



Soledad Community

HEALTH CARE DISTRICT



AGENDA

SEPTEMBER 23, 2024

Agenda

SOLEDAD COMMUNITY HEALTH CARE DISTRICT
Regular Meeting of the Board of Directors
September 23, 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. Finance Committee Meeting of September 11, 2024
3. Special Meeting of September 18, 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. Communications Coordinator – Adriana Gonzalez

9. 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: _____

10. Monthly Budget Review – 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.

BOARD ACTION: _____

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.

BOARD ACTION: _____

13. District’s CEO Report – Ida Lopez Chan

1. Eden Valley Update
2. Clinic Update
3. Grants

14. Adjournment to Closed Session

1. UPDATE ON 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 in Open Session and report out from closed session, if any

16. Adjournment to the next meeting

Regular District Board Meeting – Thursday, October 24, 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
Finance Committee Meeting
September 11, 2024 @ 3:30 p.m.**

MINUTES

1. Call to order at 3:33 p.m. by President, Graig Stephens

2. Roll Call.

Directors Present: President, Graig Stephens
Board Member, Michael Schell

Directors Absent: None

Staff Present: CEO, Ida Lopez Chan
Executive Assistant, Sophie Piña

District CPA: Brent Green

3. Pledge of Allegiance: Graig Stephens

4. Mission Statement: Graig Stephens

5. President's Welcome: Graig Stephens

6. Public Comment: None

7. Financial Reports – Brent and the team reviewed the monthly financial statements and monthly budget review 2024-2025.

8. Meeting Adjourned at 4:18p.m. – The Committee will reconvene on Wednesday November 13, 2024 for a Finance Committee Meeting at 3:30p.m.

Prepared By: _____
Sophie Piña, District Board Secretary

Approved By: _____
Graig Stephens, Board President

**Soledad Community Health Care District
Special Meeting of the Board of Directors
September 18, 2024 @ 3:00 p.m.**

MINUTES

1. Call to order at 3:00 p.m. by President, Graig Stephens

2. Board of Directors Roll Call.

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

Directors Absent: None

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

We have a Quorum

3. Pledge of Allegiance: Graig Stephens

4. Mission Statement: Rosemary Guidotti

5. President's Welcome: Graig Stephens

6. Public Comment: None

7. Propose to change September regular board meeting date and time -

Motion: The board motioned to approve the September meeting date change to September 23, 2024 at 4pm.

M/S: Trebino/Campa

Ayes: Stephens, Campa, Guidotti, Trebino, Schell

Nays: -

Abstain: -

Absent: -

Motion: Passed

8. Meeting Adjourned at 3:02p.m. – The board will reconvene on Monday September 23, 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

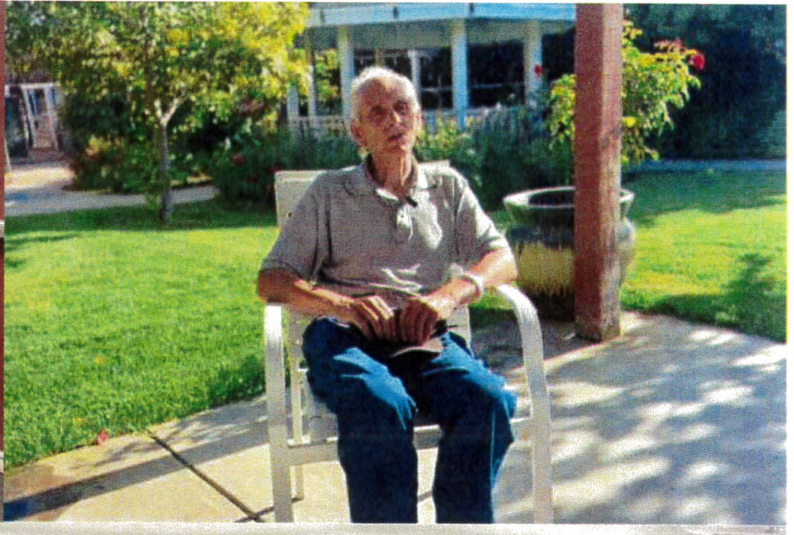


Adriana Gonzalez

Communications Coordinator

Board Report

Monday, September 23, 2024







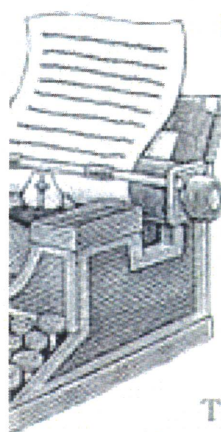
NO CAKE FOR YOU

Thank you for your interest in the Soledad Community Health Care District and the recent opinions expressed by Squid regarding CEO Ida Lopez Chan ("Let Them Eat Cake," Sept. 5-11). While we respect Squid's views, several points deserve clarification. First, regarding the

CEO of the Year nomination:

Nominations

for the Association of California Healthcare Districts awards can come from colleagues, board members or employees. In fact, two of our employees have confirmed they nominated Chan.



