

Application for Neighborhood and Community Development Funds

Applications should be submitted electronically to the CDD by 12:00 p.m. on the first Friday of the month and will be reviewed by the CDBG Committee on the first Thursday of the following month.

Program Title: Improving Health Improving Lives Amount Requested: \$ 150,000
South Clinic Capital Campaign

Agency: Madison Community Health Center, Inc. DBA Access Tax ID/EIN/FEIN: 39-1391134
Community Health Centers (Access)

Address: 2901 W. Beltline Highway, Suite 120, Madison WI 53713 DUNS #: 114106008

Contact Person: Tammy Quall Telephone: 608-443-5517

Email: Tammy.quall@accesshealthwi.org Fax: 608-441-2385

1. **Program Abstract:** Provide an overview of the project. Identify the community need to be addressed. Summarize the program's major purpose in terms of need to be addressed, the goals, procedures to be utilized, and the expected outcomes. Limit response to 150 words.

Access is constructing a new South Side Clinic to add dental, pharmacy, and x-ray, and expand medical and behavioral health. Access annually provides 5,000 patients with primary medical and behavioral health services at its current South Side Clinic location in The Village on Park. Access leases 6,000 sq. ft. from the city in this 70-year old facility, which is badly worn, has limited exam rooms and provider work areas, no privacy at patient check-in, and no dental, pharmacy, or x-ray due to space limitations. At full operating capacity, a new South Side Clinic will:

- Increase medical visits by 66% and medical patients by 30% (1,800 new patients);
- Increase behavioral health services by 30% (500 new patients);
- Increase dental capacity by 100% (6,000 new patients);
- Provide low-cost pharmacy and x-ray services (30,000 new prescriptions); and
- Increase employee FTEs from 40 to 70, a 75% increase.

2. **Target Population:** Identify the projected target population for this program in terms of age, residency, race, income eligibility criteria, and other unique characteristics or sub-groups.

As a community health center, Access' target patient population is low-income, underserved individuals who often experience financial, cultural, and social barriers to receiving health care services. The following table represents Access' South Side Clinic patient demographics for 2011.

Insurance Status	Percentage	Age Range	Percentage	Race/Ethnicity	Percentage	Income as % of Poverty Level	Percentage
MA/BadgerCare	44%	0 to 5	18%	Hispanic	49%	100% and below	38%
Uninsured	42%	6 to 12	10.5%	Black/African American	21%	101 – 150%	24%
Medicare	5%	13 to 18	8%	Caucasian	19%	151 – 200%	13%
Private insurance	9%	19 to 35	30%	Other	3%	Over 200%	20%
		36 to 50	18.5%	Unknown	8%	Unknown	5%
		51 to 65	12%				
		66+	3%				

South Madison continues to be one of the areas in Dane County with significantly higher rates of poverty than the county's average. As a result, poor residents in South Madison are more likely to be uninsured, as is evidenced by the fact that 42% of patients seen at our South Side Clinic are without health insurance. Public schools that serve South Madison have rates of children in poverty between 50 to 86% of the student population.

7,800 # unduplicated individuals estimated to be served by this project.

2,600 # unduplicated households estimated to be served by this project.

3. Program Objectives: The 5-Year Plan lists 9 project objectives (A through N). Circle the one most applicable to your proposal and describe how this project addresses that objective.

- | | |
|--|--------------------------------------|
| A. Housing – Existing Owner-Occupied | G. Neighborhood Civic Places |
| B. Housing – For Buyers | K. Community-based Facilities |
| C. Housing – Rental Housing | L. Neighborhood Revitalization |
| E. Economic Dev. – Business Creating Jobs | N. Access to Housing Resources |
| F. Economic Dev. – Micro-enterprise | |

Access will be constructing a new South Side Clinic on 50,000 square feet of land at the northeast corner of The Village on Park. This new facility will replace Access' current, aging South Side Clinic with a new 21,500 square foot building, adding dental, pharmacy, and x-ray services, and expanding medical and behavioral health services. A new South Side Clinic will provide patients with Access' four core services: primary medical, dental, behavioral health, and pharmacy. Access will continue to provide high quality, affordable health care services while improving patient flow and increased privacy for patients. The layout of the new South Side Clinic will be designed to promote staff efficiency and patient wellbeing, while remaining on the same campus and in close proximity to health and social service agency partners, including Head Start, the Department of Public Health Madison & Dane County, Dane County Department of Human Services, Planned Parenthood, South Madison Library, and the Urban League of Greater Madison.

The first floor will hold 12 dental operatories, dental lab and sterilization, waiting room, staff work space, and a pharmacy. The second floor will include 15 medical exam rooms, waiting room, and staff work space. The basement will hold laboratory and radiology services as well as room for group visits, training, and a waiting room. Office space, staff break room, storage, laundry, locker rooms, and the mechanical room will also be located there.

In addition to providing needed primary health care services, Access is a powerful economic engine with business operations that significantly impact the local economy. Access provides direct employment for people in the community, including critical entry-level jobs, training, and career building opportunities. Access employs over 230 people, which approximates 175 FTEs. In the last five years, Access has increased its employee FTEs by 100%; approximately 79% of these jobs are entry-level jobs. Access' \$11 million annual payroll and \$2.7 million of fringe benefits has a significant positive economic impact. As a service oriented organization, Access projects that it will continue to rely on health care providers and staff to advance its mission. At full operating capacity, a new South Side Clinic will increase the number of employee FTEs at this clinic location from 40 to 70, a 75% increase.

