



Soledad Community

HEALTH CARE DISTRICT



AGENDA

OCTOBER 24, 2024

Agenda

SOLEDAD COMMUNITY HEALTH CARE DISTRICT
Regular Meeting of the Board of Directors
October 24, 2024 @ 4:00 p.m.

Board members and members of the public may attend this meeting in person at the District Office located at 612 Main Street, Soledad, Ca 93960 in the Creekside Room

1. Call to Order

2. Roll Call

Graig Stephens
Maggie Campa
Rosemary Guidotti
Anne Trebino
Michael Schell

3. Pledge of Allegiance

4. Reading of the District's Mission Statement – To be read by a District Board Member
“To anticipate and provide services to meet the health care needs of the people we serve.”

5. President's Welcome
Introductions and Welcome – Graig Stephens

6. Consent Agenda
Approval of Minutes Action -
1. Regular Meeting of August 29, 2024
2. Regular Meeting of September 23, 2024

BOARD ACTION: _____

7. Public Comment
Members of the public are welcome to participate in the meetings of the Board. Comments of the public will be accepted during the Public Comment portion of the agenda. No action or comments will be taken by the Board on matters not on the agenda. Public comments on agenda items should be made at the time each item is considered. When the Board President recognizes a member of the public for oral comment, such comment shall be three (3) minutes or less, at the discretion of the Board President. We would like a calm presentation so that the importance of what you are presenting is not overshadowed by the manner of the presentation.

8. Recognition Certificate and Plaque for Maggie Campa – Graig Stephens

9. Certificate for Years of Service for Graig & Rosemary – Anne Trebino

10. Communications Coordinator – Adriana Gonzalez

11. Treasurer's Report –

1. Review of Operating Entities and the District, Mr. Brent Green, CPA
Financial Statements (*Board will consider the approval of the Treasurer's Report*)

BOARD ACTION: _____

12. Monthly Budget Review – 2024-2025

13. Meeting Calendar Approval for 2025 – Ida Lopez Chan

BOARD ACTION: _____

14. District's CEO Report – Ida Lopez Chan

1. Eden Valley Update
2. Clinic Update
3. Performance Evaluations

15. Adjournment to Closed Session

1. Update on CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION (Government Code §54956.9(d)(1)) Name of case: (Jose Andres Sandoval a/k/a Andrew Sandoval vs. Ida Lopez Chan; Soledad Community Health Care District, CASE NUMBER 23CV001502)

16. Reconvene in Open Session and report out from closed session, if any

17. Adjournment to the next meeting

Regular District Board Meeting – Thursday, November 21, 2024 at 4:00 P.M.

Note: Requests for a disability related modification or accommodation, including auxiliary aids or services, in order to attend or participate in a meeting should be made to the District Recording Secretary during regular business hours at 831-678-2462. Notification received 48 hours before the meeting will enable the district to make reasonable accommodations. Open session meeting materials provided to the Board of Directors after the agenda packets are distributed are available at the office of the Recording Secretary located at 612 Main Street, Soledad, California.

**Soledad Community Health Care District
Regular Meeting of the Board of Directors
August 29, 2024 @ 4:00 p.m.**

MINUTES

1. Call to order at 4:00 p.m. by President, Graig Stephens

2. Board of Directors Roll Call.

Directors Present: President, Graig Stephens
Secretary, Rosemary Guidotti
Treasurer, Anne Trebino
Board Member, Michael Schell

Directors Absent: Vice President, Maggie Campa

Staff Present: CEO, Ida Lopez Chan
District Recording Secretary, Sophie Piña

District CPA: Brent Green

We have a Quorum

3. Pledge of Allegiance: Graig Stephens

4. Mission Statement: Rosemary Guidotti

5. President's Welcome: Graig Stephens welcomed everyone to the meeting. Graig announced that SEIU 2015 will be representing our employees. He also congratulated Dr. Giron for his 20 years of service here at the District.

6. Approval of Minutes:

Motion: The board approved the minutes as mailed from the Regular meeting on July 25, 2024.

M/S: Guidotti/Trebino

Ayes: Stephens, Guidotti, Trebino, Schell

Nays: -

Abstain: -

Absent: - Campa

Motion: Passed

7. Public Comment: Ken Klemme announced that he is running for director.

Eunice a CNA at Eden Valley commented on safe and secure work environments for staff and residents.

Erik Mora commented on behalf of Wendy Askew he thanked the district for accepting SEIU 2015.

**Soledad Community Health Care District
Regular Meeting of the Board of Directors
August 29, 2024 @ 4:00 p.m.**

Victor Carabes a political organizer for Monterey Bay and a former SEIU member was glad that the district has decided to move forward and take action.

Rosa Gamboa a union representative for SEIU 20 local spoke on a safe and secure workplace and respecting workers rights to the union.

Sherry Avella a research analyst with SEIU 2015 thanked the board for recognizing the union and moving forward.

- 8. Communications Coordinator:** Adriana reported to the board all the events that have been happening at the district. She congratulated Ida on her ACHD nomination for CEO of the year. The reopening of the soda shop will be held September 5, 2024. The Lion's club came to BBQ for the staff and residents. We had our annual summer employee event. Thank you to Graig for helping us cook for the staff.

9. Treasurer's Report –

Motion: The board approved the Financial Statements for review for Operating Entities and the District.

M/S: Trebino/Guidotti

Ayes: Stephens, Guidotti, Trebino, Schell

Nays: -

Abstain: -

Absent: - Campa

Motion: Passed

- 10. Monthly Budget Review –** The board reviewed the monthly budget review for 2024-2025.

11. Proposal to change the September 26, 2024 meeting time to 3pm –

Motion: The board approved to change the September 26, 2024 meeting time to 3pm.

M/S: Guidotti/Trebino

Ayes: Stephens, Guidotti, Trebino, Schell

Nays: -

Abstain: -

Absent: - Campa

Motion: Passed

- 12. District's CEO Report –** Ida reported on all the great events that have been happening at the district. The leadership academy has been completed. The twelve employees who attended the eight-month two-hour sessions received a certificate of completion. In September we will begin our next class which will focus on Effective Communication. Ida continues to do computer upgrades. We have completed the asphalt project in the kitchen delivery area. Average daily census for Eden Valley for the month of July was 49%, occupancy was at 83%. We received twelve referrals from Salinas Valley Health and two referrals from Natividad. We currently have one person on the waiting list. Zero deficiencies and zero incidents were reported to CDPH.

