



Mark Twain Health Care District

768 Mountain Ranch Road
San Andreas, CA 95249
209 754 3521 Telephone

To: Board of Directors
Finance Committee

From: J.R. Krieg, Controller

Subject: April 2014 Financial Results

Date: June 12, 2014

memorandum

MARK TWAIN HEALTH CARE DISTRICT:

The Statement of Revenues and Expenses for the District reported an operating income **before** Programs and Events of \$4,690 as compared to the budgeted operating income of \$12,119. Year-to-date operating income before Programs and Events is \$109,547 versus a budget of \$111,812.

Total revenues were slightly under budget due to lower interest income than expected.

Total expenses **before** Programs & Events were 8% over budget mostly resulting from higher operational consulting fees than budgeted.

Programs & Events expenses were \$4,673 versus a budget of \$9,266. Year-to-date Programs & Events are \$32,194 under budget.

Operating income **after** Programs & Events was \$17 versus a budgeted profit of \$2,853. Year to date operating income after Programs and Events is \$26,575 versus a budgeted loss of (\$3,354).

The Minority Interest in Mark Twain Medical Center **increased** by \$810,080 in April versus a budgeted gain of 28,626, due to profits from the operation of the Medical Center and investment gains.

The District's cash and investments balance as of April 30, 2014 is \$2,276,522 as compared to beginning of the year balance of \$2,333,290.

"Through community collaboration, we serve as the stewards of a community health system that ensures our residents have the dignity of access to care that provides competent, professional and compassionate healing".

**MARK TWAIN HEALTH CARE DISTRICT
APRIL 2014**

**MARK TWAIN HEALTH CARE DISTRICT
STATEMENT OF REVENUES AND EXPENSES
APRIL 2014**

APRIL				
Actual	Budget	Var %	Last Yr	Var %
\$25,837	\$25,837	0%	\$25,837	0%
481	481	0%	481	0%
13,370	13,303	1%	13,177	1%
63,994	63,944	0%	65,255	-2%
362	833	-57%	213	70%
0	100	-100%	0	0%
\$104,044	\$104,498	0%	\$104,964	-1%
\$1,777	\$1,777	0%	\$1,777	0%
1,131	1,075	5%	1,074	5%
0	2,500	-100%	465	-100%
0	1,000	-100%	0	0%
6,160	5,900	4%	6,740	-30%
9,739	833	1069%	618	1477%
3,500	3,500	0%	3,500	0%
49,970	46,666	7%	45,449	10%
17,073	17,073	0%	16,529	3%
8,296	8,202	1%	11,655	-29%
0	250	-100%	1,475	-100%
1,280	1,250	2%	0	0%
228	837	-73%	1,100	-79%
0	833	-100%	0	0%
200	683	-71%	100	100%
\$99,354	\$92,379	8%	\$92,482	7%
\$4,690	\$12,119	-61%	\$12,481	-62%
\$0	\$0	0%	\$0	0%
4,673	3,333	40%	0	0%
0	1,667	-100%	0	0%
0	333	-100%	0	0%
0	0	0%	143	-100%
0	333	-100%	0	0%
0	300	-100%	0	0%
0	2,500	-100%	0	0%
0	800	-100%	279	-100%
\$4,673	\$9,266	-50%	\$422	1007%
\$17	\$2,853	-99%	\$12,059	-100%
\$799,072	(\$9,030)	-8950%	(\$11,401)	-7109%
11,008	37,655	-71%	159,728	-93%
\$810,080	\$28,626	2730%	\$148,327	446%
\$810,097	\$31,479	2473%	\$160,386	405%