The City of Madison CDBG Neighborhood and Community Development Fund provided Access with a \$150,000 acquisition/rehab loan in 2004 to purchase its William T. Evjue Clinic on East Washington Avenue. In addition to the South Side Clinic and the William T. Evjue Clinic, Access operates a dental clinic in Dodgeville and in Sun Prairie. Access affiliated with the UW Department of Family Medicine (DFM) and is the operator of their Wingra Family Medical Center as of July 1, 2009. As a result of this affiliation, Wingra patients are able to apply for Access' Sliding Discount Program and have access to low-cost pharmaceuticals. Access has implemented its integrative Behavioral Health program and its prenatal program at Wingra and there is a full-time Health Benefits Counselor there to assist patients with applying for Medical Assistance/BadgerCare and the Sliding Discount Program.

4. Fund Objectives: Check the fund program objective which this project meets. (Check all for which you seek funding.)

Acquisition/ Rehab	<input checked="" type="checkbox"/>	New Construction, Acquisition, Expansion of Existing Building	Futures	<input type="checkbox"/>	Prototype
	<input type="checkbox"/>	Accessibility		<input type="checkbox"/>	Feasibility Study
	<input type="checkbox"/>	Maintenance/Rehab		<input type="checkbox"/>	Revitalization Opportunity
	<input type="checkbox"/>	Other		<input type="checkbox"/>	New Method or Approach
Housing	<input type="checkbox"/>	Rental Housing	Homeless	<input type="checkbox"/>	Housing
	<input type="checkbox"/>	Housing For Buyers		<input type="checkbox"/>	Services

Access is requesting \$150,000 in Neighborhood and Community Development Funds towards the acquisition cost of the land that Access is purchasing from the Community Development Authority of the City of Madison. The parcel of land is 50,000 square feet and is located at the northeast corner of The Village on Park, and includes space for 85 parking stalls. The purchase price of the land is calculated at \$14.50/square foot for a total cost of \$725,000 plus \$75,000 in development costs for a total acquisition cost of \$800,000. The Purchase and Sale Agreement for the land was finalized and signed on March 19, 2012. The closing date for purchase is November 1, 2012.

Access worked with Strang, Inc. who developed schematic drawings for a new South Side Clinic. J.H. Findorff & Son, Inc. provided Access with a conceptual estimate of construction costs based on the schematic drawings. It is estimated that construction costs will approximate \$4.7 million, including soft costs, and furniture and equipment will cost \$1 million.

5. Budget: Summarize your project budget by estimated costs, revenue, and fund source.

Expenditures	Total Project Costs	Amount of CD Revenues	Amount of Non-CD Revenues	Source of Non-CD Funded Portion
Land acquisition	\$800,000	\$150,000	\$650,000	Johnson Bank financing
Construction costs	\$4,000,000		\$4,000,000	Capital campaign funds
Soils/site preparation	\$50,000		\$50,000	Capital campaign funds
Construction management	\$25,000		\$25,000	Capital campaign funds
Landscaping, play lots, signage	\$80,000		\$80,000	Capital campaign funds
Construction interest	\$65,000		\$65,000	Capital campaign funds
Permits, print plans, specs	\$10,000		\$10,000	Capital campaign funds
Architect	\$50,000		\$50,000	Capital campaign funds
Legal	\$20,000		\$20,000	Capital campaign funds
Construction contingency	\$400,000		\$400,000	Capital campaign funds
Dental equipment and furnishings	\$500,000		\$500,000	Capital campaign funds
Medical equipment and furnishings	\$420,000		\$420,000	Capital campaign funds
Computer and telephone	\$80,000		\$80,000	Capital campaign funds
Total Project Expenses	\$6,500,000	\$150,000	\$6,350,000	

6. Action Plan/Timetable

Describe the major actors and activities, sequence, and service location, days and hours which will be used to achieve the outcomes listed in # 1.

Use the following format:
(Who) will do (what) to (whom and how many)
(when) (where) (how often). A flowchart may be helpful.

<u>Milestone</u>	<u>Start Date</u>	<u>End Date</u>	<u>Budget</u>
Obtain Board approval to purchase South Madison lot	11/2011	11/2011	\$800,000
Satisfy environmental contingencies in purchase agreement	11/2011	2/2012	
Obtain Board approval to pursue financing	2/2012	2/2012	
Obtain Board approval to pursue architectural services	2/2012	2/2012	
Evaluate financing proposals and make selection	3/2012	5/2012	
Evaluate architectural proposals and make selection	4/2012	5/2012	
Finalize programming plans	5/2012	7/2012	
Complete construction drawings	7/2012	8/2012	
Obtain Urban Design approval of drawings	9/2012	10/2012	
Close on purchase of South Madison lot	10/2012	11/2012	
Obtain Board approval to pursue construction services	10/2012	11/2012	
Evaluate construction proposals and make selection	11/2012	12/2012	
Conduct construction project	4/2013	2/2014	4,300,000
Complete finishing and building set-up	2/2014	3/2014	
Recruit and staff clinic	7/2013	3/2014	
Select equipment vendors	7/2013	9/2013	
Install medical and dental exam room equipment	1/2014	2/2014	1,000,000
Install and test technological capabilities	2/2014	2/2014	
Contingency - 8% of project budget			400,000
Project Total			\$6,500,000

7. What was the response of the alderperson of the district to the project?

Timothy Bruer, Alderman for District 14, and Council President Shiva Bidar-Sielaff have both provided letters of support for this project for different funding opportunities that Access has pursued.

8. Does agency seek funds for property acquisition and/or rehab? [If applicable, describe the amount of funds committed or proposed to be used to meet the 25% match requirements (HOME or ESG) with its qualifications.]

