



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: May 2014 Financial Results

Date: July 17, 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 \$10,250 as compared to the budgeted operating income of \$12,119. Year-to-date operating income before Programs and Events is \$119,797 versus a budget of \$123,931.

Total revenues were over budget due to a larger than expected property tax adjustment of \$25,169 from the County.

Total expenses **before** Programs & Events were 29% over budget mostly resulting from the final reconciliation of the main hospital phone account by AT&T.

There were no Programs & Events expenses in May. Year-to-date Programs & Events are \$41,462 under budget.

Operating income **after** Programs & Events was \$10,250 versus a budgeted loss of <\$9,647>. Year to date operating income after Programs and Events is \$36,825 versus a budgeted loss of <\$503>.

The Minority Interest in Mark Twain Medical Center **decreased** by <\$251,577> in May versus a budgeted gain of 107,940, due to losses from the operation of the Medical Center and investment gains.

The District's cash and investments balance as of May 31, 2014 is \$2,520,560 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
List of Renters and Leases
May 31, 2014**

7/17/2014

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								
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 5/2014
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 5/2014
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 5/2014
Vacant	NA				105	see above		Office	\$ -	-	\$ -	\$ -	1,600	Vacant
Total MOB lease income:									<u>\$ 12,264.98</u>		<u>\$ 1,105.00</u>	<u>\$ 13,369.98</u>	<u>6,456</u>	
<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	<u>\$ 23,200.00</u>		NA	<u>\$ 23,200.00</u>		
<u>Office Lease</u>														
San Andreas Medical and Professional Offices (Diede)	3/1/2007	3/1/2007	20 years	2/28/2027	First Floor	704 Mountain Ranch Rd, Building E	N	Office	<u>\$ 14,179.96</u>	<u>\$ 2.18</u>	<u>\$ 2,893.39</u>	<u>\$ 17,075.53</u>	<u>6,500</u>	Rent increases 3% each year. Increase in CAM charge-4.73% on 5/1/13
<u>Land Lease</u>														
Jake Kopleri	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.

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**MARK TWAIN HEALTH CARE DISTRICT
MAY 2014**