**Soledad Community Health Care District
Regular Meeting of the Board of Directors
August 29, 2024 @ 4:00 p.m.**

13. Adjournment to Closed Session -

1. Public Employee Performance Evaluation (Government Code §54957(b)) Title: (CEO)
2. Conference with Labor Negotiator (Government Code §54957.6)

Agency designated representative: (Specify name of designated representatives attending the closed session): _____

Employee organization: (Specify name of organization representing employee or employees in question): _____, **OR**

Unrepresented employee: (Specify position title of unrepresented employee who is the subject of the negotiations): Ida Lopez Chan

14. Reconvene to Open Session –

Motion: The board motioned to approve CEO's Employment Agreement

M/S: Trebino/Guidotti

Ayes: Stephens, Guidotti, Trebino,

Nays: -Schell

Abstain: -

Absent: - Campa

Motion: Passed

Motion: The board motioned to approve a \$10,000.00 increase of CEO's Annual Salary.

M/S: Trebino/Guidotti

Ayes: Stephens, Guidotti, Trebino,

Nays: -Schell

Abstain: -

Absent: - Campa

Motion: Passed

Motion: The board motioned to approve a \$10,000.00 bonus for CEO

M/S: Trebino/Guidotti

Ayes: Stephens, Guidotti, Trebino,

Nays: - Schell

Abstain: -

Absent: - Campa

Motion: Passed

**Soledad Community Health Care District
Regular Meeting of the Board of Directors
August 29, 2024 @ 4:00 p.m.**

15. Meeting Adjourned at 6:26p.m. – The board will reconvene on September 26, 2024 for a Regular District Board Meeting at 3:00p.m.

Prepared By: _____
Sophie Piña, District Board Secretary

Approved By: _____
Graig Stephens, Board President

**Soledad Community Health Care District
Regular Meeting of the Board of Directors
September 23, 2024 @ 4:00 p.m.**

MINUTES

1. Call to order at 4:00 p.m. by President, Graig Stephens

2. Board of Directors Roll Call.

Directors Present: President, Graig Stephens
Vice President, Maggie Campa
Treasurer, Anne Trebino
Board Member, Michael Schell

Directors Absent: Secretary, Rosemary Guidotti

Staff Present: CEO, Ida Lopez Chan
District Recording Secretary, Sophie Piña

District CPA: Brent Green

We have a Quorum

3. Pledge of Allegiance: Graig Stephens

4. Mission Statement: Graig Stephens

5. President's Welcome: Graig Stephens welcomed everyone to the meeting. Graig addressed some claims and concerns from Max Schell discrediting CEO Ida Lopez Chan. Max denied the accusations. Ida asked Max to stop harassing and bullying her. Anne would like it to be made clear that when someone is expressing their personal opinion it is that of their own opinion and not that representative of the board.

6. Approval of Minutes: The Regular Meeting minutes of August 29, 2024 will be tabled until the October 24, 2024 meeting due to no quorum.

Motion: The board approved the minutes as mailed from the Finance Committee Meeting on September 11, 2024

M/S: Trebino/Schell

Ayes: Stephens, Campa, Trebino, Schell

Nays: -

Abstain: -

Absent: - Guidotti

Motion: Passed

Motion: The board approved the minutes as mailed from the Special Meeting of September 18, 2024.

M/S: Trebino/Schell

Ayes: Stephens, Campa, Trebino, Schell

Nays: -

Abstain: -

Absent: - Guidotti

Motion: Passed

**Soledad Community Health Care District
Regular Meeting of the Board of Directors
September 23, 2024 @ 4:00 p.m.**

7. **Public Comment:** None

8. **Communications Coordinator:** Adriana reported to the board the highlights and events that have been happening at the district. Council Member Fernando Ansaldo visited our campus and expressed his admiration for all the hard work that is being done throughout the facilities. Ida and Adriana collaborated with Soledad Rotary and the Soledad Unified School District. They helped package about 60 backpacks that will be given to two first grade classes. We received a letter from Mr. Allan Jones praising the care and compassion that he has received from Eden Valley. The district hosted an NFL Kick-Off Spirit Day where the employees wore their favorite team gear and enjoyed a Soda Shop food special. Graig Stephens represented the district at a check presentation ceremony for the “Strike Against Hunger” fundraiser. The fundraiser was spearheaded by Grocery Outlet. Our District donated \$500, which contributed to a \$1,000 matching gift with Soledad Unified School District. Adriana responded to a recent article that was published by *The Weekly* titled “Let Them Eat Cake,” written by Squid. The article included several unfounded allegations against Ida. Adriana clarified the context behind the allegations and invited the weekly to reach out for comments in the future. The *Weekly* visited our district last Thursday, met with staff and saw first hand the quality of work we are doing here at the district. Congratulations to our X-ray technician Heather Guzman who passed her certification exam and is now a registered Radiologic Technician. She has also obtained her Associate’s Degree in Radiology from Pima Medical Institute. Heather expressed her deep gratitude for the support of CEO Ida,

9. **Treasurer’s Report –**

Motion: The board approved the Financial Statements for review for Operating Entities and the District.

M/S: Trebino/Campa

Ayes: Stephens, Campa, Trebino, Schell

Nays: -

Abstain: -

Absent: - Guidotti

Motion: Passed

10. **Monthly Budget Review –** The board reviewed the monthly budget review for 2024-2025.

11. **Resolution 2024-05 –** Authorizing SCHCD to incur indebtedness and to execute documents in connection with a revolving line of credit from 1st Capital Bank.

Motion: The board approved to renew Resolution 2024-2025.

M/S: Trebino/Campa

Ayes: Stephens, Campa, Trebino, Schell

Nays: -

Abstain: -

Absent: - Guidotti

Motion: Passed

**Soledad Community Health Care District
Regular Meeting of the Board of Directors
September 23, 2024 @ 4:00 p.m.**

- 12. SCHCD Approval of the sale of Agency** – Sale of Property Formerly Owned by Soledad Redevelopment Agency. 183 Soledad Street (APNs 022-026-001 and 022-026-002) Compensation to Local Taxing Entities

Motion: The board approved to accept the sale of property formerly owned by Soledad Redevelopment Agency 183 Soledad Street.

