

**Your Health, Cared For.**

**20**

**annual report**

**12**



**Codman Square**  
Health Center

# A BRAND NEW FUTURE



Amidst a changing healthcare landscape, Codman Square Health Center is positioned to have an **increasing impact on the health of the Dorchester community**. With a stellar staff of physicians, an innovative care team model with a patient-centered focus, and new high capacity facilities, we are committed to providing the **highest quality of care**.

## 34,000 ft<sup>2</sup>

Size of the brand new William J. Walczak Health and Education Center expansion.

## 1<sup>st</sup>

Location to host a Winter Farmers Market in the city of Boston through a partnership with the Dorchester Community Food Co-Op.

## \$300,000

Amount of money raised to support innovative women's health programs in Dorchester thanks to the 15<sup>th</sup> Annual Men of Boston Cook for Women's Health event.

# PATIENT -CENTERED MEDICAL HOME

Throughout 2012 our Patient-Centered Medical Home (PCMH) Team led by Dr. Ethan Brackett worked diligently to prepare the Health Center for application for PCMH recognition by the National Committee for Quality Assurance. The hard work was rewarded at the beginning of 2013 as CSHC has now been recognized as a **Level 3 PCMH**, the highest recognition available.



View of the new **William J. Walczak Health and Education Center** from Norfolk St.



Photo by Peter Vanderwarker.

Dear Friends,



**Sandra Cotterell**  
Chief Executive Officer

We are proud to have had another landmark year here at Codman Square Health Center. At the time of our last annual report, we were in the midst of the largest expansion project of Codman's history. At the end of 2012, right on schedule, we completed our long awaited 34,000 ft<sup>2</sup> expansion, the William J. Walczak Health and Education Center. We have been proud to boast about how this beautiful, Gold LEED facility greatly expands our ability to provide essential services to our community. Though we have much to celebrate with the completion of this project, it is really another important step in our main goal of providing our community with affordable, high-quality health care and helping to make Dorchester one of the greatest urban communities in America.

We continue to be a pro-active, forward-looking, organization. We are focused on a strategic planning process which will include a community needs assessment that will enable us to identify growing health disparities and healthcare needs in and around Dorchester. This new plan will help us to leverage our numerous partnerships and the new resources available to us in our expanded space in order to make the greatest community impact.

Thank you for your continual support of our dynamic vision of holistic health and community integration. In this challenging time, for our economy and the healthcare industry, we are proud to be a pillar of exceptional and affordable care available to Boston's greatest community.

Sincerely,

A handwritten signature in black ink that reads "Sandra Cotterell". The signature is fluid and cursive.

Sandra Cotterell  
CEO





# WHAT WE ARE BUILD-ING



**Codman Square Health Center Staff**

Boston health centers. This allows us to be able to meet the growing demand for affordable and accessible healthcare in our community. The expansion also contains a black box theater and an expansive dining area and industrial kitchen that will allow for expanded community programming and partnerships. Additionally the expansion houses the entirety of our resident high school, Codman Academy Charter Public School, the first time in one location since its founding in 2001.

Last year we were also excited to welcome two Kraft Fellows, Dr. Genevieve Daftary and Dr. Ian Huntington, to the Codman staff and for our own Dr. Lauren Avery to be selected to the Kraft Practitioner Program. The Kraft Center for Community Health was established by the Kraft Family to support community healthcare and innovation throughout the Commonwealth, and we are proud to be a host for their two pilot programs, the Kraft Fellows and Practitioner Program. Both of these programs exemplify the attributes of innovation and leadership that we look to instill in our staff.

At the heart of a holistic approach to health is a collaborative effort to provide care. Codman Square Health Center simply does not have the resources to meet every need in the community, but through the growing strength of our numerous partnerships, including our DotWell partnership with our sister health center Dorchester House Multi-Service Center, our care continues to become more comprehensive. In 2012, Codman housed the first Winter Farmers Market in the City of Boston through a partnership with the Dorchester Community Food Co-Op. Helping give access to healthy, affordable food has long been a priority for Codman, and this new partnership continues to show Codman's innovative approach to working with programs that can benefit the community. Other community partners like Boston Medical Center, Eaton Apothecary, Health Leads, and Healthworks Community Fitness have all continued to expand their resources and impact upon our patients.

