

TEHACHAPI VALLEY HEALTHCARE DISTRICT

BOARD OF DIRECTORS MEETING

Date: January 21, 2025, 10:00am

Place: Tehachapi Valley Healthcare District Office

116 W F Street

Tehachapi, CA 93561

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Meeting ID: 237079019682

Passcode: KC7vD9it

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AGENDA

I. CALL TO ORDER

II. FLAG SALUTE

III. PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

This time is reserved for persons to address the Board of Directors on matters not on the agenda over which the District has jurisdiction. Time is limited to 3 minutes per speaker. The Board of Directors can take no action on your presentation. Any person desiring to speak on an item on the agenda will be given an opportunity to do so prior to the Board of Directors acting on the item.

IV. BOARD COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

V. CONSENT AGENDA

The following items are considered routine and non-controversial by District Staff and may be approved by one motion. If a member of the Board or audience wishes to comment or ask questions on an item, it will be moved to New Business or Reports.

Approval of Minutes

- | | |
|---|-------|
| 1. BOD Meeting Minutes Special 01/13/25 | Tab 1 |
| 2. BOD Meeting Minutes 01/21/25 | Tab 2 |
| 3. Receive and File, Finance Committee Minutes 01/15/25 | Tab 3 |
| 4. Receive and File, Strategic Committee Minutes 01/16/25 | Tab 4 |

VI. OLD BUSINESS

A. None

VII. NEW BUSINESS

- | | |
|--|-------|
| A. Resolution revising Conflict of Interest Policy | Tab 5 |
| B. Disposition of Backup Generators | Tab 6 |

VIII. REPORTS

POSTED: 02/13/25

By: P. Mendiburu

- A. Adventist Health Tehachapi Valley Update (Jenny Lavers)
- B. TVHD CEO Report

Tab 7

IX. CLOSED SESSION

- A. Real Property Negotiations
 - 20111 West Valley Blvd, Tehachapi, CA 93561
 - Negotiators: CEO/Legal Counsel
 - Parties: TVHD/Synchrony Medical Group

X. CLOSED SESSION REPORT

XI. ADJOURNMENT

NOTICE TO THE PUBLIC

PUBLIC COMMENT PERIOD FOR REGULAR MEETINGS

Members of the public may comment on any item on the agenda before the Board takes action on it. The public may also comment on items of interest to the public that is within the subject matter jurisdiction of the Board; provided, however, the Board may not take action on any item not appearing on the agenda unless the action is otherwise authorized by law. Any person addressing the Board will be limited to a maximum of three (3) minutes so that all interested parties have an opportunity to speak.

COPIES OF PUBLIC RECORDS

All writings, materials, and information provided to the Board for their consideration relating to any open session agenda item of the meeting are available for public inspection and copying during regular business hours at the Administration Office of the District at 116 W E St., Tehachapi, California.

COMPLIANCE WITH ADA

This agenda shall be made available upon request in alternative formats to persons with a disability, as required by the Americans with Disabilities Act of 1990 (42 U.S.C. § 12132) and the Ralph M. Brown Act (Cal. Gov't Cod. § 54954.2). Persons requesting a disability related modification or accommodation in order to participate in the meeting, should contact the Executive Office during regular business hours by phone at 661-750-4848, or in person at the District's Administrative Office at 116 W E St., Tehachapi, California.

**TEHACHAPI VALLEY HEALTHCARE DISTRICT
MINUTES OF THE BOARD OF DIRECTORS MEETING - Special
January 13, 2025, 9:30am
116 West F Street, Tehachapi, CA 93561**

I. CALL TO ORDER

President Nixon called the meeting to order at 9:30am

Directors Present: Carl Gehricke, Mike Nixon, Christine Sherrill, BreAnne Patterson (teleconference fr AH Delano), Lydia Chaney

Others Present: Peggy Mendiburu, CEO; Scott Nave, Legal Counsel

II. FLAG SALUTE

III. CLOSED SESSION

- A. Real Property Negotiations
20111 West Valley Blvd, Tehachapi, CA 93561
Negotiators: CEO/Legal Counsel
Parties: TVHD, Synchrony Medical Group
Under Negotiation: Lease

IV. CLOSED SESSION REPORT

In closed session the Board gave direction to Counsel and CEO regarding lease negotiations. No other items were discussed.