M/S: Schell/Trebino

Ayes: Stephens, Campa, Trebino, Schell

Nays: -

Abstain: -

Absent: - Guidotti

Motion: Passed

- 13. District's CEO Report** – Ida reported to the board that on September 5th we celebrated the grand re-opening of the Soda Shop. On September 19th Ida led the Rotary Program. Ida brought Patty Cruz as her guest speaker who shared with the Rotarians about Project Food Box. Project Food Box is a customized medically tailored grocery box which is offered to Medi-Cal members. The Leadership Academy held their first session focusing on Empathy and Compassion. Next month's session will discuss Effective Communication. The Central California Alliance for Health has approved our organization for three grants. The grants that were approved are for a Medical Assistant, Community Health Worker and a Pediatrician. All three grants total \$280,000.00. This year we have been approved to participate in the MCGIVES grant program. Through this program we will focus on raising funds for our mobile clinic. Ida attended the Monterey County Business Council Beacon Economics Event on September 20th. Ida also met with Krista Snelling CEO from Santa Cruz county's 1st Capital Bank. Ida continues to work on the completion of capital improvements. The district celebrated years of service for Berenisa Vargas ten years of service and Miriam Salguet fifteen years of service. We have added another nurse practitioner to the clinic. We have an operator in place who is helping with the phone calls at the clinic. Susan presented the report for Eden Valley for the month of August. Average daily census was 48.43, average occupancy was 82%, admissions for the month were sixteen, with eleven discharges. We had nine Medicare patients, thirty Medi-Cal patients, five HMO patients, and one private patient. We received twelve referrals from Salinas Valley Health and four from Natividad. There have been zero CDPH deficiencies. CMS Rating is 2 stars.

- 14. Adjournment to Closed Session - CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION (Government Code §54956.9(d)(1)) Name of case: (MARY BETH KERNS vs. SOLEDAD COMMUNITY HEALTH CARE DISTRICT FOUNDATION; SOLEDAD COMMUNITY HEALTH CARE; EDEN VALLEY CARE CENTER CASE NUMBER 23CV000609)**

- 15. Reconvene to Open Session –**

Motion: The board motioned to approve settlement on the case of Mary Beth Kerns vs. Soledad Community Health Care District.

M/S: Schell/Trebino

Ayes: Stephens, Campa, Trebino, Schell

Nays: -

Abstain: -

Absent: - Guidotti

Motion: Passed

**Soledad Community Health Care District
Regular Meeting of the Board of Directors
September 23, 2024 @ 4:00 p.m.**

- 16. Meeting Adjourned at 5:55p.m.** – The board will reconvene on October 24, 2024 for a Regular District Board Meeting at 4:00p.m.

Prepared By: _____
Sophie Piña, District Board Secretary

Approved By: _____
Graig Stephens, Board President



Soledad Community

HEALTH CARE DISTRICT



Eden Valley
Care Center



Soledad Medical Clinic



Women's
HEALTH CENTER



Adriana Gonzalez

Communications Coordinator

Board Report

Thursday, October 24, 2024





Soledad Community Health Care District

Balance Sheet

As of September 30, 2024

	<u>30-Sep-24</u>	<u>30-Sep-23</u>	<u>Variance</u>
Assets			
Current Assets			
Cash & Cash Equivalents	2,857,233	1,751,828	1,105,405
Assets Limited as to Use - Current	105	105	-
Patient Accounts Receivable - Net	2,547,530	2,407,644	139,886
Other Receivables	72,631	50,254	22,377
Inventories	106,638	113,615	(6,977)
Prepaid Expenses & Deposits	258,548	209,914	48,634
	<u>5,842,685</u>	<u>4,533,360</u>	<u>1,309,325</u>
Fixed Assets:			
Buildings & Improvements	10,888,154	10,713,058	175,096
Equipment	3,027,243	3,027,243	-
Construction in Progress	-	148,315	(148,315)
	<u>13,915,397</u>	<u>13,888,616</u>	<u>26,781</u>
Accum Depr	(8,450,464)	(7,944,617)	(505,847)
	<u>5,464,933</u>	<u>5,943,999</u>	<u>(479,066)</u>
Total Assets	<u>11,307,618</u>	<u>10,477,359</u>	<u>830,259</u>
Liabilities:			
Current Liabilities:			
Accounts Payable	379,690	458,808	(79,118)
Accrued Payroll & Benefits	582,324	592,657	(10,333)
Estimated Third Party Settlements	4,129,777	2,469,094	1,660,683
1st Capital Bank - Line of Credit	-	-	-
Current Portion - Long-term Debt	345,630	142,885	202,745
	<u>5,437,421</u>	<u>3,663,444</u>	<u>1,773,977</u>
Long-Term Debt	<u>4,455,796</u>	<u>3,770,009</u>	<u>685,787</u>
Total Liabilities	<u>9,893,217</u>	<u>7,433,453</u>	<u>2,459,764</u>
Net Assets (Assets Minus Liabilities)	<u>1,414,401</u>	<u>3,043,906</u>	<u>(1,629,505)</u>
Summary of Net Assets			
Beginning of Year - July 1st	1,443,339	2,431,060	
Increase <Decrease> in Net Assets	(28,938)	612,846	
End of Period	<u>1,414,401</u>	<u>3,043,906</u>	
Number of Days of Cash on Hand	<u>67.15</u>	<u>41.72</u>	

Soledad Community Health Care District

Statement of Revenues, Expenses, and Changes in Net Assets

For the Three Months Ended:

September 30, 2024

Operating Revenues:	<u>30-Sep-24</u>	<u>30-Sep-23</u>	<u>Variance</u>
Medical Services	5,012,005	5,745,807	(733,802)
Contractual Adjustments	(1,185,838)	(1,070,983)	(114,855)
Estimated PPS	-	-	-
	<u>3,826,167</u>	<u>4,674,824</u>	<u>(848,657)</u>
Other Operating Revenues	10,932	117,027	(106,095)
	<u>3,837,099</u>	<u>4,791,851</u>	<u>(954,752)</u>
Operating Expenses:			
Salaries & Wages	1,743,358	1,791,336	(47,978)
Professional Fees	811,131	1,039,503	(228,372)
Employee Benefits	402,355	345,817	56,538
Supplies	422,613	428,652	(6,039)
Other Operating Expenses	107,920	99,598	8,322
Utilities	108,475	111,988	(3,513)
Insurance	70,059	78,919	(8,860)
Purchased Services	67,150	106,010	(38,860)
Rents and Leases	9,648	8,580	1,068
	<u>3,742,709</u>	<u>4,010,403</u>	<u>(267,694)</u>
Operating Income <Loss> Before Depreciation	94,390	781,448	(687,058)
Less Depreciation	<u>(124,164)</u>	<u>(124,569)</u>	<u>405</u>
Operating Income <Loss> After Depreciation	(29,774)	656,879	(686,653)
Non-Operating Revenues <Expenses>			
District Property Tax Revenues	-	-	-
Grants & Contributions	49,356	120	49,236
Investment Income	3,858	605	3,253
Interest Expense	(52,378)	(44,758)	(7,620)
	<u>836</u>	<u>(44,033)</u>	<u>44,869</u>
Increase <Decrease> in Net Assets	<u>(28,938)</u>	<u>612,846</u>	<u>(641,784)</u>
Summary of Income by Operation			
Eden Valley Care Center	465,332	540,338	(75,006)
Clinic & Women's Health Center	(83,443)	284,940	(368,383)
District	(410,827)	(212,432)	(198,395)
	<u>(28,938)</u>	<u>612,846</u>	<u>(641,784)</u>
Other Items:			
Contractual Adjustments %	<u>23.66%</u>	<u>18.64%</u>	
Salaries to Gross Revenues	<u>34.78%</u>	<u>31.18%</u>	
Professional Fees to Gross Revenues	<u>16.18%</u>	<u>18.09%</u>	

