

The Medical Center Hospital Authority

October 29, 2021

Ms. Sandra Davis
Clerk of Council
Columbus Consolidated Government
P. O. Box 1340
Columbus, Georgia 31902

RE: Filing with Clerk of Council of The Medical Center Hospital Authority's Community Benefit Report for the Authority's fiscal year ended June 30, 2020 and Report of Annual Activities fiscal year ended June 30, 2021

Dear Ms. Davis:

Enclosed please find the above referenced community benefit report as required by OCGA §31-7-90.1(a), and report of annual activities as required by OCGA §31-7-90.

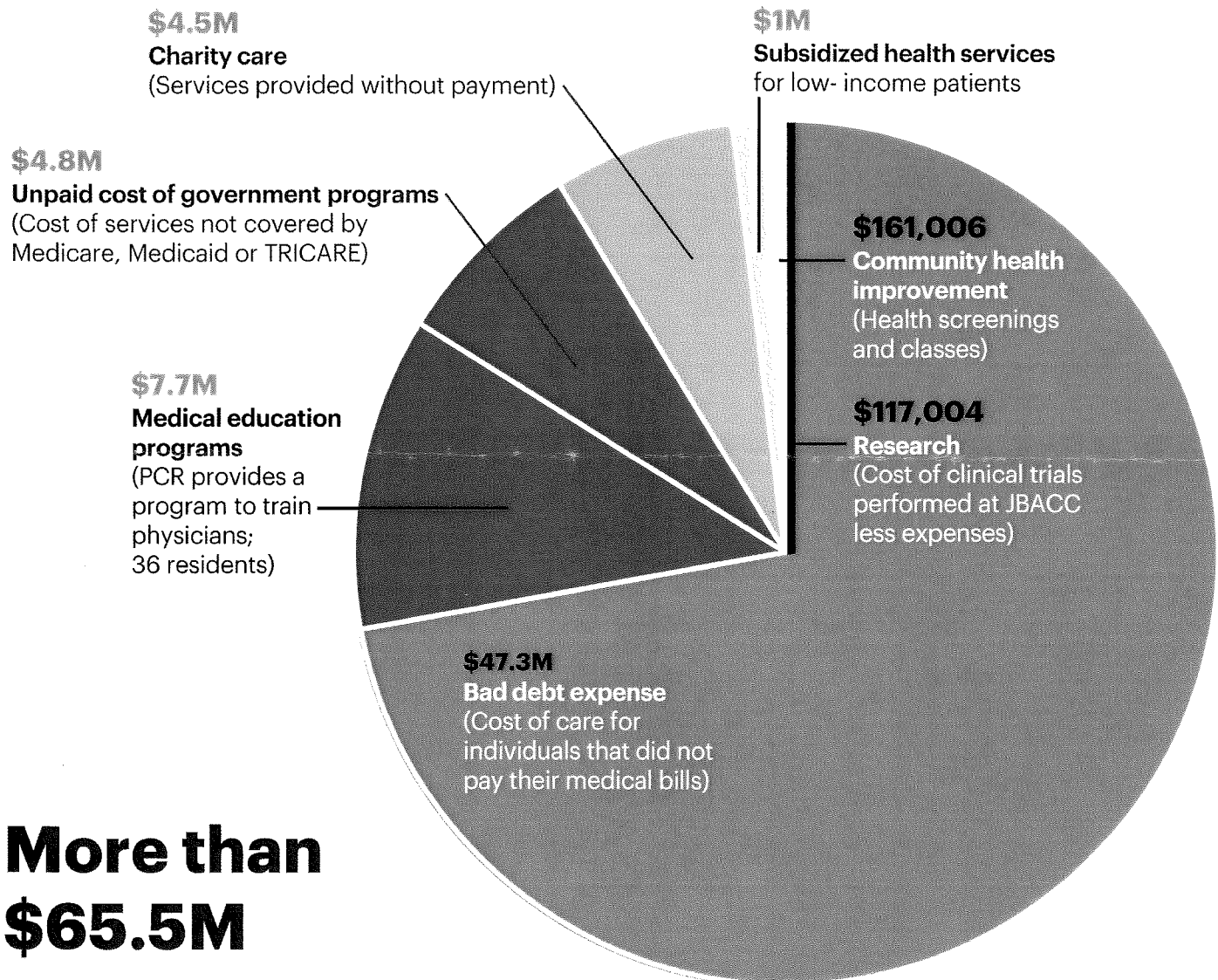
Sincerely,



Allen Holladay
Assistant Treasurer

Enclosures

FY20 Community Benefit Overview



How Piedmont Columbus Regional Supported the Community in FY20

- 2,921 individuals employed
- \$225.7M in salaries and benefits
- 701 providers representing over 49 specialty areas
- 19,968 volunteer hours contributed by PCR Auxiliary
- More than \$435,781 in property taxes to government
- 21,109 inpatients in our hospitals
- 124,079 outpatient visits
- 134,160 emergency department and urgent care visits
- 2,742 babies delivered
- 211,106 physician office visits