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

MAY					Year-to-date						
Actual	Budget	Var %	Last Yr	Var %	Line #	Revenue	Actual	Budget	Var %	Last Yr	Var %
\$25,837	\$25,837	0%	\$25,837	0%	1	Rental revenue	\$284,202	\$284,207	0.00%	\$284,202	0%
481	481	0%	481	0%	2	Land rental revenue	5,296	5,296	-0.01%	5,296	0%
13,370	13,303	1%	13,203	1%	3	MOB Lease Rent	147,829	147,233	0.40%	130,401	13%
89,163	63,944	39%	65,255	37%	4	District Tax Revenue	730,035	703,386	3.79%	763,026	-4%
411	833	-51%	89	361%	5	Interest Income	1,943	9,167	-78.81%	1,577	23%
100	100	0%	0	0%	6	Other Miscellaneous Income	6,256	1,100	468.74%	1,668	275%
\$129,362	\$104,498	24%	\$104,865	23%		Total revenue	\$1,175,561	\$1,150,389	2.19%	\$1,186,170	-1%
						Expenses					
\$1,777	\$1,777	0%	\$1,777	0%	7	Benefits	\$19,552	\$19,552	0.00%	\$19,552	0%
1,131	1,075	5%	1,074	5%	8	Insurance	12,046	11,825	1.87%	11,819	2%
2,786	2,500	11%	0	0%	9	Legal Fees	7,758	27,500	-71.79%	35,079	-78%
0	1,000	-100%	0	0%	11	Audit Fees	11,250	11,000	2.27%	11,230	0%
6,160	5,900	4%	27,392	-78%	12	Management Consulting Fees	63,700	64,900	-1.85%	129,097	-51%
0	833	-100%	0	0%	13	Operational Consulting Fees	10,164	9,167	10.87%	618	
3,500	3,500	0%	3,500	0%	14	Tenant services	38,500	38,500	0.00%	38,500	0%
78,230	46,666	63%	44,136	73%	15	Utilities	572,776	513,326	11.58%	489,747	17%
17,073	17,073	0%	16,660	2%	16	MOB Rent	187,807	187,807	0.00%	181,955	3%
8,296	8,202	1%	11,655	-29%	17	Depreciation and Amortization	100,964	100,494	0.47%	128,205	-21%
0	250	-100%	330	-100%	18	Repairs	0	2,750	-100.00%	3,680	-100%
1,280	1,250	2%	0	0%	19	Dues and Subscriptions	11,517	13,750	-16.24%	6,667	
0	837	-100%	41	-100%	20	Travel, Meals and Lodging	3,421	9,203	-62.82%	9,493	
0	833	-100%	510	-100%	21	Community Education & Marketing	4,477	9,167	-51.16%	510	778%
878	683	28%	320	174%	22	Other/Miscellaneous/Property tax/Vol Exp	11,831	7,517	57.39%	32,794	-64%
\$119,111	\$92,379	29%	\$107,396	11%		Total expenses	\$1,055,763	\$1,026,458	2.86%	\$1,098,945	-4%
\$10,250	\$12,119	-15%	(\$2,531)	-505%		Operating Income (Loss) Before Programs & Events	\$119,797	\$123,931	-3.34%	\$87,225	37%
						Programs & Events					
\$0	\$0	0%	\$0	0%	23	Pink in the Night	\$7,762	\$7,500	3.49%	\$9,163	-15%
0	3,333	-100%	28	-100%	24	Health Fairs	13,471	36,667	-63.26%	35,524	-62%
0	1,667	-100%	0	0%	25	Respite Care Program	20,000	18,333	9.09%	20,000	0%
0	333	-100%	0	0%	26	Technology for Students	4,011	3,667	9.37%	3,814	5%
0	12,500	-100%	0	0%	27	Golden Health Awards	27,320	15,000	82.13%	16,813	62%
0	333	-100%	0	0%	28	Foundation Sponsorships	1,500	3,667	-59.09%	0	
0	300	-100%	0	0%	29	Community Sponsorships	1,750	3,300	-46.97%	0	
0	2,500	-100%	0	0%	30	Outpatient Telehealth	0	27,500	-100.00%	0	
0	600	-100%	0	0%	31	Miscellaneous	7,159	8,800	-18.65%	4,279	67%
\$0	\$21,766	-100%	\$28	-100%		Total Programs & Events	\$82,972	\$124,434	-33.32%	\$89,592	-7%
\$10,250	(\$9,647)	-206%	(\$2,559)	-501%		Operating Income (Loss) After Programs & Events	\$36,825	(\$503)	-7421.06%	(\$2,368)	-1655%
						Other Income/Expense					
(\$348,551)	\$66,700	-623%	(\$287,061)	21%	32	Minority Interest in MTSJH Operations	(\$861,202)	(\$594,506)	44.86%	(\$531,468)	62%
96,974	41,240	135%	13,388	624%	33	Minority Interest in MTSJH Investments	1,092,969	430,335	153.98%	1,194,133	-8%
(\$251,577)	\$107,940	-333%	(\$273,673)	-8%		Total Other Income/Expense	\$231,767	(\$164,171)	-241.17%	\$662,665	-65%
(\$241,327)	\$98,293	-346%	(\$276,232)	-13%		Net Income (loss)	\$268,592	(\$164,674)	-263.11%	\$660,297	-59%

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

ASSETS	MAY 2014	JUNE 2013
<u>CURRENT ASSETS</u>		
Cash and cash equivalents	\$705,260	\$623,290
Umpqua Investments	1,000,000	0
Investments - CDARS	810,000	1,710,000
Due from Calaveras County	(30,384)	46,768
Security Deposit	5,300	5,000
Accrued Interest Receivable	635	7,044
Accounts Receivable (net)	4,146	6,146
Prepaid expenses and other	14,609	11,803
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Total current assets	\$2,509,566	\$2,410,051
 <u>LONG TERM INVESTMENTS</u>		
Minority Interest in MTSJH	\$19,335,888	\$19,104,121
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Total LT Investments	\$19,335,888	\$19,104,121
 <u>PROPERTY, PLANT AND EQUIPMENT</u>		
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	698,157	698,156
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Total gross PPE	\$6,099,399	\$6,070,510
Accumulated Depreciation	(5,077,813)	(4,977,883)
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Net property, plant and equipment	\$1,021,586	\$1,092,627
 <u>OTHER ASSETS</u>		
Due from State Prop 1A	\$0	\$86,115
Capitalized Lease Negotiation	70,423	19,486
Intangible assets	6,657	7,691
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Total other assets	\$77,080	\$113,292
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Total assets	\$22,944,119	\$22,720,090