ADJOURNMENT

President Nixon adjourned the meeting at

V. ADJOURNMENT

President Nixon adjourned the meeting at 10:15am

Lydia Chaney, Secretary
February 18, 2025

**TEHACHAPI VALLEY HEALTHCARE DISTRICT
MINUTES OF THE BOARD OF DIRECTORS MEETING
January 21, 2025, 10:30am
116 West F Street, Tehachapi, CA 93561**

I. CALL TO ORDER

President Nixon called the meeting to order at 10:15am

Directors Present: Carl Gehricke, Mike Nixon, Christine Sherrill, BreAnne Patterson, Lydia Chaney

Others Present: Peggy Mendiburu, CEO; Scott Nave, Legal Counsel; Nate Doty, JDT and Associates; Pat Doody, The Loop; Amy Webster, The Loop

II. FLAG SALUTE

President Nixon led the flag salute.

III. BOARD COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

No comments

IV. PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

No comments.

V. CONSENT AGENDA

A. Approval of Minutes

1. Board Meeting Minutes 11/19/24
2. Receive and File Finance Committee Minutes 11/13/24
3. Receive and File Strategic Planning Minutes 11/14/24
4. Receive and File Community Outreach Minutes 10/10/23

Consent agenda items approved. MSA: Sherrill/Gehricke; 5-0

V. OLD BUSINESS

A. Resolution Approving \$1M Grant to Adventist Health Tehachapi Valley in the amount of \$1M for Imaging Pavilion protected walkway

Counsel Nave reported that the grant policy has a cap of \$25K. The resolution provides a one time approval of \$1M, which authorizes CEO to follow through with Adventist Health on the project. Because it is a grant, it is not a gift of public funds and is improving the District's property. Peggy inquired with Jenny Lavers regarding participation in oversight committee of the project, which Jenny answered yes, TVHD will be participants. **MSA: Gehricke/Chaney; 5-0; all eyes for approval of \$1M grant to Adventist for building a protected walkway.**

VI. NEW BUSINESS

A. Audit FY 23-24

Nate Doty of JDT and Associates presented the 23-24 audit. There are no issues with the audit and no issues with management. There are no major issues. Small issues are receivables dropped significantly. Peggy added because we are no longer participating in IGT funds. Another issues was capitol assets were not being depreciated. TVHD also had a loss of disposables and equipment.

FY 23-24 Audit received and filed.

B. Director Appointments

Director Nixon nominated for President; Director Sherrill nominated for Vice President; Treasurer Director Patterson; Secretary Director Chaney. **MSA: Chaney/Sherrill; All ayes; 5-0**

C. Committee Appointments

Committee appointments: Patterson/Nixon – Finance; Governance – President/Vice President, and CEO (ad hoc- to schedule for March); Strategic Planning – Chaney/Sherrill; Community Outreach – Sherrill/Gehricke (to be reviewed in six months of need; meeting is quarterly); **MSA: Chaney/Patterson; All ayes; 5-0**

D. Remove Community Outreach Committee

CEO Mendiburu reported that Community Outreach has not met since 10/10/23. Meetings are scheduled quarterly. There is duplication in reporting out at Strategic Planning and the Board. Recommendation to combine Community Outreach with Strategic Planning. Discussion ensued. **Governance ad hoc will be added and Community outreach in April. Will readdress at May meeting on combining Community Outreach with Strategic Planning or Governance; MSA: Nixon/Chaney; 5-0**