The nomination itself

acknowledges Chan's leadership and contributions over the past four years, including expanded services, increased transparency and stabilized finances.

On salaries and livable wages, SCHCD has made significant efforts to close equity gaps. Though we are still progressing, our staffing levels exceed legal requirements, and we take pride in our efforts. While some employees have expressed feelings of being unappreciated, their concerns, though valid, are subjective. We respect their voices and are working with SEIU 2015 to negotiate a sustainable agreement.

As for the cake, it was simply to celebrate Chan's 50th birthday. The cake clearly said "Fabulous 50." She has never claimed to have won the CEO of the Year award. Any celebration of her nomination would be deserved, as she is the first woman, and woman of color, to lead the district.

Adriana Gonzalez | via email

Note: Gonzalez is communications coordinator at the Soledad Community Health Care District.

Soledad Community Health Care District

Balance Sheet

As of August 31, 2024

	<u>31-Aug-24</u>	<u>31-Aug-23</u>	<u>Variance</u>
Assets			
Current Assets			
Cash & Cash Equivalents	3,188,062	1,699,915	1,488,147
Assets Limited as to Use - Current	105	105	-
Patient Accounts Receivable - Net	2,402,184	2,275,525	126,659
Other Receivables	72,430	29,655	42,775
Inventories	106,638	113,615	(6,977)
Prepaid Expenses & Deposits	195,668	194,479	1,189
	<u>5,965,087</u>	<u>4,313,294</u>	<u>1,651,793</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	<u>(8,409,072)</u>	<u>(7,903,089)</u>	<u>(505,983)</u>
	<u>5,506,325</u>	<u>5,985,527</u>	<u>(479,202)</u>
Total Assets	<u>11,471,412</u>	<u>10,298,821</u>	<u>1,172,591</u>
Liabilities:			
Current Liabilities:			
Accounts Payable	426,435	391,459	34,976
Accrued Payroll & Benefits	578,466	643,150	(64,684)
Estimated Third Party Settlements	4,129,777	2,503,972	1,625,805
1st Capital Bank - Line of Credit	-	-	-
Current Portion - Long-term Debt	343,463	141,546	201,917
	<u>5,478,141</u>	<u>3,680,127</u>	<u>1,798,014</u>
Long-Term Debt	<u>4,484,913</u>	<u>3,781,742</u>	<u>703,171</u>
Total Liabilities	<u>9,963,054</u>	<u>7,461,869</u>	<u>2,501,185</u>
Net Assets (Assets Minus Liabilities)	<u>1,508,358</u>	<u>2,836,952</u>	<u>(1,328,594)</u>
Summary of Net Assets			
Beginning of Year - July 1st	1,443,337	2,431,060	
Increase <Decrease> in Net Assets	<u>65,021</u>	<u>405,892</u>	
End of Period	<u>1,508,358</u>	<u>2,836,952</u>	
Number of Days of Cash on Hand	<u>74.93</u>	<u>40.48</u>	

Soledad Community Health Care District

Statement of Revenues, Expenses, and Changes in Net Assets

For the Two Months Ended:

August 31, 2024

Operating Revenues:	<u>31-Aug-24</u>	<u>31-Aug-23</u>	<u>Variance</u>
Medical Services	3,313,580	3,790,586	(477,006)
Contractual Adjustments	(689,956)	(685,706)	(4,250)
Estimated PPS	-	-	-
	<u>2,623,624</u>	<u>3,104,880</u>	<u>(481,256)</u>
Other Operating Revenues	6,106	76,891	(70,785)
	<u>2,629,730</u>	<u>3,181,771</u>	<u>(552,041)</u>
Operating Expenses:			
Salaries & Wages	1,168,220	1,238,790	(70,570)
Professional Fees	573,301	679,872	(106,571)
Employee Benefits	270,743	233,243	37,500
Supplies	241,402	235,397	6,005
Other Operating Expenses	89,155	66,653	22,502
Utilities	71,722	72,252	(530)
Insurance	43,930	50,940	(7,010)
Purchased Services	38,201	80,566	(42,365)
Rents and Leases	5,127	6,215	(1,088)
	<u>2,501,801</u>	<u>2,663,928</u>	<u>(162,127)</u>
Operating Income <Loss> Before Depreciation	127,929	517,843	(389,914)
Less Depreciation	<u>(82,772)</u>	<u>(83,041)</u>	<u>269</u>
Operating Income <Loss> After Depreciation	45,157	434,802	(389,645)
Non-Operating Revenues <Expenses>			
District Property Tax Revenues	-	-	-
Grants & Contributions	49,356	120	49,236
Investment Income	2,298	326	1,972
Interest Expense	(31,790)	(29,356)	(2,434)
	<u>19,864</u>	<u>(28,910)</u>	<u>48,774</u>
Increase <Decrease> in Net Assets	<u>65,021</u>	<u>405,892</u>	<u>(340,871)</u>
Summary of Income by Operation			
Eden Valley Care Center	325,640	321,472	4,168
Clinic & Women's Health Center	1,415	217,010	(215,595)
District	(262,034)	(132,590)	(129,444)
	<u>65,021</u>	<u>405,892</u>	<u>(340,871)</u>
Other Items:			
Contractual Adjustments %	<u>20.82%</u>	<u>18.09%</u>	
Salaries to Gross Revenues	<u>35.26%</u>	<u>32.68%</u>	
Professional Fees to Gross Revenues	<u>17.30%</u>	<u>17.94%</u>	