THE MEDICAL CENTER HOSPITAL AUTHORITY

October 2021

Report of Annual Activities of The Medical Center Hospital Authority

The Medical Center Hospital Authority

Annual Report

Fiscal Year ending June 30, 2021

The Medical Center Hospital Authority convened each quarter during the fiscal year to review financial performance, receive updates on entity operations and discuss and/or approve matters significant to the Authority. Annual activities of the Authority include:

- I. Review of Operations and Acceptance of Financial Statements for the following entities:
 - a. The Gibson Building
 - b. Spring Harbor
 - c. Piedmont Columbus Regional

- II. Review and Acceptance of various audit reports for fiscal year 2021
 - a. Audit Report – The Medical Center Hospital Authority
 - i. The Gibson Building
 - ii. Spring Harbor

- III. Review and Acceptance of annual Muscogee County Indigent Care Report for fiscal year 2021

- IV. Review and Acceptance of budgets for fiscal year 2022:
 - a. Spring Harbor (attached)

- V. Discussion and approval of the following activities:
 - a. Muscogee County Indigent Care Program utilization and impact to The Medical Center (Piedmont Columbus Regional Midtown)
 - b. Approved audit engagement for Hospital Authority and Spring Harbor audit report preparation by Dixon Hughes Goodman LLP
 - c. Approved bank resolution and associated bank signatories
 - d. Piedmont Healthcare commitment update

- VI. The Hospital Authority board members completed annual conflict of interest questionnaires and appointed a Nominating Committee.

- VII. The Hospital Authority board members were provided information on hospital medical staff activities by Piedmont Columbus Regional senior leadership.

- VIII. The Hospital Authority board members were provided information on the COVID-19 pandemic and the effects on the hospitals and staff members.

**The Medical Center Hospital Authority
Spring Harbor at Green Island
Statements of Assets, Liabilities, and Net Assets (Deficit)
Budget FY 2022**