Soledad Community Health Care District

Account Summaries

Description	30-Sep-24	30-Sep-23	Variance
Cash & Cash Equivalents:			
1st Capital Bank	2,268,109	1,189,466	1,078,643
Mechanics Bank	526,776	472,958	53,818
LAIF	16,980	16,301	679
US Bank	39,087	66,822	(27,735)
Petty Cash	6,281	6,281	-
Totals	2,857,233	1,751,828	1,105,405

Accounts Receivable

Eden Valley - Net	2,236,780	1,964,192	272,588
Clinic - Net	310,750	443,452	(132,702)
Totals	2,547,530	2,407,644	139,886

Summary of Income by Month

July	159,345	163,884	
August	(138,814)	242,008	
September	(93,959)	206,954	
October			
November			
December			
January			
February			
March			
April			
May			
June			
Totals	(73,428)	612,846	(686,274)
Grants Received	44,490		
Estimated PPS	(28,938)	612,846	Favorable <Unfavorable>

Gross Revenues by Type

Medical Clinic	2,719,524	54.26%	
Medi-Cal	1,242,183	24.78%	54.19%
Medicare	794,596	15.85%	34.66%
Other	192,136	3.83%	8.38%
Private	63,566	1.27%	2.77%
Totals	5,012,005	100.00%	100.00%

Soledad Community Health Care District

Account Summaries

<u>Eden Valley Care Center by Dept</u>	<u>30-Sep-24</u>	<u>30-Sep-23</u>	<u>Variance</u>
Revenues - Net			
Medi-Cal	1,198,241	1,270,287	(72,046)
Medicare	912,595	1,267,323	(354,728)
Other Insurance	242,188	159,173	83,015
Private	64,245	34,546	29,699
Other Income	12,316	2,781	9,535
	<u>2,429,585</u>	<u>2,734,110</u>	<u>(304,525)</u>
Expenses:			
Medicare Certified Unit	690,202	631,443	58,759
General Administration	239,505	335,405	(95,900)
Employee Benefits	190,611	136,501	54,110
Nursing Administration	168,661	411,504	(242,843)
Dietary	160,062	215,020	(54,958)
Physical, Occupational & Speech Therapy	152,580	102,285	50,295
Activities, Education & Soda Shop	97,006	84,644	12,362
Housekeeping and Laundry	81,660	79,014	2,646
Plant Operations & Maintenance	76,801	82,221	(5,420)
Medical Records, Central Supply, Pharmacy	63,657	61,494	2,163
Taxes, Insurance, Depreciation, Interest	43,508	54,241	(10,733)
	<u>1,964,253</u>	<u>2,193,772</u>	<u>(229,519)</u>
Net Income <Loss>	<u>465,332</u>	<u>540,338</u>	<u>(75,006)</u>

<u>Eden Valley Care Center by Type</u>	<u>30-Sep-24</u>	<u>30-Sep-23</u>	<u>Variance</u>
Revenues - Net			
Medi-Cal	1,198,241	1,270,287	(72,046)
Medicare	912,595	1,267,323	(354,728)
Other Insurance	242,188	159,173	83,015
Private	64,245	34,546	29,699
Other Income	12,316	2,781	9,535
	<u>2,429,585</u>	<u>2,734,110</u>	<u>(304,525)</u>
Expenses:			
Salaries	1,045,908	1,077,091	(31,183)
Benefits	271,516	218,347	53,169
Professional Fees	264,529	441,362	(176,833)
Supplies	196,529	219,041	(22,512)
Utilities	77,396	79,108	(1,712)
Other Operating Expenses	47,233	34,559	12,674
Insurance	24,720	33,696	(8,976)
Purchased Services	20,853	74,158	(53,305)
Depreciation	15,569	16,410	(841)
	<u>1,964,253</u>	<u>2,193,772</u>	<u>(229,519)</u>
Net Income <Loss>	<u>465,332</u>	<u>540,338</u>	<u>(75,006)</u>

Soledad Community Health Care District

Account Summaries

<u>Soledad Medical Clinic / Women's Health Center</u>	<u>30-Sep-24</u>	<u>30-Sep-23</u>	<u>Variance</u>
Revenues - Net			
Gross Revenues	2,719,524	3,178,357	(458,833)
Contractual Adjustments	(1,310,626)	(1,234,862)	(75,764)
Other Revenues	4,244	1,014	3,230
	<u>1,413,142</u>	<u>1,944,509</u>	<u>(531,367)</u>
Expenses:			
Salaries	434,661	533,486	(98,825)
Doctors	283,186	264,116	19,070
Supplies	220,331	207,105	13,226
Professional Fees	206,295	304,992	(98,697)
Depreciation	108,506	108,061	445
Employee Benefits	103,612	107,078	(3,466)
Interest Expense	52,378	44,758	7,620
Utilities	31,078	32,880	(1,802)
Other Operating Expenses	22,318	24,573	(2,255)
Purchased Services	18,818	11,331	7,487
Insurance	15,402	21,189	(5,787)
	<u>1,496,585</u>	<u>1,659,569</u>	<u>(162,984)</u>
Net Income <Loss>	<u>(83,443)</u>	<u>284,940</u>	<u>(368,383)</u>

<u>Soledad Community Health Care District</u>	<u>30-Sep-24</u>	<u>30-Sep-23</u>	<u>Variance</u>
Revenues - Net			
Property Tax Revenues	-	-	-
Other Revenues	47,586	113,957	(66,371)
	<u>47,586</u>	<u>113,957</u>	<u>(66,371)</u>
Expenses:			
Salaries	262,789	180,759	82,030
Professional Fees	57,121	29,033	28,088
Other Operating Expenses	48,018	49,046	(1,028)
Insurance	29,937	24,034	5,903
Purchased Services	27,480	20,521	6,959
Employee Benefits	27,227	20,391	6,836
Supplies	5,752	2,507	3,245
Depreciation	89	98	(9)
	<u>458,413</u>	<u>326,389</u>	<u>132,024</u>
Net Income <Loss>	<u>(410,827)</u>	<u>(212,432)</u>	<u>(198,395)</u>