Soledad Community Health Care District

Account Summaries

Description	31-Aug-24	31-Aug-23	Variance
Cash & Cash Equivalents:			
1st Capital Bank	2,310,506	1,212,087	1,098,419
Mechanics Bank	849,621	420,617	429,004
LAIF	16,980	16,301	679
US Bank	4,674	44,629	(39,955)
Petty Cash	6,281	6,281	-
Totals	3,188,062	1,699,915	1,488,147

Accounts Receivable			
Eden Valley - Net	2,199,039	1,836,163	362,876
Clinic - Net	203,145	439,362	(236,217)
Totals	2,402,184	2,275,525	126,659

Summary of Income by Month			
July	159,345	163,884	
August	(138,814)	242,008	
September			
October			
November			
December			
January			
February			
March			
April			
May			
June			
Totals	20,531	405,892	(385,361)
Grants Received	44,490		
Estimated PPS	65,021	405,892	Favorable <Unfavorable>

Gross Revenues by Type			
Medical Clinic	1,766,212	53.30%	
Medi-Cal	824,709	24.89%	53.30%
Medicare	523,269	15.79%	33.82%
Other	149,214	4.50%	9.64%
Private	50,176	1.51%	3.24%
Totals	3,313,580	100.00%	100.00%

Soledad Community Health Care District

Account Summaries

<u>Eden Valley Care Center by Dept</u>	<u>31-Aug-24</u>	<u>31-Aug-23</u>	<u>Variance</u>
Revenues - Net			
Medi-Cal	786,184	892,469	(106,285)
Medicare	598,013	790,894	(192,881)
Other Insurance	195,292	114,203	81,089
Private	50,855	4,812	46,043
Other Income	9,630	2,218	7,412
	<u>1,639,974</u>	<u>1,804,596</u>	<u>(164,622)</u>
Expenses:			
Medicare Certified Unit	461,958	405,487	56,471
General Administration	183,136	233,067	(49,931)
Employee Benefits	125,253	90,447	34,806
Dietary	106,087	144,842	(38,755)
Physical, Occupational & Speech Therapy	104,986	67,298	37,688
Nursing Administration	90,523	314,647	(224,124)
Activities, Education & Soda Shop	66,106	53,977	12,129
Housekeeping and Laundry	55,136	54,430	706
Plant Operations & Maintenance	49,390	54,687	(5,297)
Medical Records, Central Supply, Pharmacy	41,678	27,428	14,250
Taxes, Insurance, Depreciation, Interest	30,081	36,814	(6,733)
	<u>1,314,334</u>	<u>1,483,124</u>	<u>(168,790)</u>
Net Income <Loss>	<u>325,640</u>	<u>321,472</u>	<u>4,168</u>

<u>Eden Valley Care Center by Type</u>	<u>31-Aug-24</u>	<u>31-Aug-23</u>	<u>Variance</u>
Revenues - Net			
Medi-Cal	786,184	892,469	(106,285)
Medicare	598,013	790,894	(192,881)
Other Insurance	195,292	114,203	81,089
Private	50,855	4,812	46,043
Other Income	9,629	2,218	7,411
	<u>1,639,973</u>	<u>1,804,596</u>	<u>(164,623)</u>
Expenses:			
Salaries	714,674	748,480	(33,806)
Benefits	180,435	147,632	32,803
Professional Fees	163,227	303,404	(140,177)
Supplies	122,835	108,002	14,833
Utilities	52,784	53,093	(309)
Other Operating Expenses	39,766	26,787	12,979
Insurance	16,480	21,741	(5,261)
Purchased Services	13,750	63,047	(49,297)
Depreciation	10,382	10,938	(556)
	<u>1,314,333</u>	<u>1,483,124</u>	<u>(168,791)</u>
Net Income <Loss>	<u>325,640</u>	<u>321,472</u>	<u>4,168</u>

Soledad Community Health Care District

Account Summaries

<u>Soledad Medical Clinic / Women's Health Center</u>	<u>31-Aug-24</u>	<u>31-Aug-23</u>	<u>Variance</u>
Revenues - Net			
Gross Revenues	1,766,212	2,064,539	(298,327)
Contractual Adjustments	(772,932)	(762,037)	(10,895)
Other Revenues	3,021	541	2,480
	<u>996,301</u>	<u>1,303,043</u>	<u>(306,742)</u>
Expenses:			
Salaries	278,650	369,293	(90,643)
Doctors	198,818	170,325	28,493
Professional Fees	169,660	183,659	(13,999)
Supplies	114,599	125,667	(11,068)
Depreciation	72,337	72,040	297
Employee Benefits	71,263	72,390	(1,127)
Interest Expense	31,790	29,356	2,434
Utilities	18,937	19,159	(222)
Insurance	17,782	13,174	4,608
Other Operating Expenses	10,781	20,890	(10,109)
Purchased Services	10,269	10,080	189
	<u>994,886</u>	<u>1,086,033</u>	<u>(91,147)</u>
Net Income <Loss>	<u>1,415</u>	<u>217,010</u>	<u>(215,595)</u>