Line #		Year-to-date				
		Actual	Budget	Var %	Last Yr	Var %
Revenue						
1	Rental revenue	\$258,366	\$258,370	0.00%	\$258,366	0%
2	Land rental revenue	4,814	4,814	0.00%	4,814	0%
3	MOB Lease Rent	134,459	133,930	0.40%	117,198	15%
4	District Tax Revenue	640,872	639,442	0.22%	697,771	-8%
5	Interest Income	1,532	8,333	-81.62%	1,488	3%
6	Other Miscellaneous Income	6,156	1,000	515.62%	1,668	269%
	Total revenue	\$1,046,199	\$1,045,889	0.03%	\$1,081,305	-3%
Expenses						
7	Benefits	\$17,775	\$17,775	0.00%	\$17,775	0%
8	Insurance	10,915	10,750	1.53%	10,744	2%
9	Legal Fees	4,972	25,000	-80.11%	35,079	-86%
11	Audit Fees	11,250	10,000	12.50%	11,230	0%
12	Management Consulting Fees	57,540	59,000	-2.47%	101,705	-43%
13	Operational Consulting Fees	10,164	8,333	21.97%	618	
14	Tenant services	35,000	35,000	0.00%	35,000	0%
15	Utilities	496,546	466,660	6.40%	445,611	11%
16	MOB Rent	170,734	170,734	0.00%	165,295	3%
17	Depreciation and Amortization	92,668	92,292	0.41%	116,550	-20%
18	Repairs	0	2,500	-100.00%	3,350	-100%
19	Dues and Subscriptions	10,238	12,500	-18.10%	6,667	
20	Travel, Meals and Lodging	3,421	8,367	-59.11%	9,453	
21	Community Education & Marketing	4,477	8,333	-46.27%	0	0%
22	Other/Miscellaneous/Property tax/Vol Exp	10,953	6,833	60.30%	32,474	-66%
	Total expenses	\$936,652	\$934,077	0.28%	\$991,549	-6%
	Operating Income (Loss) Before Programs & Events	\$109,547	\$111,812	-2.03%	\$89,756	22%
Programs & Events						
23	Pink in the Night	\$7,752	\$7,500	3.49%	\$9,163	-15%
24	Health Fairs	13,471	33,333	-59.59%	35,524	-62%
25	Respite Care Program	20,000	16,667	20.00%	20,000	0%
26	Technology for Students	4,011	3,333	20.33%	3,814	5%
27	Golden Health Awards	27,320	15,000	82.13%	16,785	63%
28	Foundation Sponsorships	1,500	3,333	-55.00%	0	
29	Community Sponsorships	1,750	3,000	-41.67%	0	
30	Outpatient Telehealth	0	25,000	-100.00%	0	
31	Miscellaneous	7,159	8,000	-10.51%	4,279	67%
	Total Programs & Events	\$82,972	\$115,166	-27.95%	\$89,564	-7%
	Operating Income (Loss) After Programs & Events	\$26,575	(\$3,354)	-892.32%	\$191	13783%
Other Income/Expense						
32	Minority Interest in MTSJH Operations	(\$512,652)	(\$661,205)	-22.47%	(\$244,408)	110%
33	Minority Interest in MTSJH Investments	995,996	389,095	155.98%	1,180,745	-16%
	Total Other Income/Expense	\$483,344	(\$272,110)	-277.63%	\$936,338	-48%
	Net Income (loss)	\$509,918	(\$275,464)	-285.11%	\$936,529	-46%

