

MEADOW BROOK
ANTRIM COUNTY MEDICAL CARE FACILITY

ANNUAL REPORT for the YEAR 2023
to the
Antrim County Board of Commissioners

Submitted by: Marna Robertson, BSN, NHA

April 2023

2023 ANNUAL REPORT

GENERAL

Meadow Brook Medical Care Facility is a 133-bed Long Term Care Facility located in the Township of Kearney, County of Antrim, Michigan adjacent to the Village of Bellaire. It is a county owned facility under the governance of a three-member Board of Directors (the Antrim County Human Services Board).

Meadow Brook Medical Care Facility serves primarily an elderly population, which qualifies for Skilled Nursing Care as defined by Medicare regulations and subsequently may qualify for Long Term Care as defined by State of Michigan Medicaid regulations.

Financial operating support is provided from patient generated revenue 86%, County Millage 15.11%, and other State/Federal support -1.15%.

OCCUPANCY

During the year 29,565 days of care were provided which represents 96.3% occupancy. There were 106 new admissions. Beginning March 2020, the facility experienced a reduction in the days of care due to the COVID 19 Pandemic. To date, the facility has had to put 44 beds in an approved bed hold with the State of Michigan due to insufficient staffing and to protect its precarious Medicaid reimbursement. We were able to release our COVID unit due to the end of the pandemic. This allowed us to open up 7 beds for short-term rehabilitation. Our current full census rate is 89 LTC beds.

STATE SURVEY

As is true every year, in 2023 a team of investigators from the Michigan State Department of Community Health came to Meadow Brook to review policies, procedures, standards of care and compliance with CMS regulations. The facility received ZERO citations in its annual CMS health survey with no substandard of care deficiencies and 5 minor LSC citations. Average citation patterns per CMS in Nursing Homes is 8-10. This is an outstanding achievement on behalf of all the facility staff!

PERSONNEL

While the number of employees varies somewhat from month to month, on average Meadow Brook had 113 full-time and 36 part-time staff on payroll. Approximately 38% of staff is covered under a collective bargaining agreement with the Teamsters Union, Local 214. Employee turnover rate was 21.24% for 2023 a decrease of approximately 6.51% from 2022.

PHYSICAL PLANT

Completed the following major physical plant projects in 2023:

- | | |
|---------------------------------------|-----------|
| • Replacement of 1968 Walk-In Freezer | 13,250.00 |
| • Replace Laundry RTU Unit | 69,800.00 |

| | |
|---|-----------|
| • Upgrade Household Kitchen Ventilation | 27,000.00 |
| • Replace One Household Floor | 9,065.00 |
| • Replace Backflow Valve for Tower | 5,047.03 |
| • Renovate Upper Pond due to Flood Damage | 19,525.00 |
| • Parking Lot Crack Fill & Seal Coat | 15,830.00 |
| • Replace Milnor Commercial Dryer | 8,840.00 |
| • Pole Barn Door Conversion | 7,600.00 |

CAPITAL EXPENDITURES

From Depreciation Funds:

| | |
|--------------------------------------|-----------|
| • Critical Asset Monitoring System | 8,925.00 |
| • Archival of Documents - Laserfiche | 8,990.00 |
| • Lift King Tie Rod Replacement | 7,899.34 |
| • Replacement Maintenance Truck | 55,455.94 |
| • Moffat Ovens | 28,557.77 |
| • Infection Control Equipment | 54,985.00 |
| • Reach-In Freezer | 12,242.00 |

TOTAL - CAPITAL EXPENDITURES

\$354,387.08

- Meadow Brook applied for an infection control grant, funded by the State of Michigan, and was awarded \$54,985.00 to purchase UVC light disinfectant equipment to use in times of outbreak. Meadow Brook continues to apply for these types of grants to increase the quality and safety of the environment for our residents and our staff.

FINANCIAL

Meadow Brook continued receiving the millage for taxes received in 2023 at 1.0 mil. First and foremost, the millage funds go towards our bond debt repayment each year, with the remaining funds used to support operations. Meadow Brook has been able to maintain a consistent revenue stream by maintaining a full occupancy of our available beds. However, there are state funded programs (QMI, CPE, QAS) that generate revenue and unknown expenses tied to reconciliations by the State. Meadow Brook has lower than budgeted Bad Debt expense in the amount of \$3,382, this has fallen substantially in the last four years. The 2023 "Wages" decreased \$283,271 (or 3.50%) from 2022 due to open Nursing positions. The 2023 "Fringe Benefits" decreased \$217,381 (or 8.65%) from 2022 due to lower than budgeted FICA, unemployment and health/dental/vision insurance expenses. The 2023 "Other Expenses" increased \$1,328,514 (or 19.79%) from 2022 due to the increased use of contracted staff. Meadow Brook continues to recover from staffing losses due to the COVID-19 pandemic, lack of housing and decreased labor pools in Northern Michigan.

| | <u>2023 BUDGET</u> | <u>2023 ACTUAL</u> | |
|----------------------------|------------------------|------------------------|---------------------|
| <u>Operating Statement</u> | | | |
| Revenue | \$19,741,633 | \$15,433,033 | 21.82% below budget |
| Expense | | | |
| Salaries | 9,014,629 | 7,802,552 | |
| Fringe Benefits | 3,071,379 | 2,297,024 | |
| Other | <u>7,318,216</u> | <u>8,041,763</u> | |
| Total Expenses | \$19,404,224 | \$18,141,339 | 6.51% below budget |
| Net Gain (Loss) | 337,409 | (2,708,306) | |

Ending Balance 12/31/23

Board Designated Funds

| | |
|---------------------------------|---------------------|
| General Restricted | \$ 13,037.18 |
| Angell Fund | 446,475.77 |
| Wise Fund | <u>289,800.12</u> |
| TOTAL – Designated Funds | \$749,313.07 |

Cash Position

| | |
|------------------------------|------------------------|
| General Cash | \$12,530,030.07 |
| Depreciation Fund | 28,846.37 |
| Contingency Fund | 965,433.26 |
| Bond Debt Retirement Fund | 651,947.50 |
| TOTAL – Cash Position | \$14,176,257.20 |
| TOTAL – All Funds | \$14,925,570.27 |

GENERAL MEADOW BROOK UPDATES

Meadow Brook maintained a consistent 5 Star CMS Rating in 2023 (Rating is from 1 to 5). The CMS Rating system includes use of quality measures in the areas of staffing, clinical quality indicators and health inspections.

The Facility maintained its community partnerships. In 2023, the Facility continued its partnership with Munson, McLaren and local area hospitals, Antrim County Transportation, LEPC, Commission on Aging, Antrim County Conservation District and several regional Hospice organizations. We partner with Central Lake Health Occupations classes and do school outreach throughout the year.

2023 brought many of the same challenges, perennial staffing fluctuations and ever-changing CMS and CDC regulations. However, it also brought fun and excitement! Did you know we have a dog named Scout? We were happy to host Kids Fish Day and Halloween Open House this year! Resident group activities have resumed as well improving the quality of life of our resident's.

The Facility continues its marketing and information outreach via our website www.meadowbrookmcf.com. We increased our Marketing efforts engaging with Sinclair Broadcasting, they facilitate our social media presence with their streaming platforms-connected T.V. commercials and emailing's. We have created TikTok videos with great response. The facility also has a strong Facebook and Instagram presence.

The Facility continued its conservative approach when estimating patient care revenue, and a worst-case scenario approach when estimating when preparing the fiscal 2023 operations budget.