VII. REPORTS

A. Adventist Health Tehachapi Valley Update (Jenny Lavers)

Town Halls were conducted honoring staff. There have been five different laboratory technologies added to ensure AH has a backup/contingency plan. AH is live on Pyxis to ensure correct drug usage; Echo program and specialist will provide ancillary services. Facilities team installed tesla mega pack; Ambulatory clinics has added Dr. Rigges. The clinics are focused on specialists. Acute care is from 1pm to 5pm and two ortho physicians visit weekly. Potential partnership with Edwards Airforce Base for their physicians to utilize OR in hospital. AH is now taking Medicare Advantage insurance plan. AH Tehachapi voted as one of the 350 cleanest hospitals in the nation.

B. TVHD Report (Peggy Mendiburu)

Attached.

C. City Connect Report 01/08/25 (Carl Guilford)

Director Guilford did not attend.

VIII. CLOSED SESSION

A. Real Property Negotiations

- 20111 West Valley Blvd, Tehachapi, CA 93561
- Negotiators: CEO/Legal Counsel
- Parties: TVHD/Synchrony Medical Group

X. CLOSED SESSION REPORT

The Board discussed lease agreement and approved the lease and tenant improvements and gave CEO and Counsel Direction to finalize. **MSA: Chaney/Patterson; 5-0**

XI. ADJOURNMENT

President Nixon adjourned the meeting at 11:05am

Lydia Chaney, Secretary
February 18, 2025

TEHACHAPI VALLEY HEALTHCARE DISTRICT
FINANCE COMMITTEE MINUTES - SPECIAL
January 15, 2025
116 W F Street
Tehachapi, CA 93561
12:30 PM

Board Members Present: Mike Nixon, BreAnne Patterson

Staff Present: Peggy Mendiburu, CEO; Nathan Doty, JDT and Associates

Transcribed by: Peggy Mendiburu

Approval: _____ Date: _____

I. CALL TO ORDER

Director Mike Nixon called the Finance Committee Meeting to order at 12:40pm

II. PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

None

III. APPROVAL OF MINUTES

Approval of Finance Meeting minutes for November 2024. **MSA Patterson/Mendiburu; with one correction of removing Lydia Chaney in attendance.**

IV. REPORTS

A. Finance Reports

Committee reviewed finance report for November 2024 and December 2025

B. American Express

Committee reviewed American Express for November 2024 and December 2025.

C. Petty Cash

No updates/changes with petty cash.

V. OLD BUSINESS

A. None

VI. NEW BUSINESS

A. FY 2023-2024 Audit. Director Nixon asked that the audit be presented to the board in entirety for next week's meeting.

VII. BOARD COMMENTS ON BUSINESS NOT APPEARING ON THE AGENDA

None.

VIII. ADJOURNMENT

Meeting adjourned at 1:02pm

TEHACHAPI VALLEY HEALTHCARE DISTRICT
Strategic Planning Committee
January 16, 2025
116 West F Street
Tehachapi, CA 93561
12:30pm

Board Members Present: Lydia Chaney, Christine Sherrill

Staff Present: Peggy Mendiburu, CEO

Guests: None

Transcribed by: Peggy Mendiburu

Approval: _____ Date: _____

I. CALL TO ORDER

Director Chaney called the meeting to order at 12:30pm

II. PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

None

III. APPROVAL OF MINUTES

Approved November 14, 2024 Strategic minutes: **MSA: Sherrill/Chaney**

IV. NEW BUSINESS

None

V. OLD BUSINESS

A. Business Plan

CEO Mendiburu provided updates to Business Plan:

- Old Hospital Parking Lot
 - On hold effective 11/7/24
- Generators
 - Committee requested Peggy find out if gas or diesel fueled.

- E Street Clinic
 - Provided AH the opportunity to lease for rural health clinic; however, they are not interested due to OSHPD requirements for upgrading.

- West Valley
 - A medical group is interested in leasing long term.
-
- F Street Property
 - May have to go outside of Tehachapi as many contractors do not want to do prevailing wage.