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**MARK TWAIN HEALTH CARE DISTRICT
BALANCE SHEET
APRIL 2014**

ASSETS	APRIL	JUNE	LIABILITIES AND NET ASSETS	APRIL	JUNE
	2014	2013		2014	2013
CURRENT ASSETS					
Cash and cash equivalents	\$1,022,522	\$623,290	CURRENT LIABILITIES		
Umpqua Investments	444,000	0	Accounts payable and accrued expenses	\$41,275	\$62,114
Investments - CDARS	810,000	1,710,000	Prepaid Rent	0	0
Due from Calaveras County	193,535	46,768	Security Deposits	2,275	2,275
Security Deposit	5,300	5,000	Due to MTSJH Corporation - rental clearing	179,287	205,652
Accrued Interest Receivable	349	7,044			
Accounts Receivable (net)	891	6,146	Total current liabilities	<u>\$222,838</u>	<u>\$270,042</u>
Prepaid expenses and other	17,920	11,803			
Total current assets	<u>\$2,493,617</u>	<u>\$2,410,051</u>			
LONG TERM INVESTMENTS					
Minority Interest in MTSJH	<u>\$19,587,465</u>	<u>\$19,104,121</u>			
Total LT Investments	<u>\$19,587,465</u>	<u>\$19,104,121</u>			
PROPERTY, PLANT AND EQUIPMENT					
Land and land improvements	\$884,614	\$884,614			
Buildings and improvements	4,478,938	4,478,938			
Construction in Progress (Angels Camp)	37,691	8,802			
Equipment	698,156	698,156			
Total gross PPE	<u>\$6,099,398</u>	<u>\$6,070,510</u>			
Accumulated Depreciation	(5,069,611)	(4,977,883)			
Net property, plant and equipment	<u>\$1,029,787</u>	<u>\$1,092,627</u>			
OTHER ASSETS					
Due from State Prop 1A	\$0	\$86,115	NET ASSETS (Fund Balances)		
Capitalized Lease Negotiation	65,184	19,486	Fund balance - District	\$3,345,931	\$3,363,651
Intangible assets	6,751	7,691	Fund balance - Minority Interest in MTSJH	19,104,118	17,351,523
Total other assets	<u>\$71,935</u>	<u>\$113,292</u>	Fund balance - District CY	26,575	(17,721)
			Fund balance - Minority Interest CY	483,344	1,752,595
Total assets	<u>\$23,182,804</u>	<u>\$22,720,090</u>	Total net assets	<u>\$22,959,967</u>	<u>\$22,450,048</u>
			Total Liabilities and net assets	<u>\$23,182,804</u>	<u>\$22,720,090</u>

Mark Twain Health Care District
Transaction Detail by Account
 April 2014

Type	Date	Num	Name	Clr	Split	Amount
Check	04/02/2014	12478	CPUD	√	-SPLIT-	(1,220.08)
Check	04/02/2014	12479	Golden State Cellular	√	730.85 · Telephone	(649.58)
Check	04/02/2014	12480	San Andreas Sanitary District	√	730.79 · Water/Sewer	(5,490.06)
Check	04/02/2014	12481	City of Angels	√	730.79 · Water/Sewer	(170.40)
Check	04/02/2014	12482	Amerigas	√	-SPLIT-	(219.62)
Check	04/02/2014	12483	Calaveras Telephone	√	730.85 · Telephone	(379.69)
Check	04/02/2014	12484	J.S. West	√	730.78 · Natural Gas	(179.49)
Check	04/02/2014	12485	PG&E VS 46578486352 Clinic Ste 10	√	730.77 · Electricity	(92.47)
Check	04/02/2014	12486	PG&E 46995152991 VS Clinic Ste 9	√	730.77 · Electricity	(151.40)
Check	04/02/2014	12487	Columbia Communications, Inc.	√	730.85 · Telephone	(569.00)
Check	04/04/2014	12488	CPPA	√	730.77 · Electricity	(15,856.24)
Check	04/04/2014	12489	PG&E 39918320076	√	-SPLIT-	(218.77)
Check	04/04/2014	12490	PG&E 89195984003 #B1	√	-SPLIT-	(302.17)
Check	04/04/2014	12491	PG&E 71068388090 MOB Condo	√	-SPLIT-	(389.83)
Check	04/04/2014	12492	PG&E 74021406306 SAFMC	√	730.77 · Electricity	(400.19)
Check	04/04/2014	12493	San Andreas Medical & Professional Office	√	-SPLIT-	(17,073.35)
Check	04/04/2014	12496	Via Healthcare Consulting, Inc	√	715.26 · Operational Consulting	(3,663.89)
Check	04/04/2014	12494	Productivity Plus Systems	√	-SPLIT-	(4,400.00)
Check	04/04/2014	12495	VOID	√	731 · Community Education & Marketing	0.00
Check	04/16/2014	12497	AT&T OneNet	√	730.85 · Telephone	(1,271.83)
Check	04/16/2014	12498	TCA Partners, LLP	√	715.26 · Operational Consulting	(1,995.00)
Check	04/16/2014	12499	La Contenta Plaza		730.79 · Water/Sewer	(967.64)
Check	04/16/2014	12500	PG&E 42630399709 Hospital	√	730.78 · Natural Gas	(8,395.53)
Check	04/16/2014	12501	KD Anderson & Associates	√	152.91 · CIP - Angels Clinic Land Costs	(370.00)
Check	04/16/2014	12502	Hicks, Gary		715.26 · Operational Consulting	(4,079.72)
Check	04/16/2014	12503	Lin Reed	√	740.88 · Travel, Meals & Lodging	(227.97)
Check	04/16/2014	12504	Productivity Plus Systems	√	-SPLIT-	(4,400.00)
Check	04/16/2014	12505	The Union Democrat	√	716.02 · Health Fair	(4,288.00)
Check	04/16/2014	12506	AT&T 754-9362	√	730.85 · Telephone	(317.09)
Check	04/16/2014	12507	AT&T Whole Hospital	√	730.85 · Telephone	(9,766.63)