<input type="checkbox"/>	No	Complete Attachment A		
<input checked="" type="checkbox"/>	Yes	Complete Attachment B and C and <u>one</u> of the following:	<input checked="" type="checkbox"/>	D Facilities
			<input type="checkbox"/>	E Housing for Buyers
			<input type="checkbox"/>	F Rental Housing and Proforma

9. Do you qualify as a Community Housing Development Organization (CHDO)? (See attachment G for qualifications.)

No Yes - Complete Attachment G

10. Do you seek Scattered Site Acquisition Funds for acquisition of service-enriched housing?

No Yes - Complete Attachment B, C, F, and H

11. Do you seek ESG funds for services to homeless persons?

No Yes - Complete Attachment I

12. This proposal is hereby submitted with the approval of the Board of Directors/Department Head and with the knowledge of the agency executive director, and includes the following:

<input type="checkbox"/>	Future Fund (Attachment A)	<input type="checkbox"/>	Housing for Resale (Attachment E)
<input checked="" type="checkbox"/>	Property Description (Attachment B)	<input checked="" type="checkbox"/>	Rental Housing and Proforma (Attachment F)
<input checked="" type="checkbox"/>	Capital Budget (Attachment C)	<input type="checkbox"/>	CHDO (Attachment G)
<input checked="" type="checkbox"/>	Community Service Facility (Attachment D)	<input type="checkbox"/>	Scattered Site Funds Addendum (Attachment H)
		<input type="checkbox"/>	ESG Funding Addendum (Attachment I)

13. Affirmative Action: If funded, applicant hereby agrees to comply with City of Madison Ordinance 39.02(9) and file either an exemption or an affirmative action plan with the Department of Civil Rights. A Model Affirmative Action Plan and instructions are available at: <http://www.cityofmadison.com/dcr/aaForms.cfm>.

14. Non-Discrimination Based on Disability: Applicant shall comply with Section 39.05, Madison General Ordinances, Nondiscrimination Based on Disability in City-Assisted Programs and Activities. Under section 39.05(7) of the Madison General Ordinances, no City financial assistance shall be granted unless an Assurance of Compliance with Sec. 39.05 is provided by the applicant or recipient, prior to the granting of the City financial assistance. Applicant hereby makes the following assurances: Applicant assures and certifies that it will comply with section 39.05 of the Madison General Ordinances, entitled "Nondiscrimination Based on Disability in City Facilities and City-Assisted Programs and Activities," and agrees to ensure that any subcontractor who performs any part of this agreement complies with sec. 39.05, where applicable, including all actions prohibited under section 39.05(4),. MGO." <http://www.cityofmadison.com/dcr/aaForms.cfm>

15. Notice regarding lobbying ordinance: If you are seeking approval of a development that has over 40,000 gross square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of over \$10,000 (this includes grants, loans, TIF or similar assistance),

then you likely are subject to Madison's lobbying ordinance, sec. 2.40, MGO. You are required to register and report your lobbying. Please consult the City Clerk for more information. Failure to comply with the lobbying ordinance may result in fines of \$1,000 to \$5,000.



Signature: _____ Date: May 3, 2012
President-Board of Directors/Department Head



Signature: _____ Date: May 3, 2012
Executive Director

For additional information or assistance in completing this application, please contact the Community Development Division at 266-6520.

COMPLETE IF PROJECT INVOLVES PURCHASE, REHAB, OR CONSTRUCTION OF ANY REAL PROPERTY:

INFORMATION CONCERNING PROPOSALS INVOLVING REAL PROPERTY

ADDRESS	ACTIVITY (Circle Each Applicable Phase)	NUMBER OF UNITS		Number of Units Currently Occupied	Number of Tenants To Be Displaced?	APPRAISED VALUE:		PURCHASE PRICE (If Applicable)	ACCESSIBLE TO INDIVIDUALS WITH PHYSICAL HANDICAPS?		PRIOR USE OF CD FUNDS IN BUILDING?
		Prior to Purchase	After Project			Current	After Rehab/Construction		Currently?	Post-project?	
2202 South Park Street	Purchase Rehab Construct	N/A	N/A	N/A	N/A			\$800,000	N/A	Yes	Yes, for our William T. Evjue Clinic at 3434 E. Washington Avenue
	Purchase Rehab Construct										
	Purchase Rehab Construct										

CAPITAL BUDGET

Amount and Source of Funding: ***	TOTAL PROJECT/CAPITAL BUDGET (include all fund sources)			
	TOTAL	Amount	Source/Terms**	Amount
Acquisition Costs:				
Acquisition	725,000	150,000	CDD/CDBG funds	\$575,000
Title Insurance and Recording				
Appraisal				
*Predvlpmnt/feasibility/market study				
Survey				
*Marketing/Affirmative Marketing				
Relocation				
Other: Land Development Costs	75,000	75,000	Johnson Bank Line of Credit. Interest rate is 30 day LIBOR + 2.2% floating	
Construction:				
Construction Costs	4,000,000	4,000,000	Capital campaign funds	
Soils/site preparation	50,000	50,000	Capital campaign funds	
Construction management	25,000	25,000	Capital campaign funds	
Landscaping, play lots, sign	80,000	80,000	Capital campaign funds	
Const interest	65,000	65,000	Capital campaign funds	
Permits; print plans/specs	10,000	10,000	Capital campaign funds	
Other:				
Fees:				
Architect	50,000	50,000	Capital campaign funds	
Engineering				
*Accounting				
*Legal	20,000	20,000	Capital campaign funds	
*Development Fee				
*Leasing Fee				
Other:				
Project Contingency:				
	400,000	400,000	Capital campaign funds	
Furnishings:				
Reserves Funded from Capital:	1,000,000	1,000,000	Capital campaign funds	
Operating Reserve				
Replacement Reserve				
Maintenance Reserve				
Vacancy Reserve				
Lease Up Reserve				
Other (specify):				
TOTAL COSTS:	6,500,000	5,925,000		\$575,000

FACILITIES

A. Recap: Funds would be applied to:

X acquisition only; ___ rehab; ___ new construction; ___ acquisition and rehab or construction

B. State your rationale in acquiring or improving this space. (i.e., lower costs, collaborative effort, accessibility, etc.)