<u>Summary of Income by Month</u>	<u>July</u>	<u>August</u>	<u>Total</u>
Eden Valley Care Center	233,019	103,003	336,022
Soledad Medical Clinic / Women's Health Center	111,158	(37,406)	73,752
District	<u>(98,962)</u>	<u>(163,019)</u>	<u>(261,981)</u>
Sub-Total	245,215	(97,422)	147,793
Estimated PPS	-	-	-
Depreciation	<u>(41,380)</u>	<u>(41,392)</u>	<u>(82,772)</u>
Totals	<u>203,835</u>	<u>(138,814)</u>	<u>65,021</u>

Soledad Community Health Care District

Account Summaries

Summary of Cash Flows:

Cash Flows for the Two Months Ended:

Increase <Decrease> in Net Assets	65,021
Add: Depreciation	82,772
Increase in Accounts Payable	77,855
Less: Decrease in Accrued Payroll	(6,213)
Payment of Long-Term Debt	(54,176)
Increase in Accounts Receivable	(67,609)
Increase in Prepaid Expenses	(112,298)
Purchase of Improvements	<u>(115,620)</u>
Increase <Decrease> in Cash	<u><u>(130,268)</u></u>

SOLEDAD COMMUNITY HEALTH CARE DISTRICT

Budget to Actual Summary

Operating Budget FY 2024-2025

August 31, 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	3,925,220	3,313,580	1,547,368	1,766,212	-
Contractual Adjustments	(1,280,800)	(689,956)	82,976	(772,932)	-
Other Operating Revenues	28,555	6,106	4,749	738	619
	<u>2,672,975</u>	<u>2,629,730</u>	<u>1,635,093</u>	<u>994,018</u>	<u>619</u>
Operational Expenditures:					
Salaries	1,286,550	1,168,220	714,674	278,650	174,896
Professional Fees	574,445	573,300	163,227	368,478	41,595
Supplies	282,615	241,403	122,835	114,599	3,969
Employee Benefits	251,660	270,743	180,435	71,263	19,045
Insurance & Taxes	78,540	60,619	19,699	23,138	17,782
Utilities	77,170	71,721	52,784	18,937	-
Purchased Services	52,160	38,201	13,750	10,269	14,182
Other Operating Expenses	38,130	72,467	35,835	4,869	31,763
Rents & Leases	8,200	5,127	713	556	3,858
	<u>2,649,470</u>	<u>2,501,801</u>	<u>1,303,952</u>	<u>890,759</u>	<u>307,090</u>
Gross Margin	<u>23,505</u>	<u>127,929</u>	<u>331,141</u>	<u>103,259</u>	<u>(306,471)</u>
General & Administrative					
Allocation of District Expenditures	-	-	184,254	122,836	(307,090)
Depreciation	82,860	82,772	10,382	72,337	53
Total General & Administrative	<u>82,860</u>	<u>82,772</u>	<u>194,636</u>	<u>195,173</u>	<u>(307,037)</u>
Net Margin	<u>(59,355)</u>	<u>45,157</u>	<u>136,505</u>	<u>(91,914)</u>	<u>566</u>
Other Income <Expenditure>					
Property Tax Revenues	72,415	-	-	-	-
Grants and Contributions	52,835	49,356	4,866	-	44,490
Investment Income	585	2,298	15	2,283	-
Interest Expense	(43,000)	(31,790)	-	(31,790)	-
	<u>82,835</u>	<u>19,864</u>	<u>4,881</u>	<u>(29,507)</u>	<u>44,490</u>
Net Surplus <Deficit>	<u>23,480</u>	<u>65,021</u>	<u>141,386</u>	<u>(121,421)</u>	<u>45,056</u>