- Community Garden
 - Shed delivered.

B. Grants

- a. Lydia will reach out for contact for college grants.
- b. Peggy presented Tehachapi Valley Parks and Recreation's request for \$1600 for the Application for their walk/run/swim events. **MSA: Chaney/Sherrill**

01/16/25 - Strategic Minutes

P. Mendiburu

- c. \$1M grant for hospital protective walkway to the Cyr Imaging Pavilion will go to the January board meeting for approval.

VI. BOARD COMMENTS ON BUSINESS NOT APPEARING ON THE AGENDA

None.

VII. ADJOURNMENT

Meeting adjourned at 1:30pm

RESOLUTION NO.

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF TEHACHAPI VALLEY HEALTHCARE DISTRICT
AMENDING ITS CONFLICT OF INTEREST CODE**

Whereas, the Political Reform Act requires public agencies to review their conflict of interest code biennially;

; Whereas the district desires to retain and maintain all Form 700s (Statement of Economic Interest) and

Whereas, the Board of Directors desires to amend its Conflict of Interest Code to reflect these changes;

Now, therefore, be it resolved that the Conflict of Interest Code is amended as provided in Attachment 1 attached hereto.

PASSED, APPROVED AND ADOPTED on February 18, 2025.

Ayes:

Noes:

Abstain:

Absent:

President

ATTEST:

Secretary

TAB 6 – No supporting Documents

TVHD CEO REPORT – Peggy Mendiburu
January 2025 Updates

Finance

- January 2025 financials attached. Funds in for January: \$113,775 and funds out: \$16,337 for a balance in of \$130,111.

Community Outreach/Strategic Planning

- Director Chaney and I will present at the March 20th Rotary meeting on \$1M grant and giving back to the community through boards and committees.
- Will begin bidding process for West Valley paint and flooring this week.

Finance Committee Report

TVHD

For the period ended January 31, 2025



Prepared by

Peggy Mendiburu

Prepared on

February 6, 2025

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Budget to Actuals FY12

Balance Sheet

January 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
1001-011 Valley Strong	\$24,592.04
1002-011 Valley Strong Payroll	\$1,458.86
1004-011 Litigation Reserve Account (deleted)	--
1005-012 Valley Strong Money Mkt	\$4,950,874.27
1007-013 Petty Cash Change Fund	\$423.26
1008-011 Bank of Sierra Payroll - 8577 (deleted)	--
1008-012 LAIF	\$5,855,024.18
1008-013 Valley Strong Savings	\$8,694.66
1008-014 Bank of Sierra - 8569	\$224,572.89
1008-015 Wells Fargo (deleted)	--
1008-020 Bank of Sierra Prop Tax -5470 (deleted)	--
Total for Bank Accounts	\$11,065,640.16
Accounts Receivable	
1020-000 Patient / Insurance Receivables	--
Total for Accounts Receivable	0
Other Current Assets	
1041-000 Bad Debt - UNCOLL ALLOW	--
1064-000 Other Receivables - LAIF Interest Rcv	\$63,817.17
1064-222 Other Receivables - Property Tax	\$29,186.59
1064-300 Election Costs	--
1069-003 Receivable - IGT	--
1101-035 Prepaid Expense - Insurance	\$17,491.09
1108-039 Prepaid Dues	\$3,279.83
Payments to deposit	--
Total for Other Current Assets	\$113,774.68
Total for Current Assets	\$11,179,414.84
Fixed Assets	
1200-042 Land	\$101,926.63
1200-043 Land - New Hospital	\$2,125,484.88
1200-044 Land - F Street	\$52,800.00
1211-045 Land Improvements	\$163,939.14
1221-046 Building - Hospital	\$102,944,793.77
1221-050 Building - Valley Blvd	\$954,550.06
1225-049 Building Improvements - Equipment	--