Access is a community resource that provides much needed health care services in the City of Madison, especially to the underserved. There is a shortage of primary care providers, most significantly noted in the dental profession. It is estimated that there is currently an unmet need for 50,000 additional dental visits annually in our community for people who are uninsured or enrolled in BadgerCare. As such, the confluence of these factors further reduces access to primary for our community's low-income population. A new South Side Clinic is an integral part of Access' overall strategy in developing its capacity to expand primary care access, while continuing to provide a health care home for our patients. At full capacity, a new South Side Clinic will provide primary medical, dental, and behavioral health care to almost 8,000 new patients.

C. What are the current mortgages or payments on property (including outstanding CDBG loans)?

<u>Amount</u>	<u>Name</u>
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D. If rented space:

1. Who is current owner?
2. What is length of proposed or current lease?
3. What is proposed rental rate (\$/sq. ft. and terms) and how does this compare to other renters in building or in area?

E. If this is new space, what is the impact of owning or leasing this space compared to your current level of space costs?

Access is currently paying rent for an aging facility that does not have the space capacity to offer dental, pharmacy, or x-ray services to our patients. The amount of leasehold improvements that would be necessary to renovate this current space is close to the amount that is needed to construct and own a new facility. A new South Side Clinic is in line with the vision that the City of Madison has for The Village on Park property and will provide Access with the clinical capacity to make a substantial impact in reducing the need for primary health care services for low-income and underserved people in our community.

F. Include:

1. A minimum of two estimates upon which the capital costs are based.
(Be sure to base your labor costs on enforcement of Fair Labor Standards and the payment of Federal Prevailing Wage Rate.)
2. A copy of the plans and specifications for the work, or a description of the design specifications you have in mind.
3. If you own the building: A copy of your long range building improvement plan and building maintenance plan.
(Include a narrative describing what the building needs and how you expect to maintain it over time.)

ACCESS COMMUNITY HEALTH CENTERS
CONSOLIDATED PROJECTED STATEMENTS OF FINANCIAL POSITION
June 30, 2010 through 2015

	2010 *	2011 *	2012	2013	2014	2015
ASSETS						
CURRENT ASSETS						
Cash	\$ 1,676,553	\$ 670,870	\$ 1,939,566	\$ 2,804,400	\$ 3,847,022	\$ 4,769,607
Investments	521,985	705,139	305,139	570,397	848,917	1,141,362
Capital campaign cash	-	-	385,525	-	-	-
Net patient accounts receivable	1,390,307	1,619,333	1,500,000	1,800,000	1,980,000	2,178,000
Other receivables	787,284	1,678,940	1,200,000	1,320,000	1,452,000	1,597,200
Inventory	25,725	20,993	25,000	50,000	60,000	70,000
Prepaid expenses	179,019	216,561	238,217	262,039	288,243	317,067
Pledges receivable - current	-	85,525	-	-	-	-
Total current assets	4,580,873	4,997,361	5,593,447	6,806,835	8,476,181	10,073,236
PROPERTY AND EQUIPMENT						
Land	700,586	891,586	891,586	891,586	891,586	1,691,586
New land, building and related improvements	-	-	-	800,000	6,500,000	-
Building and related improvements	2,567,962	4,246,785	4,246,785	4,246,785	4,246,785	8,946,785
Construction in progress	-	-	-	250,000	-	-
Furniture and equipment	1,738,098	2,359,279	2,359,279	2,359,279	2,359,279	3,359,279
Less accumulated depreciation	(855,681)	(1,318,506)	(1,803,506)	(2,353,506)	(3,003,506)	(3,718,506)
Property and equipment - net	4,150,965	6,179,144	5,694,144	6,194,144	10,994,144	10,279,144
Sinking fund - debt retirement (1)	846,371	912,449	912,449	-	-	-
Sinking fund - debt retirement (2)	-	-	-	-	-	500,000
Pledges receivable - long term	16,300	25,000	1,645,000	2,445,000	3,534,475	3,034,475
Total assets	\$ 9,594,509	\$ 12,113,954	\$ 13,845,040	\$ 15,445,979	\$ 23,004,800	\$ 23,886,855
LIABILITIES AND NET ASSETS						
CURRENT LIABILITIES						
Construction debt	-	-	-	164,475	-	-
Accounts payable	622,653	741,916	800,000	810,000	834,300	859,329
Accrued expenses	1,209,561	1,540,298	700,000	710,000	750,000	775,000
Deferred revenue	65,425	-	-	-	-	-
Total current liabilities	1,897,639	2,282,214	1,500,000	1,684,475	1,584,300	1,634,329
LONG-TERM LIABILITIES						
Long-term debt (1)	2,600,509	2,600,509	2,600,509	1,171,060	1,171,060	1,171,060
Long-term debt (2)	-	1,956,000	2,000,000	2,000,000	2,000,000	2,000,000
Long-term debt (3)	-	-	-	-	5,206,250	5,206,250
Total long-term liabilities	2,600,509	4,556,509	4,600,509	3,171,060	8,377,310	8,377,310
Total liabilities	4,498,148	6,838,723	6,100,509	4,855,535	9,961,610	10,011,639
NET ASSETS						
Unrestricted	1,125,727	1,023,084	1,020,584	1,018,084	1,015,584	1,013,084
Unrestricted - board designated	3,954,334	4,066,622	5,078,947	7,127,360	8,493,131	9,827,657
Temporarily restricted	16,300	185,525	1,645,000	2,445,000	3,534,475	3,034,475
Total net assets	5,096,361	5,275,231	7,744,531	10,590,444	13,043,190	13,875,216
Total liabilities and net assets	\$ 9,594,509	\$ 12,113,954	\$ 13,845,040	\$ 15,445,979	\$ 23,004,800	\$ 23,886,855