SOLEDAD COMMUNITY HEALTH CARE DISTRICT

Eden Valley Care Center - Budget to Actual

Operating Budget FY 2024-2025

August 31, 2024

	<u>Eden Valley Care Center</u>	<u>2 Months Budget YTD</u>	<u>2 Months Actual YTD</u>	<u>Variance</u>
Operational Revenues:				
Gross Patient Revenues	9,203,825	1,533,970	1,547,368	13,398
Contractual Adjustments	583,200	97,200	82,976	(14,224)
Other Operating Revenues	103,325	17,220	4,749	(12,471)
	<u>9,890,350</u>	<u>1,648,390</u>	<u>1,635,093</u>	<u>(13,297)</u>
Operational Expenditures:				
Salaries	4,511,350	751,890	714,674	37,216
Supplies	917,950	152,990	122,835	30,155
Employee Benefits	916,200	152,700	180,435	(27,735)
Professional Fees	710,200	118,365	163,227	(44,862)
Utilities	321,000	53,500	52,784	716
Insurance & Taxes	153,600	25,600	19,699	5,901
Purchased Services	120,950	20,160	13,750	6,410
Other Operating Expenses	111,500	18,580	35,835	(17,255)
Rents & Leases	18,000	3,000	713	2,287
	<u>7,780,750</u>	<u>1,296,785</u>	<u>1,303,952</u>	<u>(7,167)</u>
Gross Margin	<u>2,109,600</u>	<u>351,605</u>	<u>331,141</u>	<u>(20,464)</u>
General & Administrative				
Allocation of District Expenditures	1,127,150	187,860	184,254	3,606
Depreciation	62,250	10,375	10,382	(7)
Total General & Administrative	<u>1,189,400</u>	<u>198,235</u>	<u>194,636</u>	<u>3,599</u>
Net Margin	<u>920,200</u>	<u>153,370</u>	<u>136,505</u>	<u>(16,865)</u>
Other Income <Expenditure>				
Grants and Contributions	10,000	1,665	4,866	3,201
Investment Income	-	-	15	15
	<u>10,000</u>	<u>1,665</u>	<u>4,881</u>	<u>3,216</u>
Net Surplus <Deficit>	<u>930,200</u>	<u>155,035</u>	<u>141,386</u>	<u>(13,649)</u>

SOLEDAD COMMUNITY HEALTH CARE DISTRICT

Medical Clinic - Budget to Actual

Operating Budget FY 2024-2025

August 31, 2024

	<u>Medical Clinic Womens Health</u>	<u>2 Months Budget YTD</u>	<u>2 Months Actual YTD</u>	<u>Variance</u>
Operational Revenues:				
Gross Patient Revenues	14,347,500	2,391,250	1,766,212	(625,038)
Contractual Adjustments	(8,268,000)	(1,378,000)	(772,932)	605,068
Other Operating Revenues	50,000	8,335	738	(7,597)
	<u>6,129,500</u>	<u>1,021,585</u>	<u>994,018</u>	<u>(27,567)</u>
Operational Expenditures:				
Professional Fees	2,531,500	421,915	368,478	53,437
Salaries	2,062,800	343,800	278,650	65,150
Supplies	758,950	126,490	114,599	11,891
Employee Benefits	368,600	61,435	71,263	(9,828)
Insurance & Taxes	209,650	34,940	23,138	11,802
Utilities	142,000	23,670	18,937	4,733
Purchased Services	108,000	18,000	10,269	7,731
Other Operating Expenses	48,800	8,135	4,869	3,266
Rents & Leases	7,200	1,200	556	644
	<u>6,237,500</u>	<u>1,039,585</u>	<u>890,759</u>	<u>148,826</u>
Gross Margin	<u>(108,000)</u>	<u>(18,000)</u>	<u>103,259</u>	<u>121,259</u>
General & Administrative				
Allocation of District Expenditures	751,450	125,240	122,836	
Depreciation	434,500	72,420	72,337	83
Total General & Administrative	<u>1,185,950</u>	<u>197,660</u>	<u>195,173</u>	<u>83</u>
Net Margin	<u>(1,293,950)</u>	<u>(215,660)</u>	<u>(91,914)</u>	<u>121,342</u>
Other Income <Expenditure>				
Grants and Contributions	272,000	45,335	-	(45,335)
Investment Income	2,000	335	2,283	1,948
Interest Expense	(258,000)	(43,000)	(31,790)	11,210
	<u>16,000</u>	<u>2,670</u>	<u>(29,507)</u>	<u>(32,177)</u>
Net Surplus <Deficit>	<u>(1,277,950)</u>	<u>(212,990)</u>	<u>(121,421)</u>	<u>89,165</u>

SOLEDAD COMMUNITY HEALTH CARE DISTRICT

District - Budget to Actual

Operating Budget FY 2024-2025

August 31, 2024

	District	2 Months Budget YTD	2 Months Actual YTD	Variance
Operational Revenues:				
Gross Patient Revenues	-	-	-	-
Contractual Adjustments	-	-	-	-
Other Operating Revenues	18,000	3,000	619	(2,381)
	18,000	3,000	619	(2,381)
General & Administrative (District)				
Salaries	1,145,150	190,860	174,896	15,964
Employee Benefits	225,150	37,525	19,045	18,480
Professional Fees	205,000	34,165	41,595	(7,430)
Insurance	108,000	18,000	17,782	218
Purchased Services	84,000	14,000	14,182	(182)
Other Expenses	68,500	11,415	31,763	(20,348)
Rents & Leases	24,000	4,000	3,858	142
Supplies	18,800	3,135	3,969	(834)
	1,878,600	313,100	307,090	6,010
Gross Margin	(1,860,600)	(310,100)	(306,471)	3,629
General & Administrative				
Allocation of District Expenditures	(1,878,600)	(313,100)	(307,090)	(6,010)
Depreciation	400	65	53	12
Total General & Administrative	(1,878,200)	(313,035)	(307,037)	(5,998)
Net Margin	17,600	2,935	566	(2,369)
Other Income <Expenditure>				
Property Taxes	434,500	72,415	-	(72,415)
Grants and Contributions	35,000	5,835	44,490	38,655
Investment Income	1,500	250	-	(250)
	471,000	78,500	44,490	(34,010)
Net Surplus <Deficit>	488,600	81,435	45,056	(36,379)