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Accrual Basis

Mark Twain Health Care District
Transaction Detail by Account
April 2014

Check	04/16/2014	12508	AT&T 0518795579001	√	-SPLIT-	(36.79)
Check	04/16/2014	12509	PG&E 2306121143-1 ortho	√	730.77 · Electricity	(395.74)
Check	04/16/2014	12510	Your Creations	√	716.02 · Health Fair	(385.00)
Check	04/16/2014	12511	Mark Twain Medical Center Healthcare Corp		-SPLIT-	(5,277.49)
Check	04/21/2014	12512	Pro-Flame Gas Co.		-SPLIT-	(176.52)
Check	04/21/2014	12513	Mosbaugh Properties, Inc.		730.78 · Natural Gas	(320.16)
Check	04/29/2014	12514	CPUD		-SPLIT-	(1,213.36)
Check	04/29/2014	12520	Golden State Cellular		730.85 · Telephone	(648.99)
Check	04/29/2014	12521	City of Angels		730.79 · Water/Sewer	(170.40)
Check	04/29/2014	12515	Robben, Kim	√	740.90 · Other Miscellaneous Expenses	0.00
Check	04/29/2014	12516	Robben, Kim		740.90 · Other Miscellaneous Expenses	(200.00)
			TOTAL			<u>(96,330.09)</u>

