

MEADOW BROOK
ANTRIM COUNTY MEDICAL CARE FACILITY

ANNUAL REPORT for the YEAR 2024
to the
Antrim County Board of Commissioners

Submitted by: Marna Robertson, BSN, NHA

April 2025

2024 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 by patient generated revenue 76%, County Millage 12%, and other State/Federal support 12%.

OCCUPANCY

During the year 31,439 days of care were provided, which represents 96.7% occupancy. There were 144 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 7 beds for short-term rehabilitation. Our current full census rate is 89 LTC beds.

STATE SURVEY

As is true every year, in 2024 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 4 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 124 full-time and 32 part-time staff on payroll. Approximately 52% of staff is covered under a collective bargaining agreement with the Teamsters Union, Local 214. Employee turnover rate was 27.48% for 2024 an increase of approximately 6.24% from 2023.

PHYSICAL PLANT

Completed the following major physical plant projects in 2024:

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|----------------------------------|------------|
| • Air Handler Replacement | 274,884.93 |
| • Upgrade Walk-In Freezer | 14,120.00 |
| • Employee Break Room Renovation | 136,660.63 |
| • Replace One Household Floor | 8,440.00 |

CAPITAL EXPENDITURES

From Depreciation Funds:

• Replacement of Patient Lifts – All Households	112,307.59
• Replacement of Patient Beds – One Household	93,665.42
• Replace Two Air Mattresses	7,123.96
• Replace 25# Washer	10,146.00
• Moffat Ovens	7,480.18
• Replace Primary Server	18,997.57
• Upgrade Wireless System and Phone System	57,483.38
• Professional Website Development	11,961.00
• Replace Snow Melt Boiler	20,750.00
• RL Datix – Policy & Procedure Software	8,405.99
• Laserfiche Implementation – Phase 2	5,150.00

TOTAL - CAPITAL EXPENDITURES **\$787,576.65**

- Meadow Brook qualified for the Workforce Stabilization Grant under the MCMCFC Council. Meadow Brook was awarded \$140,980.00; this money was used towards renovating our employee breakrooms for recruitment and retention efforts.

FINANCIAL

Meadow Brook continued receiving the millage for taxes received in 2024 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. Meadow Brook has lower than budgeted Bad Debt expense in the amount of \$12,160, this has fallen substantially in the last five years. The 2023 “Wages” increased \$1,147,170 (or 14.7%) from 2023 due to restructuring wage scales for recruitment/retention efforts and the fulfillment of open positions. The 2024 “Fringe Benefits” increased \$395,357 (or 17.2%) from 2023 due to the increase in employees who are receiving benefits and a general increase in Health, Vision and Dental benefits. The 2024 “Other Expenses” increased \$344,018 (or 4.3%) from 2023 due to the continued 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>2024</u> <u>BUDGET</u>	<u>2024</u> <u>ACTUAL</u>	
<u>Operating Statement</u>			
Revenue	\$21,010,822	\$19,881,615	5.37% below budget
Expense			
Salaries	9,589,254	8,949,722	
Fringe Benefits	2,890,931	2,692,381	
Other	<u>7,243,654</u>	<u>8,385,781</u>	

Total Expenses	\$19,723,839	\$20,027,884	1.54% above budget
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Net Gain (Loss)	1,286,983	(146,269)	
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Ending Balance 12/31/24

Board Designated Funds

General Restricted	\$ 14,247.30
Angell Fund	467,581.29
Wise Fund	<u>304,835.37</u>
TOTAL – Designated Funds	\$786,663.96

Cash Position

General Cash	\$14,795,167.18
Depreciation Fund	25,184.82
Contingency Fund	1,030,829.72
Bond Debt Retirement Fund	651,947.50
TOTAL – Cash Position	\$16,503,129.22
TOTAL – All Funds	\$16,477,944.40

GENERAL MEADOW BROOK UPDATES

Meadow Brook maintained a consistent 5 Star CMS Rating in 2024 (Rating is from 1 to 5). The CMS Rating system includes the use of quality measures in the areas of staffing, clinical quality indicators and health inspections.

The Facility maintained its community partnerships. In 2024, 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.

2024 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 residents.

The Facility continues its marketing and information outreach via our website www.meadowbrookmcf.com. We increased our Marketing efforts by 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 2024 operations budget.