the outdoors and feel energized. Activities like these keep residents healthy and connected to the environment. And in San Antonio, biking is a year 'round sport.



FOR BLUE SKIES RESIDENTS, GIVING BACK IS SECOND NATURE



Scholarship Chair Judy Howen congratulates Ivonne Torres, winner of a \$2,500 PEO scholarship.

Ask anyone what they love about Blue Skies and their answers will invariably include, “the people.” The People – our residents – are worldly, educated, accomplished, and oh so generous. Their stories are riveting. And their service to community and country never stops, not even in retirement. One fine example: the Blue Skies Chapter of the Philanthropic Educational Organization (PEO).

Robbie Certain, an artist and retired educator, serves as President of the Blue Skies PEO chapter. Founded in 1869, PEO lives by the motto: “Where women educate, motivate and celebrate women.” Robbie said, “With some 5,000 chapters in the U.S. and Canada, they have been a force in providing higher education scholarships for women for more than a century and a half.”

The Blue Skies chapter was founded 50 years ago. Robbie joined in gratitude after her daughter, Mary Vano, an Episcopal priest, was able to attend seminary thanks to a PEO

scholarship. Mary is one of more than 129,000 women who have earned PEO scholarships since the group’s inception. “I wanted to pay back,” Robbie said, then laughs, “And boy, have I paid back!” She has baked dozens of pies for Blue Skies Market Days, helped make countless Valentine’s flower arrangements, sold Christmas wreaths, and provided other hands-on work to raise funds and keep this PEO chapter active and impactful.

The 37 members of the Blue Skies chapter raise \$5,000 to \$6,000 each year, which they have sent to the international organization to leverage their impact. Judy Howen, PEO Vice President who chairs the scholarship committee, said, “Last year, for the first time, we created a PEO scholarship fund at Blue Skies, teaming up with the scholarships that Blue Skies offers employees and their dependents. We plan to award a scholarship of \$2,500 each year to a Blue Skies female employee or female dependent of an employee,” Judy said.

The Blue Skies PEO is but one example of the way residents continue to serve, give, and actively improve life for others both inside and outside their orbit. We’re so proud of their contributions to life in this community.



Robbie’s famous chocolate chip pecan pies are a big hit at Blue Skies Market Days to raise funds for PEO scholarships.

With Abundant Gratitude From the Air Force Villages Charitable Foundation

Your generous support of the Air Force Villages Charitable Foundation creates positive ripple effects throughout the Blue Skies communities. Your dollars help us support residents in every level of care, maintain the highest standards in health-care, underwrite critical capital improvement projects, promote safety and security, and provide essential upkeep of our facilities and beautiful grounds. Most importantly, your gifts help Air Force widows in need of financial assistance to remain in their residences in safety and comfort. All assistance is confidential to preserve the dignity of those we serve.

Thank you for your continuing support, which is an important contributing factor in Blue Skies reaching the #1 spot in Texas on Newsweek's list of America's Best Continuing Care Retirement Communities (CCRCs) 2025. Newsweek also named Blue Skies the #7 CCRC in the entire United States.

Your gifts are helping us take care of our own, and we are deeply grateful.

CONSOLIDATED FINANCIAL INFORMATION

	Unaudited	Audited
	Balance at June 30, 2025	Balance at June 30, 2024
Balance Sheet		
Assets		
Current Assets	\$ 8,143,264	\$ 12,214,190
Unrestricted Investments	33,643,848	35,732,760
Restricted Investments	32,188,587	28,630,837
Property, Plant & Equipment	134,512,782	128,432,967
Other Assets	4,420,343	4,420,343
Total Assets	\$ 212,908,824	\$ 209,431,097
Liabilities		
Current Liabilities	\$ 17,638,388	\$ 14,792,422
Annuity Obligations	1,148,374	1,234,910
Long-Term Debt	101,205,194	104,701,436
Entrance Fees	56,886,739	56,480,013
Total Liabilities	176,878,695	177,208,781
Net Assets	36,030,129	32,222,316
Total Liabilities and Net Assets	\$ 212,908,824	\$ 209,431,097
	Year Ended June 30, 2025	Year Ended June 30, 2024
Unrestricted Gain (Loss)		
Operating Revenue		
Resident Service Fees	\$ 51,334,663	\$ 49,282,151
Amortization of Entrance Fees	5,842,212	6,017,022
Charitable Contributions	1,389,364	3,556,793
Charitable Transfers	1,165,071	905,703
Investment Income	1,888,473	1,625,926
Total Operating Revenue	61,619,783	61,387,595
Operating Expenses		
Resident Services	37,887,530	37,457,396
Depreciation	11,260,596	11,415,667
Interest	4,698,065	4,818,588
Administrative and General	9,149,708	9,187,829
Total Operating Expenses	62,995,899	62,879,480
Operating Loss	(1,376,116)	(1,491,885)
Other Income (Loss)		
Investment Gain	1,916,608	1,981,308
Legal Settlement / Insurance Claim / Land Sale	52,275	582,010
Charitable Transfers	1,219,657	1,377,687
	3,188,540	3,941,005
Increase in Unrestricted Net Assets	1,812,424	2,449,120
Increase in Restricted Net Assets	1,995,389	3,458,336
Total Increase in Net Assets	\$ 3,807,813	\$ 5,907,456

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

YOU COULD COME HOME TO THIS!

These magnificent homes, and this friendly community replete with activities of every imaginable kind, these beautifully-landscaped grounds, these spacious, clean, modern interiors ... all this could be yours. We invite you to visit, let us show you around, meet our residents and staff. Spend a night with us. Savor it all and then envision yourself living your retirement dreams.





5100 John D. Ryan Blvd.
San Antonio, Texas 78245-3502



NON-PROFIT ORGANIZATION
U.S. POSTAGE
PAID
PERMIT NO. 2446
SAN ANTONIO, TX

Contact Us

Toll-Free
(866) 553-5389

Marketing
(210) 568-3200

Development
(210) 568-3206

Blue Skies East
(210) 673-2761

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.

PROUDLY SERVING BLUE SKIES OF TEXAS

RELIABLE.DEDICATED.LOYAL

Our Services:

- Complete Construction Solutions
- Heating & Air Conditioning Projects
- Renovation Services
- Design-Build Solutions
- Quality & Safety Assurance

"BECAUSE YOUR HOME DESERVES THE BEST"

Contact Us For Details
210-521-1417