Whether operating out of the basement of an old library building where it all started over 30 years ago or caring for patients in one of the most progressive buildings on the south side of Boston, our mission remains the same: to serve as a resource for improving the physical, mental and social well-being of the community.

In 2012 we completed our 34,000 ft<sup>2</sup> expansion, the William J. Walczak Health and Education Center, which added an additional 22 exam rooms and 3 group medical visit rooms making our capacity one of the largest of all the

**5,332**

Patients given the seasonal Flu Vaccination

**262%**

Increase of individuals provided food through our Food Pantry in 2012 (27,637) compared to 2011 (10,560)

**92,001**

Number of prescriptions filled for patients by our in-house Pharmacy, a 34% increase compared to 2011

"I have seen the Health Center grow far beyond what it was when I first became involved. Both in terms of space and services provided, Codman Square Health Center is making such a great impact in our community. This newest expansion shows the commitment here at Codman to care for the many needs of our community."

-Robert MacEachern,  
Board President



# FINANCIALS & DATA

## Financial Statement

### ASSETS

Current Assets	\$4,650,874
Investments	\$5,077,016
Restricted Cash	\$5,660,893
Notes Receivable	\$12,713,464
Property, Plant and Equipment	\$24,748,590

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**Total Assets** **\$52,850,837**

### LIABILITIES

Current Liabilities	\$7,145,816
Long-Term Liabilities	\$20,515,000
Net Assets	\$25,190,021

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**Total Liabilities & Net Assets** **\$52,850,837**

### Statements of Activities & Change in Net Assets

#### OPERATING REVENUE

Net Patient Services Revenue	\$17,687,443
Grants, Contracts and Donations	\$10,231,098
Other Revenue	\$305,932

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**Total Operating Revenue** **\$28,224,473**

### OPERATING EXPENSES

Clinical Care	\$14,127,588
Other Clinical Services	\$4,561,693
Behavioral Health	\$1,700,757
Dental	\$2,185,460
Eye Care	\$781,561
Community Services	\$635,875
Codman Square Health & Education Center	\$635,359

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**Total Operating Expenses** **\$24,628,293**

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**NET OPERATING SURPLUS/(LOSS)** **\$3,596,180**

### NON OPERATING REVENUE

Investment Income	\$243,813
Capital Grants	\$250,000
Contributed Land	\$293,000
Settlement	\$7,038
Net realized and unrealized (losses) on investment	\$527,548

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**Total Non Operating Revenue** **\$1,321,399**

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**CHANGE IN NET ASSETS** **\$4,917,579**



## Patient Profile

<b>20,643</b>	Active Patients
<b>106,760</b>	Annual Patient Visits
<b>82%</b>	Patients known living at or below the Federal Poverty Level
<b>60%</b>	Female
<b>90%</b>	Patients who are part of an ethnic or racial minority
<b>45%</b>	Patients who are uninsured or on Medicaid

## Board of Directors

Codman Square Health Center has a 15-member Board of Directors comprised of nine males and six females. Many Board members are patients of our Health Center and reflect our diverse population. In fact, eleven members live or work in CSHC's service area. In addition to community representation, the Board represents various professions including education, legal, business, finance, environment, human resources, religion and healthcare.

Robert MacEachern, *President*  
Marva Serotkin, *President Elect*  
Rev. Garvin Warden, *Vice President*  
Ardis Vaughan, *Treasurer*  
Thabiti Brown, *Clerk*  
Julia Charley  
Isaac Colbert  
Rev. Egobudike ("Ego") Ezedi, Jr.  
Susan Monahan

Charles O'Hara  
Mona Scantlebury  
Emmett Schmarsow  
Seaborn Scott  
Sandra Warren  
Stephen Weymouth



Codman Square Health Center is a Federally Qualified Community Health Center

## Executive Team

Sandra Cotterell, *Chief Executive Officer*

Yi Jung, *Chief Financial Officer*

Philip Severin, MD, *Chief Medical Officer*

Anthony Stankiewicz, Esq, *Chief Advancement Officer and  
Chief of Staff*

Gabriel Vonleh, *Chief Operating Officer*

**Codman Square Health Center**  
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To learn more about the services offered  
or to make a monetary donation,  
please visit us on the web at  
**[www.codman.org](http://www.codman.org)**  
Find us on Facebook, Twitter,  
Yelp, and YouTube.



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