DISTRIBUTION ACCOUNT	TOTAL
1229-049 DE - Fixed Equipment	--
1240-000 Capitalized Software Cost	\$6,538.79
1241-050 MM Equipment - Telemed Grant	--
1241-051 Major Moveable Equipment	--
1241-060 Other Asset	\$627,000.00
1242-051 Minor Equipment	\$3,910.53
1255-000 CIP - Old Hospital Renovations	--
1291-045 Accum Depr - Land Improvements	-\$103,603.49
1291-046 Accum Depr - Building	-\$17,971.73
1291-047 Accum Depr - Bldg Improv	-\$15,847,561.07
1291-048 Accum Depr - New IT System	-\$980.82
1291-510 Accum Depr - Maj Moveable Equip	--
Total for Fixed Assets	\$91,010,826.69
Other Assets	
1510-530 Bond C	\$55.83
1510-535 Bond C Cost	\$364,569.46
1510-550 Restricted Bond Fund	\$58,940.19
1510-576 Bond Funds 2009-Series 2013-42189	\$0.45
1510-586 Refunding Bond Fund 2013 Proj	\$906,640.33
1510-590 County Funds #42191 2006 Bond	\$131,034.89
1510-591 County Funds Bond Elec 2009, S2013	\$2,134,328.61
1600-001 Loss on 2013-2021 Refin	\$2,639,519.49
1610-001 Accumulated Amort - Loss 2013-2021 Ref	-\$311,122.07
County Funds Current Offset	--
Reclass to Current	--
Total for Other Assets	\$5,923,967.18
Total for Assets	\$108,114,208.71
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
2021-590 Accounts Payable (A/P)	\$16,337.37
Total for Accounts Payable	\$16,337.37
Credit Cards	
2310-110 American Express	--
Total for Credit Cards	0
Other Current Liabilities	
2030-000 Payroll Liabilities	0
2010-000 Payroll Clearing	--
2030-100 Federal Taxes (941/943/944)	--

DISTRIBUTION ACCOUNT	TOTAL
2030-110 CA PIT / SDI	--
2031-620 Accrued Compensation - Payroll	\$3,312.87
2032-630 Accrued PTO	\$3,443.19
2039-750 2039-750 Accrued Supp Life Insurance	\$7.36
2039-760 2039-760 Accrued Retirement Plan	-\$200.00
Accrued Retirement Plan (deleted)	--
Accrued Supp Life Insurance (deleted)	--
Total for 2030-000 Payroll Liabilities	\$6,563.42
2041-780 Other Accrued Exp - Interest Payable	\$240,658.32
2041-781 Other Accrued Exp - Acc Interest Pay	\$3,262,331.35
2046-810 Other Accrued Exp - Audit Fees	\$27,124.92
2091-150 Inter Co Payable - Due to SJ/AH	\$21,453,398.00
2103-000 Deferred Income - Other	--
2131-000 Deferred Interest	-\$665,477.00
2131-100 Deferred Amortization	\$632,058.00
2250-000 GO Bonds - 2004 Series A	\$374,987.70
2251-000 GO Bonds - 2006 Series B	\$1,009,990.75
2252-000 GO Bonds - 2009 Series C	\$685,000.00
2260-100 Less Current Rent	--
Direct Deposit Payable	--
Total for Other Current Liabilities	\$27,026,635.46
Total for Current Liabilities	\$27,042,972.83
Long-term Liabilities	
1390-002 Bond Iss Costs - Bond Premium 2022	\$3,825.00
1390-003 Bond Premium - 2004	\$11,561.00
1390-005 Bond Premium - 2006	\$90,959.00
1390-007 Refunding Bond Premium 2013	\$16,444.00
2253-000 Refunding Bonds Payable 2013	\$2,645,000.00
2254-000 GO Bonds Payable - 2009, Series 2013	\$52,070,000.00
2259-000 Current Portion of Long Term Liability	--
Total for Long-term Liabilities	\$54,837,789.00
Total for Liabilities	\$81,880,761.83
Equity	
Retained Earnings	-\$16,073,962.81
Net Income	-\$82,705.24
Invested in Capital Assets	\$38,473,826.29
Opening balance equity	--
Restricted Net Position	\$3,916,288.64
Total for Equity	\$26,233,446.88
Total for Liabilities and Equity	\$108,114,208.71