**Mark Twain Health Care District
List of Renters and Leases
April 30, 2014**

6/12/2014

Name	Contract Date	Commencement Date	Lease Term	expire date	MOB Suite	Location	District Pays Utilities	Type	Monthly Rent	Sq ft Rate	CAM	Total	Sq Ft.	Comments
						704 Mountain Ranch Rd, First Floor Building E								
<u>Medical Office Building Subleases</u>														
Stockton Cardiology	8/15/2007	8/15/2007	5 years	8/14/2017	101	see above	N	Office	\$ 2,702.56	2.12	\$ 552.50	\$ 3,255.06	1,276	Current thru 4/2014
Specialty Clinic - GI	9/1/2012	9/1/2012	5 years	9/1/2017	102	see above	N	Office	\$ 2,630.07	2.06	\$ 552.50	\$ 3,182.57	1,276	Current thru 4/2014
San Andreas FMC	9/22/2008	1/1/2009	5 years	12/31/2014	103/104	see above	Y	Clinic	\$ 6,932.35	3.01	\$ -	\$ 6,932.35	2,304	Current thru 4/2014
Vacant	NA				105	see above		Office	\$ -	-	\$ -	\$ -	1,600	Vacant
Total MOB lease income									\$ 12,264.98		\$ 1,105.00	\$ 13,369.98	6,456	
<u>Hospital Lease Agreement w/ Corporation</u>														
Mark Twain Medical Center	1/1/1990	1/1/1990	30 years	12/31/2019		768 Mountain Ranch	Reimburse	Hospital	\$ 23,200.00		NA	\$ 23,200.00		
<u>Office Lease</u>														
San Andreas Medical and Professional Offices (Diede)	3/1/2007	3/1/2007	20 years	2/28/2027		704 Mountain Ranch Rd, First Floor Building E	N	Office	\$ 14,179.96	\$ 2.18	\$ 2,893.39	\$ 17,075.53	6,500	Rent increases 3% each year. Increase in CAM charge-4.73% on 5/1/13
<u>Land Lease</u>														
Jake Koplen	5/3/1994	5/3/1994	50 years	5/2/2044		Parcel 5, 700 Mountain Ranch Road, MOB Bldgs A, B, C	Y	Land	\$ 481.42		NA	\$ 481.42	NA	At term of lease improvements (buildings) become District property. May terminate lease after 35 years and purchase improvements.
San Andreas Medical and Professional Offices (Diede)	5/20/2004	5/20/2004	50 years	5/19/2054		Parcel 3, Building E (MOB Property)	N	Land	\$ 1 / Yr		NA	\$ 1 / Yr	NA	At term of lease improvements (buildings) become District property. May terminate lease after 35 years and purchase improvements.