Soledad Community Health Care District

Account Summaries

<u>Summary of Income by Month</u>	<u>September</u>	<u>Jul - Aug</u>	<u>Total</u>
Eden Valley Care Center	144,879	336,022	480,901
Soledad Medical Clinic / Women's Health Center	(48,689)	73,752	25,063
District	<u>(148,757)</u>	<u>(261,981)</u>	<u>(410,738)</u>
Sub-Total	(52,567)	147,793	95,226
Estimated PPS	-	-	-
Depreciation	<u>(41,392)</u>	<u>(82,772)</u>	<u>(124,164)</u>
Totals	<u><u>(93,959)</u></u>	<u><u>65,021</u></u>	<u><u>(28,938)</u></u>

Summary of Cash Flows:

Cash Flows for the Three Months Ended:

Increase <Decrease> in Net Assets	(28,938)
Add: Depreciation	124,164
Increase in Accounts Payable	31,110
Less: Decrease in Accrued Payroll	(2,355)
Payment of Long-Term Debt	(81,126)
Increase in Accounts Receivable	(213,156)
Increase in Prepaid Expenses	(175,178)
Purchase of Improvements	<u>(115,620)</u>
Increase <Decrease> in Cash	<u><u>(461,099)</u></u>

SOLEDAD COMMUNITY HEALTH CARE DISTRICT**Budget to Actual Summary**

Operating Budget FY 2024-2025

September 30, 2024

	<u>Total Budget YTD</u>	<u>Total Actual YTD</u>	<u>Eden Valley Actual YTD</u>	<u>Clinic Actual YTD</u>	<u>District Actual YTD</u>
Operational Revenues:					
Gross Patient Revenues	5,887,830	5,012,005	2,292,481	2,719,524	-
Contractual Adjustments	(1,921,200)	(1,185,838)	124,788	(1,310,626)	-
Other Operating Revenues	42,830	10,932	7,302	738	2,892
	<u>4,009,460</u>	<u>3,837,099</u>	<u>2,424,571</u>	<u>1,409,636</u>	<u>2,892</u>
Operational Expenditures:					
Salaries	1,929,830	1,743,358	1,045,908	434,661	262,789
Professional Fees	861,675	811,131	264,529	489,481	57,121
Supplies	423,925	422,612	196,529	220,331	5,752
Employee Benefits	377,485	402,355	271,516	103,612	27,227
Insurance & Taxes	117,810	86,857	27,939	28,981	29,937
Utilities	115,750	108,474	77,396	31,078	-
Purchased Services	78,235	67,151	20,853	18,818	27,480
Other Operating Expenses	57,200	91,123	42,588	7,628	40,907
Rents & Leases	12,300	9,648	1,426	1,111	7,111
	<u>3,974,210</u>	<u>3,742,709</u>	<u>1,948,684</u>	<u>1,335,701</u>	<u>458,324</u>
Gross Margin	<u>35,250</u>	<u>94,390</u>	<u>475,887</u>	<u>73,935</u>	<u>(455,432)</u>
General & Administrative					
Allocation of District Expenditures	-	-	274,994	183,330	(458,324)
Depreciation	124,290	124,164	15,569	108,506	89
Total General & Administrative	<u>124,290</u>	<u>124,164</u>	<u>290,563</u>	<u>291,836</u>	<u>(458,235)</u>
Net Margin	<u>(89,040)</u>	<u>(29,774)</u>	<u>185,324</u>	<u>(217,901)</u>	<u>2,803</u>
Other Income <Expenditure>					
Property Tax Revenues	108,625	-	-	-	-
Grants and Contributions	79,250	49,356	4,866	-	44,490
Investment Income	875	3,654	148	3,506	-
Interest Expense	(64,500)	(52,174)	-	(52,378)	204
	<u>124,250</u>	<u>836</u>	<u>5,014</u>	<u>(48,872)</u>	<u>44,694</u>
Net Surplus <Deficit>	<u>35,210</u>	<u>(28,938)</u>	<u>190,338</u>	<u>(266,773)</u>	<u>47,497</u>

SOLEDAD COMMUNITY HEALTH CARE DISTRICT

Eden Valley Care Center - Budget to Actual

Operating Budget FY 2024-2025

September 30, 2024

	<u>Eden Valley Care Center</u>	<u>3 Months Budget YTD</u>	<u>3 Months Actual YTD</u>	<u>Variance</u>
Operational Revenues:				
Gross Patient Revenues	9,203,825	2,300,955	2,292,481	(8,474)
Contractual Adjustments	583,200	145,800	124,788	(21,012)
Other Operating Revenues	103,325	25,830	7,302	(18,528)
	<u>9,890,350</u>	<u>2,472,585</u>	<u>2,424,571</u>	<u>(48,014)</u>
Operational Expenditures:				
Salaries	4,511,350	1,127,840	1,045,908	81,932
Supplies	917,950	229,485	196,529	32,956
Employee Benefits	916,200	229,050	271,516	(42,466)
Professional Fees	710,200	177,550	264,529	(86,979)
Utilities	321,000	80,250	77,396	2,854
Insurance & Taxes	153,600	38,400	27,939	10,461
Purchased Services	120,950	30,235	20,853	9,382
Other Operating Expenses	111,500	27,875	42,588	(14,713)
Rents & Leases	18,000	4,500	1,426	3,074
	<u>7,780,750</u>	<u>1,945,185</u>	<u>1,948,684</u>	<u>(3,499)</u>
Gross Margin	<u>2,109,600</u>	<u>527,400</u>	<u>475,887</u>	<u>(51,513)</u>
General & Administrative				
Allocation of District Expenditures	1,127,150	281,785	274,994	6,791
Depreciation	62,250	15,565	15,569	(4)
Total General & Administrative	<u>1,189,400</u>	<u>297,350</u>	<u>290,563</u>	<u>6,787</u>
Net Margin	<u>920,200</u>	<u>230,050</u>	<u>185,324</u>	<u>(44,726)</u>
Other Income <Expenditure>				
Grants and Contributions	10,000	2,500	4,866	2,366
Investment Income	-	-	148	148
	<u>10,000</u>	<u>2,500</u>	<u>5,014</u>	<u>2,514</u>
Net Surplus <Deficit>	<u>930,200</u>	<u>232,550</u>	<u>190,338</u>	<u>(42,212)</u>