ACCESS COMMUNITY HEALTH CENTERS
CONSOLIDATED PROJECTED STATEMENTS OF ACTIVITIES
 Years Ended June 30, 2010 and Ending through June 30, 2015

	2010 *	2011 *	2012	2013	2014	2015
UNRESTRICTED NET ASSETS						
SUPPORT AND REVENUE						
Net medical revenue	\$ 9,521,224	\$ 10,889,011	\$ 12,858,000	\$ 14,010,913	\$ 16,011,561	\$ 17,797,316
Net dental revenue	4,729,900	5,183,145	5,915,000	7,000,000	8,150,625	9,373,219
United Way	360,928	311,212	320,000	320,000	30,800	320,000
Dane County	30,000	30,800	30,800	30,800	30,800	30,800
City of Madison	218,000	218,000	218,000	218,000	218,000	218,000
Contributions	444,793	723,945	500,000	510,000	520,200	530,604
Meaningful Use - provider incentive payments	-	-	212,500	750,000	500,000	250,000
Federal grant - operations	1,702,796	1,763,887	1,650,000	1,650,000	1,650,000	1,650,000
Federal grant - capital	695,316	49,238	-	-	-	-
State of Wisconsin grant	450,000	444,000	425,000	425,000	425,000	425,000
Community Benefit Grant	665,000	707,000	730,000	800,000	825,000	840,000
Other grants	-	273,345	300,000	306,000	312,120	318,362
Capital Campaign	-	75,000	2,000,000	1,300,000	1,589,475	-
Contributions - event revenue	122,963	132,428	135,000	137,700	140,454	143,263
Loan forgiveness from CDE purchase	-	-	-	517,000	-	-
In-kind donations	1,270,893	1,207,639	1,000,000	1,020,000	1,040,400	1,061,208
Interest income (loss) - sinking fund	105,899	77,550	5,000	-	-	-
Total unrestricted support and revenue	20,317,712	22,086,200	26,299,300	28,995,413	31,733,635	32,957,772
EXPENSES						
Personnel	8,325,190	9,649,201	10,800,000	11,880,000	13,335,300	14,668,830
Fringe benefits	1,905,321	2,271,056	2,700,000	2,970,000	3,333,825	3,667,208
Space	783,828	841,543	1,005,000	1,105,500	1,240,924	1,365,016
Other	503,986	683,674	690,000	759,000	851,978	937,175
Supplies	582,000	651,842	800,000	880,000	987,800	1,086,580
Contractual	4,488,000	5,205,697	5,340,000	5,874,000	6,593,565	7,252,922
Depreciation	301,643	468,641	485,000	550,000	650,000	715,000
Travel	13,911	15,358	30,000	33,000	37,043	40,747
Equipment and repairs	179,927	200,512	200,000	220,000	246,950	271,645
Uncollectable patient accounts	807,160	712,167	780,000	858,000	963,105	1,059,416
In-kind expense	1,270,893	1,207,639	1,000,000	1,020,000	1,040,400	1,061,208
Total expenses	19,161,859	21,907,330	23,830,000	26,149,500	29,280,889	32,125,746
Increase in net assets	1,155,853	178,870	2,469,300	2,845,913	2,452,746	832,027
Net assets - beginning of year	3,940,508	5,096,361	5,275,231	7,744,531	10,590,444	13,043,190
Net assets - end of year	\$ 5,096,361	\$ 5,275,231	\$ 7,744,531	\$ 10,590,444	\$ 13,043,190	\$ 13,875,216