**Mark Twain Health Care District
Budget Overview
July 2013 through June 2014**

ATTACHMENT B

Mark Twain Health Care District
Budget FY 2015

**2014-2015
BUDGET**

**2013-2014
BUDGET**

	Jul '14	Aug '14	Sep '14	Oct '14	Nov '14	Dec '14	Jan '15	Feb '15	Mar '15	Apr '15	May '15	Jun '15	
Ordinary Income/Expense													
Income													
550.10 - Rental Revenue	310,044	25,837	25,837	25,837	25,837	25,837	25,837	25,837	25,837	25,837	25,837	25,837	310,044
550.20 - Land Rental Revenue	5,777	481	481	481	481	481	481	481	481	481	481	481	5,777
550.30 - MOB Lease Rent	211,041	17,587	17,587	17,587	17,587	17,587	17,587	17,587	17,587	17,587	17,587	17,587	160,536
580.10 - District Tax Revenue	812,000	67,667	67,667	67,667	67,667	67,667	67,667	67,667	67,667	67,667	67,667	67,667	767,330
570.10 - Interest Income	11,000	917	917	917	917	917	917	917	917	917	917	917	10,000
570.20 - Other Miscellaneous Income	1,200	100	100	100	100	100	100	100	100	100	100	100	1,200
Total Income	1,351,062	112,589	112,589	112,589	112,589	112,589	112,589	112,589	112,589	112,589	112,589	112,589	1,254,897
Expense													
600.00 - Lease Negotiation Costs	-	0	0	0	0	0	0	0	0	0	0	0	-
700.00 - Benefits	21,330	1,778	1,778	1,778	1,778	1,778	1,778	1,778	1,778	1,778	1,778	1,777	21,330
705.10 - Salaries	-	0	0	0	0	0	0	0	0	0	0	0	-
710.00 - Insurance	12,900	1,075	1,075	1,075	1,075	1,075	1,075	1,075	1,075	1,075	1,075	1,075	12,900
715.23 - Legal Fees	15,000	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	2,500	30,000
715.24 - Audit Fees	12,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
715.25 - Management Consulting Fees	73,920	6,160	6,160	6,160	6,160	6,160	6,160	6,160	6,160	6,160	6,160	6,160	70,800
715.26 - Operational Consulting Fees	10,000	833	833	833	833	833	833	833	833	833	833	833	10,000
720.04 - Tenant Services	42,000	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	42,000
730.00 - Utilities	570,000	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500	560,000
731.00 - Community Education & Marketing	15,000	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	833	10,000
734.00 - MOB Rent	211,027	17,586	17,586	17,586	17,586	17,586	17,586	17,586	17,586	17,586	17,586	17,586	204,880
735.00 - Depreciation & Amortization	99,424	8,202	8,202	8,202	8,202	8,202	8,202	8,202	8,202	8,202	8,202	8,202	110,408
737.00 - Repairs	3,000	250	250	250	250	250	250	250	250	250	250	250	3,000
740.86 - Dues and Subscriptions	15,000	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
740.88 - Travel, Meals & Lodging	7,500	625	625	625	625	625	625	625	625	625	625	625	10,040
740.00 - Miscellaneous	7,000	583	583	583	583	583	583	583	583	583	583	683	6,200
Total Operating Expense	1,114,101	92,842	92,842	92,842	92,842	92,842	92,842	92,842	92,842	92,842	92,842	93,987	1,120,558
Operating Income Before Programs & Events	236,961	19,747	19,747	19,747	19,747	19,747	19,747	19,747	19,747	19,747	19,747	18,602	134,329
716.00 - Programs and Events													
716.01 - Pink In the Night	7,500	625	625	625	625	625	625	625	625	625	625	625	7,500
716.02 - Health Fair	40,000	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000
716.07 - Chronic Disease Program	20,000	10,000	0	0	0	0	10,000	0	0	0	0	0	0
716.08 - Respite Care Program	20,000	0	0	0	0	0	20,000	0	0	0	0	0	20,000
716.09 - Technology for Students	4,000	0	0	2,000	2,000	0	0	0	0	0	0	0	4,000
716.10 - Miscellaneous	25,000	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	9,600
716.12 - Golden Health Awards	40,000	0	0	0	0	0	10,000	30,000	0	0	0	0	15,000
716.13 - Foundation Sponsorships	4,000	333	333	333	333	333	333	333	333	333	333	333	4,000
716.14 - Community Sponsorships	5,000	417	417	417	417	417	417	417	417	417	417	417	3,600
716.15 - Outpatient Telehealth	30,000	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
Total Programs & Events	195,500	19,292	19,292	19,292	19,292	19,292	49,292	39,292	9,292	9,292	9,292	9,292	133,700
Operating Income After Programs & Events	41,461	455	10,455	8,455	8,455	10,455	10,455	(29,545)	(19,545)	10,455	10,455	10,455	629
TOTAL OPERATING INCOME	41,461	455	10,455	8,455	8,455	10,455	10,455	(29,545)	(19,545)	10,455	10,455	10,455	629



Mark Twain Health Care District

FY2015 Budget Assumptions

1. Income:

- 550.30 · MOB Lease Rent – Increase due to lease of Suite 105.
- 560.10 · District Tax Revenue – Increase due to projection from Calaveras County
- 570.10 · Interest Income – Increase due to Umpqua Investments

2. Operating Expense:

- 715.23 · Legal Fees – Decrease based upon projected utilization for 2014/15
- 715.25 · Management Consulting Fees – Represents 70% of Executive Director contract
- 730.00 · Utilities – Increase due to 70% cap in 6th Amendment
- 731.00 · Community Education & Marketing – Increase due to education regarding MTHCD programs and activities
- 734.00 · MOB Rent – Annual COLA adjustment of 3%
- 735.00 · Depreciation & Amortization – Decrease due to fully depreciated assets

Programs and Events Expense:

- 716.07 · Chronic Disease Program – Proposed New Program with Calaveras County DHS
- 716.10 · Miscellaneous – Development of new programs and services, e.g., EMS Training, Walking Trails
- 716.12 · Golden Health Awards – Possible adoption of GHA as primary nonprofit interface