SOLEDAD COMMUNITY HEALTH CARE DISTRICT

Medical Clinic - Budget to Actual

Operating Budget FY 2024-2025

September 30, 2024

	<u>Medical Clinic Womens Health</u>	<u>3 Months Budget YTD</u>	<u>3 Months Actual YTD</u>	<u>Variance</u>
Operational Revenues:				
Gross Patient Revenues	14,347,500	3,586,875	2,719,524	(867,351)
Contractual Adjustments	(8,268,000)	(2,067,000)	(1,310,626)	756,374
Other Operating Revenues	50,000	12,500	738	(11,762)
	<u>6,129,500</u>	<u>1,532,375</u>	<u>1,409,636</u>	<u>(122,739)</u>
Operational Expenditures:				
Professional Fees	2,531,500	632,875	489,481	143,394
Salaries	2,062,800	515,700	434,661	81,039
Supplies	758,950	189,740	220,331	(30,591)
Employee Benefits	368,600	92,150	103,612	(11,462)
Insurance & Taxes	209,650	52,410	28,981	23,429
Utilities	142,000	35,500	31,078	4,422
Purchased Services	108,000	27,000	18,818	8,182
Other Operating Expenses	48,800	12,200	7,628	4,572
Rents & Leases	7,200	1,800	1,111	689
	<u>6,237,500</u>	<u>1,559,375</u>	<u>1,335,701</u>	<u>223,674</u>
Gross Margin	<u>(108,000)</u>	<u>(27,000)</u>	<u>73,935</u>	<u>100,935</u>
General & Administrative				
Allocation of District Expenditures	751,450	187,865	183,330	4,535
Depreciation	434,500	108,625	108,506	119
Total General & Administrative	<u>1,185,950</u>	<u>296,490</u>	<u>291,836</u>	<u>4,654</u>
Net Margin	<u>(1,293,950)</u>	<u>(323,490)</u>	<u>(217,901)</u>	<u>105,589</u>
Other Income <Expenditure>				
Grants and Contributions	272,000	68,000	-	(68,000)
Investment Income	2,000	500	3,506	3,006
Interest Expense	(258,000)	(64,500)	(52,378)	12,122
	<u>16,000</u>	<u>4,000</u>	<u>(48,872)</u>	<u>(52,872)</u>
Net Surplus <Deficit>	<u>(1,277,950)</u>	<u>(319,490)</u>	<u>(266,773)</u>	<u>52,717</u>

SOLEDAD COMMUNITY HEALTH CARE DISTRICT

District - Budget to Actual

Operating Budget FY 2024-2025

September 30, 2024

	<u>District</u>	<u>3 Months Budget YTD</u>	<u>3 Months Actual YTD</u>	<u>Variance</u>
Operational Revenues:				
Gross Patient Revenues	-	-	-	-
Contractual Adjustments	-	-	-	-
Other Operating Revenues	18,000	4,500	2,892	(1,608)
	<u>18,000</u>	<u>4,500</u>	<u>2,892</u>	<u>(1,608)</u>
General & Administrative (District)				
Salaries	1,145,150	286,290	262,789	23,501
Employee Benefits	225,150	56,285	27,227	29,058
Professional Fees	205,000	51,250	57,121	(5,871)
Insurance	108,000	27,000	29,937	(2,937)
Purchased Services	84,000	21,000	27,480	(6,480)
Other Expenses	68,500	17,125	40,907	(23,782)
Rents & Leases	24,000	6,000	7,111	(1,111)
Supplies	18,800	4,700	5,752	(1,052)
	<u>1,878,600</u>	<u>469,650</u>	<u>458,324</u>	<u>11,326</u>
Gross Margin	<u>(1,860,600)</u>	<u>(465,150)</u>	<u>(455,432)</u>	<u>9,718</u>
General & Administrative				
Allocation of District Expenditures	(1,878,600)	(469,650)	(458,324)	(11,326)
Depreciation	400	100	89	11
Total General & Administrative	<u>(1,878,200)</u>	<u>(469,550)</u>	<u>(458,235)</u>	<u>(11,315)</u>
Net Margin	<u>17,600</u>	<u>4,400</u>	<u>2,803</u>	<u>(1,597)</u>
Other Income <Expenditure>				
Property Taxes	434,500	108,625	-	(108,625)
Grants and Contributions	35,000	8,750	44,490	35,740
Investment Income	1,500	375	204	(171)
	<u>471,000</u>	<u>117,750</u>	<u>44,694</u>	<u>(73,056)</u>
Net Surplus <Deficit>	<u>488,600</u>	<u>122,150</u>	<u>47,497</u>	<u>(74,653)</u>

REGULAR MEETING SCHEDULE - 2025
BOARD OF DIRECTORS OF SOLEDAD COMMUNITY HEALTH CARE DISTRICT

THURSDAY MEETING SCHEDULE AT 4:00 P.M.

January 30

February 27

March 27

April 24

May 29

June 26

July 31

August 28

September 25

October 23

November 20 (Thursday before Thanksgiving holiday) *

December – In Recess

Date Adopted

President
Soledad Community Health Care District



**Eden Valley
Care Center**



Administrator
Susan Phan

October 24, 2024

Hoang T. Pham, MD
Medical Director

RE: Room Rate Increase Effective 1/1/2025

Ida Lopez Chan
CEO

Dear _____,

Member, Association
of California Health
Care Districts

At Eden Valley Care Center, we pride ourselves in providing the highest quality of care to all of our residents.

On October 24, 2024 Eden Valley initiated a review of our financial status and price practices to ensure that we are doing everything possible to be fiscally responsible so that we may continue to provide healthcare services to the Soledad community and surrounding areas, presently and well into the future.

As a result, effective 1/1/2025, the daily rates will increase. The two-bed daily rate will increase to \$410.00 per day and the single bed rate will increase to \$440.00 per day. In our analysis, we surveyed other skilled nursing facilities in our area and found that the increases being made will bring our rates closer to the average rates.

In all of this be rest assured that our greatest and most important endeavor is to continue providing high quality care to your loved one.

Please feel free to contact me should you have any questions.

Sincerely,

Ida Lopez Chan,
Chief Executive Officer

CC: Board of Directors



**Eden Valley
Care Center**



October 24, 2024

Administrator
Susan Phan

RE: Room Rate Increase Effective 1/1/2025

Hoang T. Pham, MD
Medical Director

Dear _____,

Ida Lopez Chan
CEO

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As a result, effective 1/1/2025, the daily rates will increase. The two-bed daily rate will increase to \$450.00 per day and the single bed rate will increase to \$480.00 per day. In our analysis, we surveyed other skilled nursing facilities in our area and found that the increases being made will bring our rates closer to the average rates.