Profit and Loss

January 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
5700-230 Rental Income	\$2,100.00
Total for Income	\$2,100.00
Cost of Goods Sold	--
Gross Profit	\$2,100.00
Expenses	
8610-100 Dir/Mgr/Sup	\$7,361.54
8610-110 Bond Financing Fees	\$1,500.00
8610-160 FICA	\$561.07
8610-165 SUI/FUI	\$6,156.20
8610-171 Payroll Billing	-\$0.02
8610-176 Health Insurance - Active Dir	-\$299.98
8610-210 Consulting	\$760.00
8610-215 Legal	\$2,400.00
8610-345 Office Supplies	\$1,895.09
8610-380 IT	\$2,378.41
8610-390 Repairs & Maintenance	\$9,578.56
8610-400 Security	\$92.95
8610-550 Trustee Stipends	\$1,200.00
8610-700 Utilities	\$1,080.94
8610-735 Phone	\$127.17
8610-800 Insur - PLGL/DO	\$677.58
8610-805 Insurance - Other	\$3,498.23
8610-811 Fees	\$135.00
8610-815 Dues & Subscriptions	\$422.17
8610-835 TVHD Comm Outreach	\$1,500.00
8610-900 Bank Fees	\$15.00
Total for Expenses	\$41,039.91
Net Operating Income	-\$38,939.91
Other Income	
9060-111 Interest Income	\$85,973.96
9160-069 Kern County Tax Rev Fund 42186	\$12,417.41
9400-089 Non-Oper Revenue Other	\$75,000.00
Total for Other Income	\$173,391.37
Other Expenses	
8811-900 New Hospital Depreciation	\$214,374.50

DISTRIBUTION ACCOUNT	TOTAL
8811-901 DEPRECIATION W. VALLEY BLVD	\$1,988.91
8811-902 Depreciation - Land Improvements	\$412.97
8811-903 Depreciation Guild Roof	\$184.37
8811-904 Depreciation Flooring - F Street	\$46.11
8811-905 Depreciation - Community Garden	\$32.09
8811-906 Depreciation - IT Equipment	\$108.98
9160-075 Interest Expense	\$8.77
Total for Other Expenses	\$217,156.70
Net Other Income	-\$43,765.33
Net Income	-\$82,705.24

Profit and Loss FY

Jul 1 2024 - Jan 31 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
5700-230 Rental Income	\$17,000.00
5790-100 Bad Debt Recovery	\$365.00
Total for Income	\$17,365.00
Cost of Goods Sold	--
Gross Profit	\$17,365.00
Expenses	
8610-100 Dir/Mgr/Sup	\$99,929.53
8610-110 Bond Financing Fees	\$2,250.00
8610-160 FICA	\$8,470.53
8610-165 SUI/FUI	\$6,156.20
8610-171 Payroll Billing	\$3,191.68
8610-175 Grp Health Ins	\$21,298.38
8610-176 Health Insurance - Active Dir	--
8610-190 Workers Compensation	-\$353.00
8610-210 Consulting	\$20,555.00
8610-215 Legal	\$13,537.50
8610-220 Audit	\$10,450.00
8610-230 Other Contracted	\$509.88
8610-345 Office Supplies	\$5,315.27
8610-375 Postage	\$119.78
8610-380 IT	\$18,929.05
8610-390 Repairs & Maintenance	\$35,345.07
8610-400 Security	\$610.65
8610-507 Election Cost	\$793.00
8610-550 Trustee Stipends	\$4,800.00
8610-602 Rent - Storage & Equip Lease	\$2,600.00
8610-700 Utilities	\$7,553.89
8610-735 Phone	\$1,617.48
8610-800 Insur - PLGL/DO	\$4,065.48
8610-805 Insurance - Other	\$26,621.19
8610-811 Fees	\$170.69
8610-812 Licenses	\$27.00
8610-815 Dues & Subscriptions	\$713.61
8610-822 Travel Meals/Entertainment	\$45.01
8610-835 TVHD Comm Outreach	\$5,088.77
8610-900 Bank Fees	\$130.23