LIABILITIES AND NET ASSETS	MAY 2014	JUNE 2013
<u>CURRENT LIABILITIES</u>		
Accounts payable and accrued expenses	\$46,553	\$62,114
Prepaid Rent	0	0
Security Deposits	2,275	2,275
Due to MTSJH Corporation - rental clearing	175,650	205,652
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Total current liabilities	\$225,479	\$270,042
 <u>NET ASSETS (Fund Balances)</u>		
Fund balance - District	\$3,345,930	\$3,363,651
Fund balance - Minority Interest in MTSJH	19,104,118	17,351,523
Fund balance - District CY	36,825	(17,721)
Fund balance - Minority Interest CY	231,767	1,752,595
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Total net assets	\$22,718,640	\$22,450,048
	<hr/>	<hr/>
Total Liabilities and net assets	\$22,944,119	\$22,720,090

Mark Twain Health Care District
Transaction Detail by Account
May 2014

Type	Date	Num	Name	Memo	Clr	Split	Amount
Check	05/01/2014	12522	San Andreas Sanitary District		√	730.79 · Water/Sewer	(5,490.06)
Check	05/01/2014	12523	Productivity Plus Systems		√	-SPLIT-	(4,400.00)
Check	05/02/2014	12524	San Andreas Medical & Professional Office		√	-SPLIT-	(17,073.35)
Check	05/06/2014	12517	Calaveras Telephone		√	730.85 · Telephone	(380.51)
Check	05/06/2014	12518	AT&T 0518795579001		√	-SPLIT-	(16.79)
Check	05/06/2014	12519	PG&E VS 46578486352 Clinic Ste 10		√	730.77 · Electricity	(103.98)
Check	05/06/2014	12525	PG&E 71068388090 MOB Condo		√	-SPLIT-	(376.11)
Check	05/06/2014	12526	PG&E 39918320076		√	-SPLIT-	(191.72)
Check	05/06/2014	12527	PG&E 89195984003 #B1		√	-SPLIT-	(304.93)
Check	05/06/2014	12528	PG&E 74021406306 SAFMC		√	730.77 · Electricity	(435.90)
Check	05/06/2014	12529	PG&E 46995152991 VS Clinic Ste 9		√	730.77 · Electricity	(177.34)
Check	05/06/2014	12530	J.S. West		√	730.78 · Natural Gas	(163.32)
Check	05/06/2014	12531	CPPA		√	730.77 · Electricity	(18,019.52)
Check	05/06/2014	12532	PG&E 42630399709 Hospital		√	730.78 · Natural Gas	(6,930.67)
Check	05/06/2014	12533	AT&T 754-9670		√	730.85 · Telephone	(13,580.97)
Check	05/06/2014	12534	AT&T OneNel		√	730.85 · Telephone	(1,270.57)
Check	05/06/2014	12535	PG&E 2306121143-1 ortho		√	730.77 · Electricity	(563.83)
Check	05/06/2014	12536	AT&T Whole Hospital		√	730.85 · Telephone	(27,951.22)
Check	05/19/2014	12537	AT&T 754-9362		√	730.85 · Telephone	(309.13)
Check	05/19/2014	12538	Amerigas		√	-SPLIT-	(238.79)
Check	05/19/2014	12539	Donna Koplen		√	-SPLIT-	(1,370.40)
Check	05/19/2014	12540	Robben, Kim	Website Development	√	740.90 · Other Miscellaneous Expenses	(760.00)
Check	05/19/2014	12541	Meyers Nave		√	-SPLIT-	(5,384.68)
Check	05/20/2014	12542	Productivity Plus Systems		√	-SPLIT-	(4,400.00)
TOTAL							<u>(109,893.79)</u>