In all of this be rest assured that our greatest and most important endeavor is to continue providing high quality care to your loved one.

Please feel free to contact me should you have any questions.

Sincerely,

Ida Lopez Chan,
Chief Executive Officer

CC: Board of Directors

612 Main Street, Soledad, CA | 831.678.2462 | Fax 831.678.1539

2024 MONTHLY CENSUS FOR EDEN VALLEY

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
<u>AVERAGE DAILY</u>												
<u>CENSUS</u>												
MEDICARE	17	18	19	14	14	17	18	15	13			
PRIVATE	1	1	1	2	2	2	2	1	2			
MEDI-CAL	31	28	31	33	32	30	29	29	32			
HOSPICE PRIVATE								1	1			
TOTAL	49	47	51	49	48	49	49	46	48	0	0	0
<u>OCCUPANCY</u>												
DAYS IN MONTH	31	29	31	30	31	30	31	31	30	31	30	31
TOTAL POSSIBLE DAYS	1,643	1,537	1,643	1,770	1,829	1,770	1,829	1,829	1,770	1,829	1,770	1,829
TOTAL ACTUAL DAYS	1,545	1,392	1,603	1,477	1,491	1,480	1,501	1,427	1,394			
OCCUPANCY PERCENTAGE	94%	91%	98%	83%	82%	84%	82%	78%	79%	0%	0%	0%
NUMBER OF FACILITY BEDS	59	59	59	59	59	59	59	59	59	59	59	59
NUMBER OF BEDS AVAILABLE	10	12	8	10	11	10	10	13	11	59	59	59


2023 MONTHLY CENSUS FOR EDEN VALLEY

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
<u>AVERAGE DAILY</u>												
<u>CENSUS</u>												
MEDICARE	14	25	23	26	22	21	18	23	22	15	18	18
PRIVATE	3	4	5	3	4	4	3	3	2	1	1	1
MEDI-CAL	24	23	24	26	29	29	30	31	31	32	32	32
HOSPICE												
TOTAL	41	52	52	55	55	54	51	57	55	48	51	51
<u>OCCUPANCY</u>												
DAYS IN MONTH	31	28	31	30	31	30	31	31	30	31	30	31
TOTAL POSSIBLE DAYS	1,643	1,484	1,643	1,770	1,829	1,770	1,829	1,829	1,770	1,829	1,770	1,829
TOTAL ACTUAL DAYS	1,264	1,452	1,587	1,647	1,722	1,629	1,566	1,767	1,628	1,512	1,530	1,581
OCCUPANCY PERCENTAGE	77%	98%	97%	93%	94%	92%	86%	97%	92%	83%	86%	86%
NUMBER OF FACILITY BEDS	53	53	53	59	59	59	59	59	59	59	59	59
NUMBER OF BEDS AVAILABLE	12	1	1	4	4	5	8	2	4	11	8	8

2024 PATIENT VISIT COUNTS

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	Avg Pt. Per Day
SMC STAFF	461	454	453	438	473	275	286	426	399				20
DR. GIRON	268	296	297	300	326	211	257	287	275				20
DR. BELTRAN	133	145	152	166	148	131	141	106	177				11
DR. ROD	337	300	384	316	318	301	352	301	281				19
DR. PEÑA													
OSKAR LIZARAGGA													
DAVIS PA-C	340	371	347	325	384	356	335	263	327				20
DR. GAMBOA	218	185	210	240	87	137	219	120	149				15
X-RAY	106	5	125	110	41	71	129	106	104				7
X-RAY (SCHEDULED)									18				1
MA VISITS	200	12	111	84	3	55	82	81	159				10
CARE MNGMT	29	2	30	27	1	31	20	30	23				2
LABORATORY	278	13	277	277	9	204	249	280	253				13
MARIA SCHELL,NP	325	18	180	423	14	18	54	328	322				8
SALAZAR, A								121	143				8
WHC													
Dr. Albert							5	155	138				20
DR. CHANDLER	40	20	0	0	0	42	29	13					
HOSSAIN (MD)	19	19	22	23	1	18	0	0					
DR. MILLNER	20	3	24	0	0	0	0	0					
ULTRA SOUND	104	21	79	78	3	88	80	73	86				86
MAMMOGRAPHY	60	12	42	27	1	19	10	11	16				16
CPSP	133	10	103	120	4	116	107	110	104				7
DR. ESTEVA	104	21	97	37	1	37	0	18	51				17
DR. WRIGHT	121	20	93	0	0	17	0	0					
MALDONADO CNM				106	4	89	91	68	55				14
MYERHOFF CNM				73	2	22	79	28	14				
NST NURSE	21	3	11	2	0	16	15	11	15				2
DR. SADEQUE	30	15	0	0	0	67	83	35	69				17
DR. Guerrero					50	17	28	17					
COVID													
VACCINES													
TOTAL VISITS	3,347	2,58	2,972	2,78	2,840	2,506	2,651	2,988	2,19	279	-	-	20