**Soledad Community
Health Care District
612 Main Street, Soledad, CA 93960
(831) 678-2462 | Fax: (831) 678-1539**

RESOLUTION 2024-05

AUTHORIZING SOLEDAD COMMUNITY HEALTH CARE DISTRICT

TO INCUR INDEBTEDNESS AND TO EXECUTE DOCUMENTS

IN CONNECTION WITH A REVOLVING LINE OF CREDIT

FROM 1ST CAPITAL BANK

WHEREAS, Soledad Community Health Care District is a political subdivision of the State of California (the “**District**”).

WHEREAS, the District owns and operates Soledad Medical Clinic, Eden Valley Care Center, and the Women’s Health Care Center.

WHEREAS, to enable the District to continue to offer quality health care to members of the public, the District has a need for capital outlay funding.

WHEREAS, 1st Capital Bank (the “**Lender**”) has agreed to provide the District with a revolving line of credit in a principal amount not to exceed Two Hundred Fifty Thousand Dollars (\$250,000) (the “**Revolving Line of Credit**”), subject to the execution of definitive documentation.

WHEREAS, the Lender and the District will execute a number of written agreements and related documents to renew for one year, in order to assist business operations, the Revolving Line of Credit.

WHEREAS, the Revolving Line of Credit is secured by a pledge of receivables and other enumerated assets of the District (the “**Collateral**”) which is created under the terms of a security agreement with the Lender and perfected by means of the filing of a UCC-1 and the Lender shall be directly assigned, or otherwise granted equitable control over, the cash proceeds of the Collateral.

WHEREAS, the Lender and the District will execute a number of written agreements and related documents to document the Revolving Line of Credit (collectively, the “**Loan Documents**”).

WHEREAS, the District desires to borrow money from the Lender, and the Lender desires to make the Revolving Line of Credit to the District.

WHEREAS, it is in the best interests of the healthcare needs of the communities served by the District for the District to enter into the Revolving Line of Credit with the Lender and, specifically, to execute and enter into the Loan Documents.

**Soledad Community
Health Care District
612 Main Street, Soledad, CA 93960
(831) 678-2462 | Fax: (831) 678-1539**

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Soledad Community Health Care District, as follows:

1. That all actions and findings of the Board of Directors described above are hereby severally ratified, confirmed, approved and adopted in all respects.
2. That the material terms and provisions of the Loan Documents described above are hereby approved in all respects.
3. That the execution of the Loan Documents consistent with the terms above by the District's Chief Executive Officer is hereby authorized and approved.
4. That the Chief Executive Officer and any person or persons designated and authorized to act by the Chief Executive Officer are hereby authorized and directed to secure the Revolving Line of Credit through definitive and final Loan Documents, and to take such other steps and perform such acts, all as in their respective individual judgments may be necessary, appropriate or desirable on behalf of and in the name of the District, to close the Revolving Line of Credit consistent with and to effectuate the intent of this Resolution.

PASSED AND ADOPTED on this 23rd day of September 2024, by the Board of Directors.

AYES:

NAYS: -

ABSTAIN: -

ABSENT: -

Graig Stephens, President, Board of Directors



555 12th Street, Suite 1630
Oakland, CA 94607

Phone: (510) 238-1400

www.jarvisfay.com

Via Email

i.chan@schcd.com

August 29, 2024

Ida Lopez Chan
Chief Executive Officer
Soledad Community Health Care District
612 Main Street
Soledad, CA 93960

Re: 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

Dear Chief Executive Officer Chan:

Pursuant to a 2016 “Compensation Agreement for Taxing Entity Compensation” entered into between the City of Soledad (“City”), the County of Monterey, and other local taxing entities—including the Soledad Community Health Care District—the City is obligated to remit the “Net Unrestricted Proceeds” from the sale of property owned by the Successor Agency to the Soledad Redevelopment Agency (“Agency”) to the Monterey County Auditor-Controller’s Office for distribution to local taxing entities. Under this Compensation Agreement, the Soledad Community Health Care District is entitled to a 1.5% share of the Net Unrestricted Proceeds. (See the current “Tax Increment Worksheet” for the Successor Agency for Soledad obtained from the Monterey County Auditor-Controller’s Office, attached as Exhibit A.)