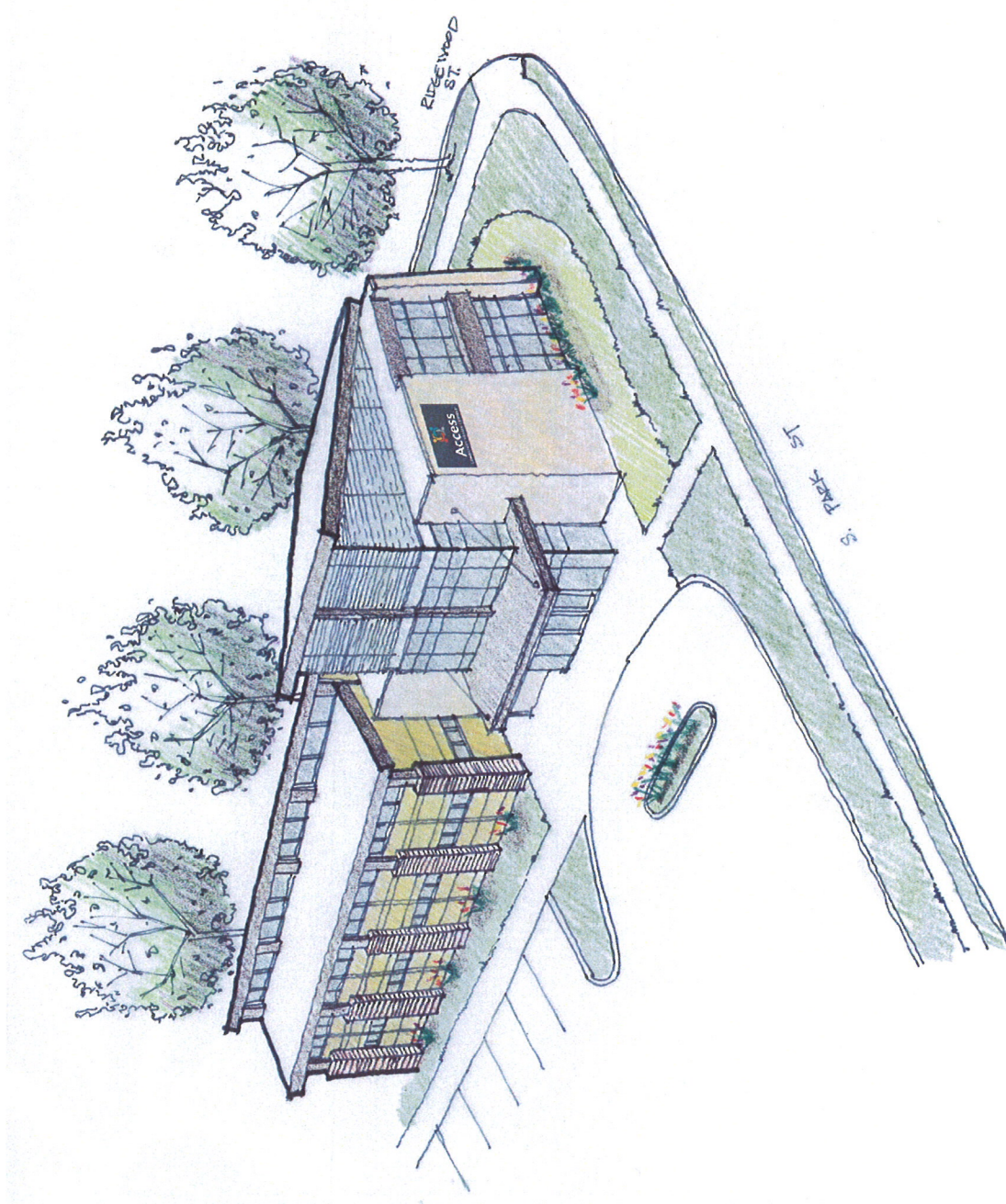
ACCESS COMMUNITY HEALTH CENTERS
PROJECTED STATEMENTS OF CASH FLOWS
 Years Ended June 30, 2010 and Ending through June 30, 2015

	2010 *	2011 *	2012	2013	2014	2015
CASH FLOWS FROM OPERATING ACTIVITIES						
Increase in net assets	\$ 1,155,853	\$ 178,870	\$ 2,469,300	\$ 2,845,913	\$ 2,452,746	\$ 832,027
Adjustment to reconcile change in net assets to net cash provided (used) by operating activities						
Contributions restricted for capital campaign	-	(110,525)	(2,000,000)	(1,300,000)	(1,589,475)	-
Noncash contribution	-	(457,000)	-	-	-	-
Depreciation	301,643	468,641	485,000	550,000	650,000	715,000
Interest on sinking fund for debt retirement	(68,727)	(58,281)	(5,000)	-	-	-
Loan forgiveness from CDE purchase	-	-	-	(517,000)	-	-
Changes in assets and liabilities:						
Net patient accounts receivable	(610,181)	(229,026)	119,333	(300,000)	(180,000)	(198,000)
Other receivables	(182,600)	(891,656)	478,940	(120,000)	(132,000)	(145,200)
Inventory	(25,725)	4,732	(4,007)	(25,000)	(10,000)	(10,000)
Prepaid expenses	(68,250)	(37,542)	(21,656)	(23,822)	(26,204)	(28,824)
Pledges receivable	-	-	85,000	-	-	-
Accounts payable	288,535	119,263	58,084	10,000	24,300	25,029
Accrued expenses	445,543	330,737	(840,298)	10,000	40,000	25,000
Deferred revenue	65,425	(65,425)	-	-	-	-
	1,301,516	(747,212)	824,696	1,130,091	1,229,367	1,215,031
Net cash provided by operating activities						
CASH FLOWS FROM INVESTING ACTIVITIES						
Purchase of investments	(216,721)	(611,178)	(100,000)	(250,000)	(250,000)	(250,000)
Proceeds from maturity of investments	310,390	428,024	500,000	912,449	-	-
Purchase of land, building and building improvements	(1,012,097)	-	-	(800,000)	(5,450,000)	-
Purchase of furniture and equipment	-	(83,820)	-	(250,000)	-	(42,446)
Purchases of and reinvestment of interest earned	(19,518)	(732,797)	-	-	-	-
Purchase of capital campaign reserves	-	-	(300,000)	(500,000)	(500,000)	(500,000)
Use of capital campaign reserves	-	-	-	870,268	563,255	-
Proceeds from sale of investments	-	725,000	-	-	-	-
	(937,946)	(274,771)	100,000	(17,283)	(5,636,745)	(792,446)
Net cash provided (used) by investing activities						
CASH FLOWS FROM FINANCING ACTIVITIES						
Proceeds from capital campaign	5,650	16,300	300,000	500,000	500,000	500,000
Proceeds from long-term debt	-	-	44,000	(747,974)	4,950,000	-
Principal payments on debt	-	-	-	-	-	-
	5,650	16,300	344,000	(247,974)	5,450,000	500,000
Net cash provided (used) by financing activities						
Net increase (decrease) in cash	369,220	(1,005,683)	1,268,696	864,833	1,042,622	922,585
Cash - beginning of year	1,307,333	1,676,553	670,870	1,939,566	2,804,400	3,847,022
Cash - end of year	\$ 1,676,553	\$ 670,870	\$ 1,939,566	\$ 2,804,400	\$ 3,847,022	\$ 4,769,607

* Based on audited financial statements.