	Budget	Projected	Variance	Budget		% change	% change
	FY 2021	FY 2021	2021	FY 2022	Inc (Dec)	Bud FY 22	Bud FY 21
			Act to Bud			Proj FY21	Bud FY 21
Net Patient and Resident Service Revenue							
Resident Fees	\$ 9,250,195	\$ 8,644,796	\$ (605,399)	\$ 9,182,730	\$ 537,933	6.22%	-0.73%
Amortization of Deferred Entrance Fees	\$ 2,547,380	\$ 2,850,778	\$ 303,398	\$ 2,406,671	\$ (444,106)	-15.58%	-5.52%
Patient Services	\$ 5,185,306	\$ 3,749,054	\$ (1,436,252)	\$ 4,400,610	\$ 651,556	17.38%	-15.13%
Other Operating Revenue	\$ -	\$ 202,202	\$ 202,202	\$ -	\$ (202,202)	-100.00%	#DIV/0!
Total Net Patient and Resident Service Revenue	\$ 16,982,881	\$ 15,446,830	\$ (1,738,253)	\$ 15,990,011	\$ 543,181	3.52%	-5.85%
Expenses							
Salaries and Wages	\$ 6,340,696	\$ 6,023,488	\$ (317,208)	\$ 6,262,880	\$ 239,393	3.97%	-1.23%
Benefits	\$ 1,104,515	\$ 999,161	\$ (105,354)	\$ 1,126,931	\$ 127,770	12.79%	2.03%
Total Labor	\$ 7,445,211	\$ 7,022,649	\$ (422,562)	\$ 7,389,812	\$ 367,163	5.23%	
<i>Percent of Net Revenue</i>	<i>43.84%</i>	<i>45.46%</i>		<i>46.22%</i>			
FTEs	131.25	123.03	(8.22)	126.50	3.46	2.82%	-3.62%
<i>Total Labor cost per FTE</i>	<i>56,725</i>	<i>57,080</i>	<i>51,418</i>	<i>58,419</i>	<i>\$1,339</i>	<i>2.35%</i>	<i>2.99%</i>
Professional Fees	\$ 106,800	\$ 92,735	\$ (14,065)	\$ 92,400	\$ (335)	-0.36%	-13.48%
<i>Percent of Net Revenue</i>	<i>0.63%</i>	<i>0.60%</i>		<i>0.58%</i>			
Supply Expense	\$ 1,391,915	\$ 1,401,995	\$ 10,080	\$ 1,232,347	\$ (169,648)	-12.10%	-11.46%
<i>Percent of Net Revenue</i>	<i>8.20%</i>	<i>9.08%</i>		<i>7.71%</i>			
Purchased Services	\$ 1,966,718	\$ 2,416,613	\$ 449,895	\$ 1,954,443	\$ (462,170)	-19.12%	-0.62%
<i>Percent of Net Revenue</i>	<i>11.58%</i>	<i>15.64%</i>		<i>12.22%</i>			
Insurance	\$ 194,746	\$ 214,014	\$ 19,268	\$ 219,674	\$ 5,660	2.64%	12.80%
<i>Percent of Net Revenue</i>	<i>1.15%</i>	<i>1.39%</i>		<i>1.37%</i>			
Maintenance and Utilities	\$ 1,405,165	\$ 1,377,133	\$ (28,033)	\$ 1,389,314	\$ 12,181	0.88%	-1.13%
<i>Percent of Net Revenue</i>	<i>8.27%</i>	<i>8.92%</i>		<i>8.69%</i>			
Other Costs	\$ 176,228	\$ 153,693	\$ (22,535)	\$ 231,456	\$ 77,763	50.60%	31.34%
<i>Percent of Net Revenue</i>	<i>1.04%</i>	<i>0.99%</i>		<i>1.45%</i>			
Depreciation and Amortization	\$ 2,326,800	\$ 2,523,099	\$ 196,299	\$ 2,375,913	\$ (147,186)	-5.83%	2.11%
Total Operating Expense	\$ 15,013,583	\$ 15,201,930	\$ 188,347	\$ 14,885,358	\$ (316,572)	-2.08%	-0.85%
Income from Operations	\$ 1,969,298	\$ 244,900	\$ (1,724,398)	\$ 1,104,653	\$ 859,753	6.91%	
Interest Expense	\$ (688,200)	\$ (688,200)	\$ -	\$ (659,282)	\$ 28,919	-4.20%	-4.20%
<i>Percent of Net Revenue</i>	<i>-4.05%</i>	<i>-4.46%</i>		<i>-4.12%</i>			
Other Operating Revenue	\$ -	\$ 13,286	\$ -	\$ -	\$ -		
Investment Return, Net	\$ (681,920)	\$ 5,315,790	\$ 5,997,710	\$ 1,945,507	\$ (3,370,283)	-63.40%	-385.30%
<i>Percent of Net Revenue</i>	<i>-4.02%</i>	<i>34.41%</i>		<i>12.17%</i>			
Non-Operating Revenue/(Expense)	\$ (1,370,120)	\$ 4,640,876	\$ 5,997,710	\$ 1,286,226	\$ (3,341,365)		
Net Income	\$ 599,178	\$ 4,885,776	\$ 4,273,312	\$ 2,390,878	\$ (2,481,611)	-51.06%	299.03%

Projected results FY 2021 are calculated by annualizing February YTD and adjusting for known factors

SPRING HARBOR AT GREEN ISLAND
 BUDGET - CAPITAL
 FY 2022

ITEM	Priority	Month	Department	Asset	Cost
1	4	Jan	Plant Operations	Bistro Partial Phase 2	\$ 275,000
2	4	Jan	Dining Services	Upgrade Kitchen Equipment	\$ 100,000
3	2	Dec	Plant Operations	Boiler Room Central Controls	\$ 45,000
4	3	Feb	Administration	Update Front Offices	\$ 118,400
5	4	Oct	Plant Operations	Landscape Villas	\$ 35,000
7	2	Aug	Plant Operations	Upgrade Apt Homes	\$ 275,000
8	3	Oct	Plant Operations	Replace Roof Shingles	\$ 25,000
9	4	Oct	Plant Operations	Landscape Upgrades - Misc	\$ 50,000
10	5	Oct	Plant Operations	AC Unit Replacement	\$ 150,000
11	3	Jan	Plant Operations	Gold Elevator Refurb	\$ 25,000
12	4	Jan	Plant Operations	Roof Top Units	\$ 70,000
13	3	Jul	Housekeeping	Floor Cleaner	\$ 3,800
14	4	Sep	Plant Operations	Villa Gazebo	\$ 30,000
15	4		Plant Operations	Contingency	\$ 46,200
	3		Foundation	5% of capital budget	\$ 60,110
					\$ 1,308,510