Please be advised that the City and Agency have entered into an agreement and First Amendment thereto with the Soledad Unified School District (“District”) for the purchase and sale of three parcels located at 183 Soledad Street, Soledad, California. Pursuant to this Purchase and Sale Agreement (“PSA”) as amended, the District will purchase the three parcels for \$315,200. The City’s title report confirms that two of those parcels (APNs 022-026-001 and 022-026-002) are owned by the Agency and one parcel (APN 022-026-017) is owned by the City.

However, during the diligence process before entering into the PSA, the City discovered that the Compensation Agreement did not contemplate the disposition of APNs 022-026-001 and 022-026-002, despite being Agency-owned. Nevertheless, the City intends to remit the Net Unrestricted Proceeds from the sale of APNs 022-026-001 and 022-026-002 to the County for distribution to the local taxing entities—including the Soledad Community Health Care District—based on the percentages identified in the Compensation Agreement.

The Net Unrestricted Proceeds from the sale of the Agency-owned parcels (APNs 022-026-001 and 022-026-002) amounts to \$225,675. **As such, the Soledad Community Health Care District's 1.5% share comes to \$3,385.13.** But because these two parcels are outside the Compensation Agreement, the City and the District require the Soledad Community Health Care District's approval of the sale of the Agency-owned property and agreement to accept the share indicated above.

Please note that under the Compensation Agreement, only one 6,750 square foot parcel at 183 Soledad Street was contemplated. But as the City's title report clarifies, two parcels (totaling 22,500 square feet) at 183 Soledad Street are Agency-owned. Thus, instead of receiving a percentage share of the one parcel, the Soledad Community Health Care District is receiving a share of the sale of two larger parcels:

Purchase Price: \$315,200

City-owned parcel: 6,750 square feet (23% of total square footage of all three parcels)

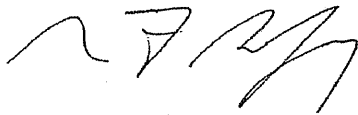
Agency-owned parcels: 22,500 square feet (77% of total square footage)

Net unrestricted proceeds from Agency-owned parcels: \$225,675

Soledad Community Health Care District's 1.5% share: \$3,385.13

If the Soledad Community Health Care District approves of the sale of the Agency-owned parcels and agrees to its share of Net Unrestricted Proceeds, kindly sign below and remit to the City Manager, City of Soledad, 248 Main Street, Soledad, California 93960.

Sincerely,



By: _____

Michael Rodriguez

City Attorney, City of Soledad

The Soledad Community Health Care District approves of the sale of Agency-owned parcels described above and agrees to its share of Net Unrestricted Proceeds.

By: _____

Name: _____

Title: _____

SUCCESSOR AGENCY FOR SOLEDAD
 RESIDUAL & OTHER MONEYS DISTRIBUTION
 PROP 13 - 1% TAX INCREMENT - JURISDICTIONAL MODEL
 (REVISED FOR ABX1 26)
 FY 2024-25 ROPS 24-25A Residual Distribution

Exhibit A

D = B * C

TAX INCREMENT WORKSHEET

TAX CODE	FUND NAME	RESIDUAL/ OTHER MONEYS DISTRIBUTION FACTORS (H&S 34188(c))
19000	COUNTY GENERAL	0.111809
19500	COUNTY LIBRARY	0.016879
21100	CITY OF SOLEDAD	0.134783
37000	MCWRA	0.000936
37700	MCWRA ZONE 8	0.002216
41300	FIRE MISSION-SOLEDAD RURAL DIST	0.000406
42700	SOLEDAD CEMETERY DIST	0.003966
45900	SOLEDAD-MISSION RECREATION DIST	0.017831
47200	SOLEDAD COMM HEALTH DIST	0.015000
48300	MCWRA ZONE 2	0.003739
48400	MCWRA ZONE 2A	0.001364
25300	MCOE	0.026136
27700	SOLEDAD UNIFIED SCH DIST	0.430227
27800	HARTNELL COLLEGE	0.078182
01700	ERAF	0.156526
	TOTAL	1.000000
46000	COMM DEVELOPMENT - RPTTF	

2024 MONTHLY CENSUS FOR EDEN VALLEY

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
<u>AVERAGE DAILY CENSUS</u>												
MEDICARE	17	18	19	14	14	17	18	15				
PRIVATE	1	1	1	2	2	2	2	1				
MEDI-CAL	31	28	31	33	32	30	29	29				
HOSPICE PRIVATE								1				
TOTAL	49	47	51	49	48	49	49	46	0	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				
OCCUPANCY PERCENTAGE	94%	91%	98%	83%	82%	84%	82%	78%	0%	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	59	59	59	59