**Access
Financial Assumptions
FY 2010-2015**

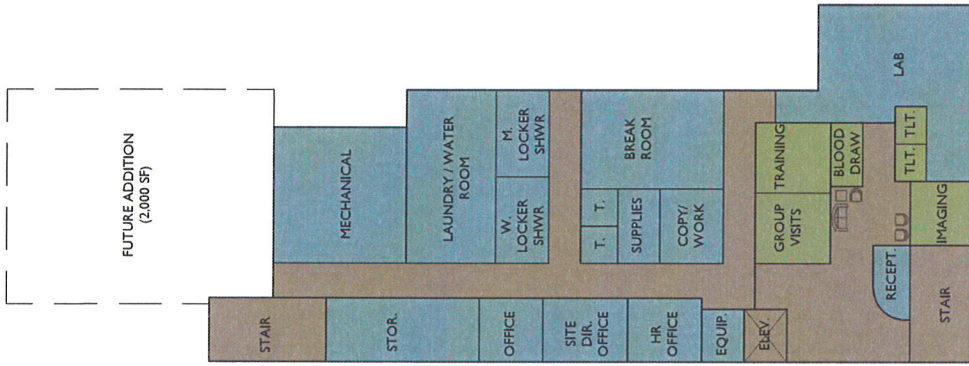
	2010 *	2011 *	2012	2013	2014	2015	
Volume							
Medical Visits	67,144	68,191	76,000	80,000	85,000	90,000	Net patient revenue annual increæ 3.50%
Dental Visits	25,924	28,017	35,000	40,000	45,000	50,000	Expense annual increase 3.25%
Behavioral Health Visits	4,500	7,060	8,000	8,500	9,000	9,500	Grant revenue increase 2%
Pharmacy Prescriptions	17,500	30,021	30,000	30,000	60,000	75,000	
Revenue							
Medical Visits	130	140	148	153	158	164	
Dental Visits	180	185	169	175	181	187	
Behavioral Health Visits	120	123	130	134	139	143	
Pharmacy Prescriptions	10	15	19	21	22	22	
Expenses (not including in-kind and uncollectable patient accounts)							
Medical Visits	162	167	172	178	184	190	
Dental Visits	200	209	195	201	208	215	
Behavioral Health Visits	135	140	195	201	208	215	
Pharmacy Prescriptions	40	23	25	30	31	32	
Percentages							
Medical Visits	1,047	2%	7,809	4,000	5,000	5,000	
Dental Visits	2,093	8%	6,983	5,000	5,000	5,000	
Behavioral Health Visits	2,560	8%	940	500	500	500	
Pharmacy Prescriptions	12,521	72%	(21)	-	30,000	15,000	
			0%	0%	100%	25%	