DISTRIBUTION ACCOUNT	TOTAL
Uncategorized Expense	--
Total for Expenses	\$300,541.87
Net Operating Income	-\$283,176.87
Other Income	
9060-111 Interest Income	\$315,244.83
9160-069 Kern County Tax Rev Fund 42186	\$697,791.63
9400-089 Non-Oper Revenue Other	\$525,000.00
Total for Other Income	\$1,538,036.46
Other Expenses	
8811-900 New Hospital Depreciation	\$1,500,621.50
8811-901 DEPRECIATION W. VALLEY BLVD	\$13,922.37
8811-902 Depreciation - Land Improvements	\$2,731.86
8811-903 Depreciation Guild Roof	\$1,290.59
8811-904 Depreciation Flooring - F Street	\$322.77
8811-905 Depreciation - Community Garden	\$383.57
8811-906 Depreciation - IT Equipment	\$762.86
9160-075 Interest Expense	\$8.77
Other	-\$75.00
Total for Other Expenses	\$1,519,969.29
Net Other Income	\$18,067.17
Net Income	-\$265,109.70

A/P Aging Summary

As of January 31, 2025

	Current	1 - 30	31 - 60	61 - 90	91 and over	Total
ALERT 360	52.95					52.95
AMEX		1,612.93				1,612.93
AXION COMMUNICATIONS	127.17					127.17
BETA HEALTHCARE GROUP		-677.58				-677.58
DANNY'S CLEANING & LANDSCAPE, LLC	213.00					213.00
EDD		4,806.23				4,806.23
GAS COMPANY (AUTO PAY)	531.62					531.62
SO CAL EDISON (AUTO PAY)	242.14					242.14
TEHACHAPI MINI-STORAGE		-275.00				-275.00
TEHACHAPI VALLEY RECREATION & PARK DISTRICT	1,500.00					1,500.00
TEL-TEC SECURITY SYSTEMS, INC. (AUTO PAY)		40.00				40.00
VALLEY POWER SYSTEMS, INC	8,163.91					8,163.91
TOTAL	\$10,830.79	\$5,506.58	\$0.00	\$0.00	\$0.00	\$16,337.37

AMEX Detail

January 2025

Date	Transaction Type	Num	Adj	Name	Class	Memo/Description	Split	Amount	Balance
2310-110 American Express									
01/08/2025	Expenditure		No	GOLDEN HILLS IT		Security Cameras (4) for F Street	-Split-	1,612.93	1,612.93
Total for 2310-110 American Express								\$1,612.93	
8610-345 Office Supplies									
01/08/2025	Expenditure		No	GOLDEN HILLS IT	ADMI N	Workstation Core Mini	2310-110 American Express	1,502.93	1,502.93
01/08/2025	Expenditure		No	GOLDEN HILLS IT	ADMI N	HP Care Pack Essential Offsite Support - 3 years	2310-110 American Express	110.00	1,612.93
Total for 8610-345 Office Supplies								\$1,612.93	