2023 MONTHLY CENSUS FOR EDEN VALLEY

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
<u>AVERAGE DAILY 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					
DR. GIRON	461	454	453	438	473	275	286	426					
DR. BELTRAN	268	296	297	300	326	211	257	287					
DR. ROD	133	145	152	166	148	131	141	106					
DR. PEÑA	337	300	384	316	318	301	352	301					
OSKAR LIZARAGGA													
DAVIS PA-C	340	371	347	325	384	356	335	263					
DR. GAMBOA	218	185	210	240	87	137	219	120					
X-RAY	106	125	144	110	41	71	129	106					
MA VISITS	200	111	92	84	76	55	82	81					
CARE MNGMT	29	23	30	27	31	31	20	30					
LABORATORY	278	277	249	277	236	204	249	280					
MARIA SCHELL,NP	325	180	131	423	351	222	54	328					
SALAZAR, A								121					
WHC													
Dr. Albert													
DR. CHANDLER	40	0	0	0	0	42	5	155					
HOSSAIN (MD)	19	56	22	23	0	18	29	13					
DR. MILLNER	20	24	0	0	0	0	0	0					
ULTRA SOUND	104	79	75	78	99	88	80	73					
MAMMOGRAPHY	60	42	33	27	37	0	10	11					
CPSP	133	103	118	120	114	116	107	110					
DR. ESTEVA	104	97	46	37	18	37	0	18					
DR. WRIGHT	121	93	51	0	0	17	0	0					
MALDONADO CNM				106	89	89	91	68					
MYERHOFF CNM				73	61	22	79	28					
NST NURSE	21	11	6	2	6	16	15	11					
DR. SADEQUE	30	0	0	0	14	67	83	35					
DR. Guerrero					50	0		17					
COVID													
VACCINES													
TOTAL VISITS	3,347	2,972	2,840	3,172	2,959	2,506	2,623	2,988	75	-	-	-	-

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	38
DR. GIRON	19	364	416	18	390	443	37	484	21	452	426	424	22
DR. BELTRAN	227	178	297	20	252	243	32	290	156	307	233	263	19
DR. ROD	179	92	104	26	154	166	55	197	83	143	151	135	29
DR. PEÑA	221	18	337	18	329	346	36	416	264	249	320	290	21
OSKAR													
LIZARAGGA													
DAVIS PA-C	312	263	298	20	357	336	37	302	330	356	343	256	24
DR. GAMBOA	189	185	187	16	216	156	26	78	185	233	198	168	17
X-RAY	148	8	146	9	193	159	14	144	133	123	145	104	8
MA VISITS	120	6	111	5	104	68	6	165	99	129	238	159	6
CARE MINGMT	37	2	35	2	31	41	4	28	38	19	48	33	2
LABORATORY	209	12	254	12	289	297	28	301	263	308	288	234	14
AMY													
UNDERWOOD, PA-C	154	19	275	18	225	217	33	234	188	216	230	273	22
Francisca Bob	102	9	0										0
WHC													0
MARIA													0
SHELL, NP	339	16	243	11	374	344	30	396	258	355	306	273	20
DR. CHANDLER	53	6	59	10	21	16	16	24	21	37	61	37	21
Hossian (MD)	21	3	19	5	24	40	20	34	18	37	40	0	18.5
DR. MILLNER					76	21	21	31	55	97	37	68	19
DR. AGUILERA	58	6	16	5	0								0
ULTRA SOUND	104	7	88	7	106	90	8	104	76	106	112	63	8
MAMMOGRAPHY	57	6	34	7	50	49	12	52	58	62	46	24	12
JULIA SNELL, RD	70	3	95	4	72	7	2	0	0	0	0	0	0
CPSP	118	7	159	11	132	9	8	115	101	139	103	113	8
DR. DE RANIERI	59	7	0	37	39	14	14	0	0	19	0	0	0
Dr. Barnes	69	8	38	53	78	41	21	68	18	16	0	0	16
DR. NGUYEN	47	6	19	5	46	41	21	0	0	0	0	0	0
DR. ESTEVA	-	-	101	68	43	23	40	65	22	44	74	58	21
Dr. Wright	55	6	138	17	89	129	22	91	97	55	94	114	19
NST Nurse	27	2	20	33	39	29	4	15	26	10	0	15	3
Dr. Sadeaque								87	49	88	70	65	25
COVID													
VACCINES	0	0	13	2	12	9	9	0	0				
TOTAL VISITS	3,294	2,980	3,502	3,072	3,742	3,325	2,818	3,721	2,952	3,600	3,563	2,896	330
			360	264	340	395	530	542	335	363	116	2,896	91

Eden Valley Care Center
Solaced, CA

I am highly pleased with service and my Patient Residence Accommodations within this facility.

It has been 29 days with Discharge set for September 14, 2024 tomorrow.

In my estimation the contacts made by this writer, personnel and competent highly and over all facility is grade #10. (Top Out).

Food Service, Frontal Intake, Station #1, Medical Staff all levels, Social Services, Janitorial, Maintenance includes Gardeners, Therapists, Shower personnel, Recreation, Soda Shop etc. in pleasant personnel and efficiency is soundly appreciated.

I congratulate all the above persons FIT, - periodically travelers that come on site here with.

Respectfully,

Ferran Room 109 Patient 1-

Resident.

Allen L. Jones

Rural Solaced, CA.