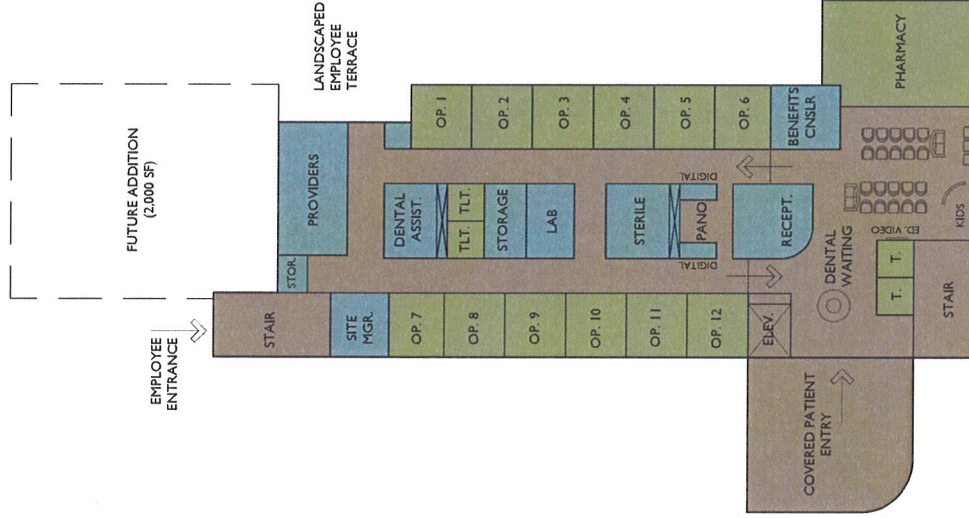
ARCHITECTURE
SKETCHING
INTERIOR DESIGN



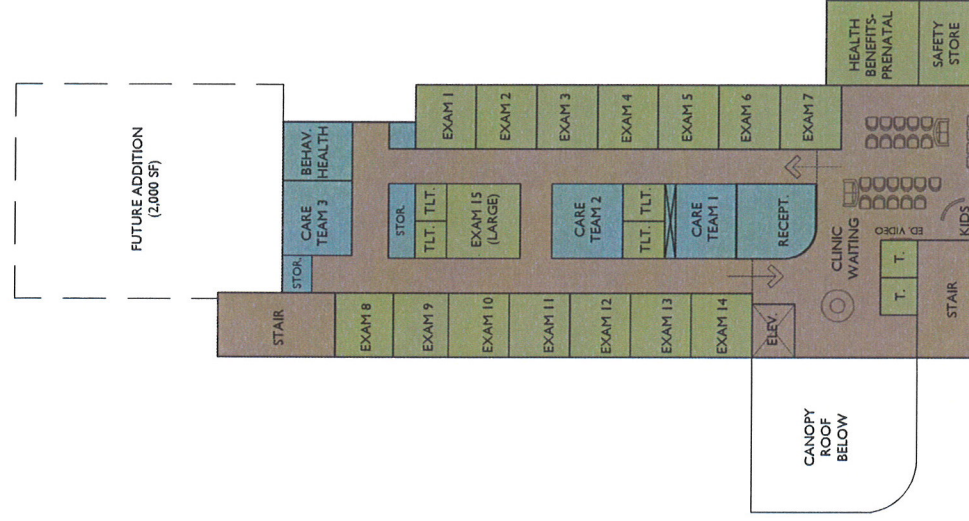
ACCESS COMMUNITY HEALTH AT VILLAGER
VIEW FROM SOUTHEAST
FEB. 21, 2012
OPTION 2B



LOWER LEVEL
7,171 SF



FIRST FLOOR
7,171 SF

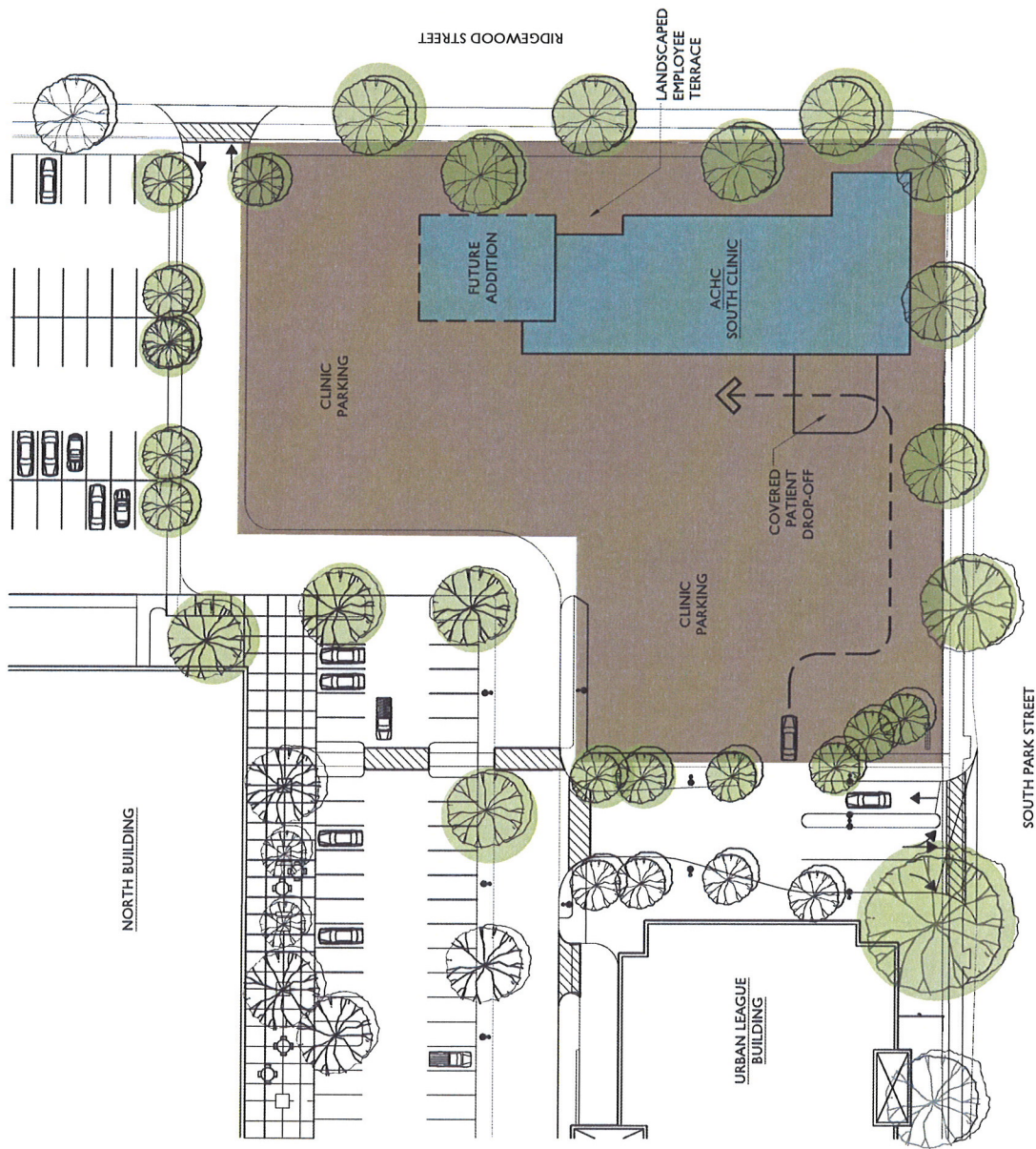


SECOND FLOOR
7,171 SF

ACCESS COMMUNITY HEALTH CENTERS
SOUTH CLINIC

SCHEME I - 21,513 SF





ACCESS COMMUNITY HEALTH CENTERS
SOUTH CLINIC

SITE PLAN - N.T.S.