Budget to Actuals FY

July 2024 - January 2025

			Total
	Actual	Budget	Remaining
REVENUE			
5700-230 Rental Income	17,000.00	35,000.00	18,000.00
5790-100 Bad Debt Recovery	365.00	875.00	510.00
Total Revenue	17,365.00	35,875.00	18,510.00
GROSS PROFIT	17,365.00	35,875.00	18,510.00
EXPENDITURES			
8440-250 Housekpg-Purch Svcs Non-Med		0.00	0.00
8610-100 Dir/Mgr/Sup	99,929.53	78,166.69	-21,762.84
8610-110 Bond Financing Fees	2,250.00	2,916.69	666.69
8610-160 FICA	8,470.53	4,666.69	-3,803.84
8610-165 SUI/FUI	6,156.20		-6,156.20
8610-171 Payroll Billing	3,191.68	1,814.19	-1,377.49
8610-175 Grp Health Ins	21,298.38	18,666.69	-2,631.69
8610-176 Health Insurance - Active Dir	0.00	0.00	0.00
8610-190 Workers Compensation	-353.00		353.00
8610-210 Consulting	20,555.00	14,583.31	-5,971.69
8610-215 Legal	13,537.50	20,416.69	6,879.19
8610-220 Audit	10,450.00	11,666.69	1,216.69
8610-230 Other Contracted	509.88		-509.88
8610-345 Office Supplies	5,315.27	2,916.69	-2,398.58
8610-375 Postage	119.78	583.31	463.53
8610-380 IT	18,929.05	17,500.00	-1,429.05
8610-386 Advertising		2,916.69	2,916.69
8610-387 Public Relations/Marketing		0.00	0.00
8610-390 Repairs & Maintenance	35,345.07	87,500.00	52,154.93
8610-400 Security	610.65		-610.65
8610-505 Continuing Education - Staff		2,916.69	2,916.69
8610-506 Continuing Education - Trustee		1,750.00	1,750.00
8610-507 Election Cost	793.00	8,750.00	7,957.00
8610-550 Trustee Stipends	4,800.00	6,416.69	1,616.69
8610-602 Rent - Storage & Equip Lease	2,600.00	4,666.69	2,066.69
8610-700 Utilities	7,553.89	5,833.31	-1,720.58
8610-735 Phone	1,617.48	1,458.31	-159.17
8610-800 Insur - PLGL/DO	4,065.48		-4,065.48
8610-805 Insurance - Other	26,621.19	29,166.69	2,545.50
8610-811 Fees	170.69		-170.69
8610-812 Licenses	27.00		-27.00
8610-815 Dues & Subscriptions	713.61	4,666.69	3,953.08

			Total
	Actual	Budget	Remaining
8610-820 Travel		875.00	875.00
8610-822 Travel Meals/Entertainment	45.01		-45.01
8610-835 TVHD Comm Outreach	5,088.77	12,833.31	7,744.54
8610-900 Bank Fees	130.23	58.31	-71.92
Uncategorized Expense	0.00		0.00
Total Expenditures	300,541.87	343,706.02	43,164.15
NET OPERATING REVENUE	-283,176.87	-307,831.02	-24,654.15
OTHER REVENUE			
9060-111 Interest Income	315,244.83	175,000.00	-140,244.83
9160-069 Kern County Tax Rev Fund 42186	697,791.63	715,128.75	17,337.12
9400-089 Non-Oper Revenue Other	525,000.00	43,750.00	-481,250.00
Total Other Revenue	1,538,036.46	933,878.75	-604,157.71
OTHER EXPENDITURES			
8811-900 New Hospital Depreciation	1,500,621.50		-1,500,621.50
8811-901 DEPRECIATION W. VALLEY BLVD	13,922.37		-13,922.37
8811-902 Depreciation - Land Improvements	2,731.86		-2,731.86
8811-903 Depreciation Guild Roof	1,290.59		-1,290.59
8811-904 Depreciation Flooring - F Street	322.77		-322.77
8811-905 Depreciation - Community Garden	383.57		-383.57
8811-906 Depreciation - IT Equipment	762.86		-762.86
9160-075 Interest Expense	8.77		-8.77
Other	-75.00		75.00
Total Other Expenditures	1,519,969.29	0.00	-1,519,969.29
NET OTHER REVENUE	18,067.17	933,878.75	915,811.58
NET REVENUE	\$ -265,109.70	\$626,047.73	\$891,157.43