2023 PATIENT VISIT COUNTS

	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEPT	OCT	NOV	DEC	Avg Pt. Per Day
SMC STAFF	319	364	416	330	390	443	225	484	436	452	426	424	14
DR. GIRON	19	364	416	330	390	443	225	484	436	452	426	424	14
DR. BELTRAN	21	178	297	193	252	243	224	290	156	307	233	263	8
DR. ROD	30	92	104	121	154	166	102	197	83	143	151	135	4
DR. PEÑA	18	213	337	305	329	346	308	416	264	249	320	290	9
OSKAR													
LIZARAGGA													
DAVIS PA-C	312	263	298	274	357	336	289	302	330	356	343	256	8
DR. GAMBOA	189	185	187	124	216	156	35	78	185	233	198	168	5
X-RAY	148	141	146	158	193	159	129	144	133	123	145	104	3
MA VISITS	120	87	111	73	104	68	65	165	99	129	238	159	5
CARE MNGMT	37	37	35	34	31	41	36	28	38	19	48	33	1
LABORATORY	209	211	254	243	289	297	283	301	263	308	288	234	8
AMY													
UNDERWOOD, PA-C	154	206	275	189	225	217	282	234	188	216	230	230	0
Francisca Bob	102	0											0
WHC													0
MARIA													
SHELL,NP	339	345	243	287	374	344	332	396	258	355	306	273	9
DR. CHANDLER	53	0	59	135	21	16	21	24	21	37	61	37	1
Hossian (MD)	21	42	19	0	24	40	50	34	18	37	40	0	0
DR. MILLNER					76	21	59	31	55	97	37	68	2
DR. AGUILERA	58	0	16	0								0	0
ULTRA SOUND	104	90	88	74	106	90	88	104	76	106	112	63	2
MAMMOGRAPHY	57	41	34	50	50	49	14	52	58	62	46	24	1
JULIA SNELL,RD	70	60	95	76	72	7	0	0	0	0	0	0	0
CPSP	118	115	159	136	132	9	111	115	101	139	103	113	4
DR. DE RANIERI	59	18	0	37	39	14		0	0	19	0	0	0
Dr. Barnes	69	94	38	53	78	41		68	18	16	0	0	0
DR. NGUYEN	47	18	19	46	59	41		0			0	0	0
DR. ESTEVA	-	81	101	68	43	23	40	65	22	44	74	58	2
Dr. Wright	55	51	138	21	89	129	98	91	97	55	94	114	4
NST Nurse	27	14	20	33	39	5	18	15	2	10	0	15	0
Dr. Sadeaque								87	49	88	70	65	2
 COVID													
VACCINES	0	34	13	12		9	9	0	0				
TOTAL VISITS	3,294	2,980	3,502	3,072	3,742	3,325	2,818	542	3,721	3,600	3,563	2,896	91



10/24/24

Prashant Shinde, MHA, Bureau Chief
County of Monterey, Clinic Services Bureau
1615 Bunker Hill Way, Suite 140
Salinas, CA 93906

PROVIDERS

- Joyce Beltran, MD
- Jaime Giron, MD
- Raymond Peña, MD
- Lucie Gamboa, MD
- Roderick Pagsolingan, DPM
- Oskar Lizarraga Davis, PA-C
- Ann Marie, NP

RE: Service Area Competition (HRSA-25-016)

Greetings Mr. Shinde:

On behalf of Soledad Medical Clinic, I am writing to express our endorsement of County of Monterey, Clinic Services Bureau's Service Area Competition (SAC) application (HRSA-25-016) for continued funding by the Health Resources and Services Administration, Bureau of Primary Health Care for the Project Period May 1, 2025, through April 30, 2028.

Soledad Medical Clinic, part of the Soledad Community Health Care District, provides comprehensive healthcare services, including family medicine, podiatry, OB-GYN care, and diabetes management to the residents of Soledad and the surrounding communities. As a key provider of medical services in Monterey County, we serve both insured and uninsured populations, with a focus on delivering patient-centered care that meets the diverse needs of our community.



PROVIDERS

- Peter Chandler, MD
- Soraya Esteve, MD
- Luana Hussain, MD
- Jafreen Sadeque, MD
- Giya Albert, MD

The County of Monterey, Clinic Services Bureau (Clinic Services) has been serving the community since the 1990s. First operating as a Federally Qualified Health Center (FQHC) Look-Alike, Clinic Services was awarded full FQHC status in 2019. Clinic Services provides vital primary care and behavioral health services to the safety net populations of Monterey County. The health outcomes within the County emphasize the continued need for accessible, high-quality, and integrated health care services.

Soledad Medical Clinic collaborates with Monterey County Clinic Services to ensure that underserved populations receive access to essential health services. Through shared efforts, we work to improve the health outcomes of low-income and uninsured individuals by providing primary care, prevention programs, and specialized services that address the unique health challenges of our community. Our partnership strengthens our ability to serve vulnerable populations with the high-quality, integrated care they deserve.

Soledad Medical Clinic supports the mission of Monterey County, Clinic Services to provide access to quality, integrated health care in a comprehensive and culturally respectful manner to individuals and families. Soledad Medical Clinic looks forward to continued collaboration and partnership with Clinic Services to improve the lives of low income and uninsured residents in Monterey County, California.

Sincerely,

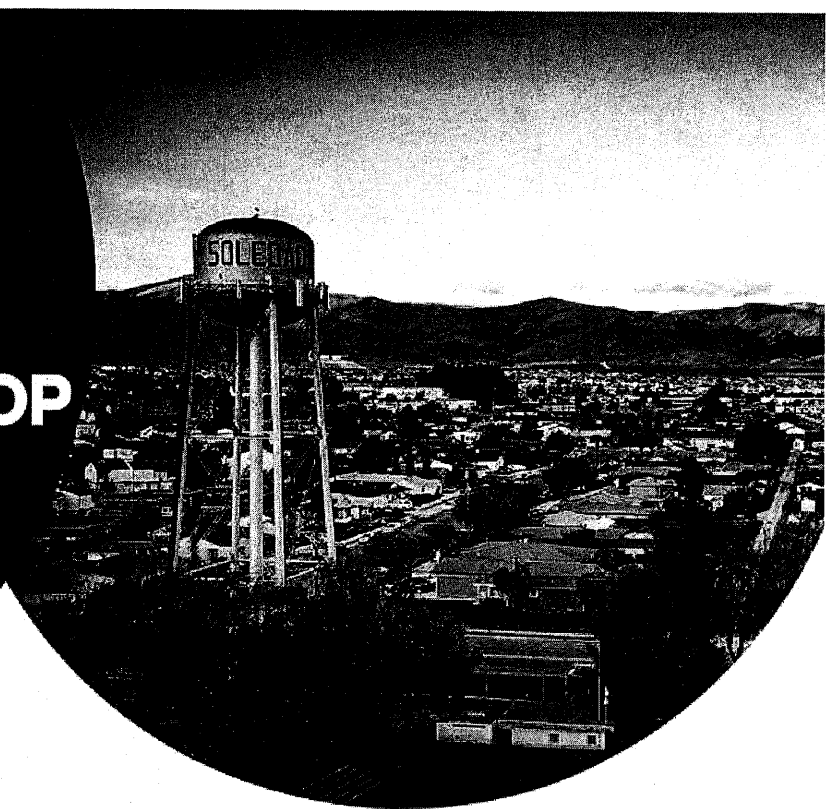
Ida Lopez Chan
Chief Executive Officer



Siempre Soledad
General Plan 2045

INTERACTIVE COMMUNITY WORKSHOP

Assist in shaping decisions about
future growth, housing, the economy,
safety, and other important issues.



Thursday, October 3, 2024

5:30 - 7:30 PM

Soledad Community Center
560 Walker Dr - Large multipurpose room

Childcare will be provided

Free Community Event

Interactive Activities

Food &

Refreshments

Exciting Raffles

