

annual report 2011



building a culture of health.



Codman Square
Health Center



Sandra Cotterell
Chief Executive Officer

After 17 years as Codman's COO, it was with honor and excitement that I took over the position of CEO in February 2011, stepping into the shoes of our visionary leader, founder, and "mayor" of Codman Square, Bill Walczak. While our focus remains locked on our unique vision for healthcare, we are constantly assessing the areas in which we can continue to offer, enhance, and expand our delivery of care. During these trying economic times, and in the ever-changing era of federal and state health reform, our commitment to deliver the highest quality of care, by putting our patients first, remains our number one priority.

One of our most exciting developments to the Codman Square Health Center in 2011 was the groundbreaking for our 34,000 square foot addition that will allow us to ease our overcrowded facility, increase our patient capacity, improve our group visit and radiology facilities, and deepen our relationships with our many partners, including our affiliated charter school, Codman Academy, that will find a home in the new space. In addition to efforts to expand our facilities, we have been reimagining the way we deliver our care through the patient-centric model of the Patient-Centered Medical Home; an approach to care that has existed close to the heart of our mission since our founding over 30 years ago, and one that has been enhanced by the non-clinical programs our partner DotWell offers.

I also want to take this opportunity to thank our loyal and committed Board, staff, volunteers, patients, families, and donors for the continued support you give to the Codman Square Health Center. From treating each of our patients with dignity and respect, to supporting our cause, to volunteering for community service events, you give hope to patients dealing with chronic diseases like asthma, diabetes and hypertension, and families struggling to pay for their basic needs. Without each and every one of you, our institution would not be where it is today.

In my eighteen years here at Codman, I have never been more excited at our potential to make real change in the health of our community. I look forward to forging our way together towards a more vibrant and healthier community in Dorchester.

Sincerely,

A handwritten signature in black ink that reads "Sandra Cotterell". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Sandra Cotterell
CEO, Codman Square Health Center

Who We Are

Codman Square Health Center

CODMAN Square Health Center (CSHC) is a community-based, outpatient healthcare and multi-service center. The strength of our Health Center lies in the quality of our healthcare providers and clinical facilities, the depth and breadth of our community services, and the wide array of partnerships that expand our care. Our staff responds to the needs of a community of over 64,000 individuals in the heart of Dorchester, recording over 116,000 clinical visits last year.¹

Throughout this past year, Codman Square Health Center continued its robust effort to establish what we like to call a “culture of health” in Dorchester. A culture of health extends beyond the health of the individual to include the health and attitude of the whole community at-large. As the Center for Disease Control has pointed out, more than 50% of contributing factors to health are due to social environment or characteristics, with only 25% of a population’s health impacted by genes, biology, and health behaviors.²

Codman Square Health Center has redefined what it means to work in partnership with our residents to improve the quality of care we deliver. We are committed to nourishing a culture of health and wellness in the heart of our Dorchester community.

—Stephen Weymouth, *Board President*

With the health and welfare of our community as our goal, we broke ground on the Codman Square Health and Education Center (CSHEC) in October, an \$18 million expansion project that has been in the works since 2009. This expansion will deepen the award winning partnership—winner of the 2010 Mayoral Prize for Innovation in Primary Care—between CSHC and Codman Academy Public Charter School as new space will be provided to both organizations as well as space for community events. Once CSHEC is completed in the fall of 2012 it will be one of the only Gold LEED Certified buildings in Dorchester. The expansion will feature ten new classrooms, a library, and an outdoor “green”

1. Population of service area based on US Census 2010 data

2. <http://www.cdc.gov/socialdeterminants/FAQ.html#>



teaching space in addition to 22 new exam rooms and three new rooms for group medical visits.

These upgrades to our facilities will allow our current overcrowded space to be used more efficiently and for a 21% increase in patient visits. Clinical programs like our capacity for mammograms will benefit—where last year we were able to perform 1,457 mammograms, with our new facilities we will have the capacity to perform over 2,500 a year—but also our non-clinical programs, through our partnership with DotWell, will benefit from improved technology and additional programming space. Last year DotWell’s programs served over 7,700 individuals through adult education classes, youth services, and civic health initiatives, 24% which were CSHC patients, and we look forward to increasing those numbers as communications and facilities improve.

Whether operating out of the basement of an old library building where we 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 build the best urban community in America. We hope you will continue in this journey with us, as we continue to improve our services and expand access to care for our patients in the years to come.

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.

Stephen Weymouth, *President*

Robert MacEachern, *President Elect*

Emmett Schmarsow, *Vice President*

Susan Monahan, *Treasurer*

Thabiti Brown, *Clerk*

Julia Charley

Isaac Colbert

Rev. Egobudike (“Ego”) Ezedi, Jr.

Charles O’Hara

Mona Scantlebury

Seaborn Scott

Marva Serotkin

Ardis Vaughan

Rev. Garvin Warden

Sandra Warren

Financials & Data

Fiscal Year 2011

Financial Statement

ASSETS

Current Assets	\$4,173,803
Investments	\$6,274,742
Property, Plant and Equipment	\$11,722,819

Total Assets **\$22,171,364**

LIABILITIES

Current Liabilities	\$1,898,922
Net Assets	\$20,272,442

Total Liabilities & Net Assets **\$22,171,364**

OPERATING REVENUE

Net Patient Services Revenue	\$18,086,202
Grants, Contracts and Donations	\$3,923,354
Other Revenue	\$347,393

Total Operating Revenue **\$22,356,949**

OPERATING EXPENSES

Clinical Care	\$13,549,767
Other Clinical Services	\$4,312,134
Behavioral Health	\$1,546,119
Dental	\$2,044,095
Eyecare	\$766,963
Community Services	\$829,763

Total Operating Expenses **\$23,048,841**

NET OPERATING SURPLUS/(LOSS) **(\$691,892)**

NON OPERATING REVENUE

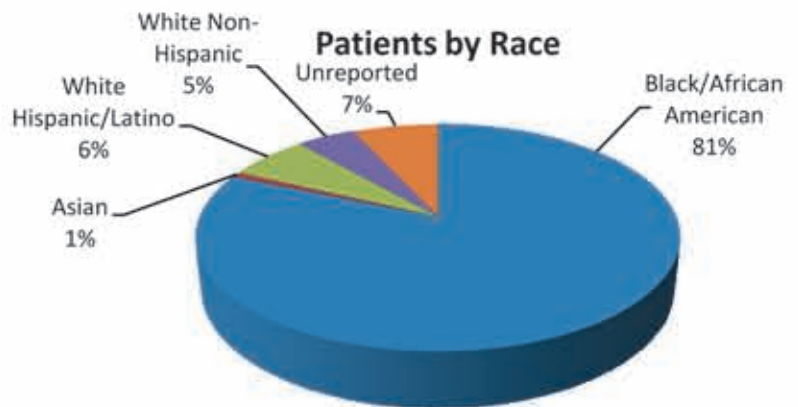
Investment Income	\$273,526
Capital Grants	\$250,000
Settlement	\$51,464
Net realized and unrealized (losses) on investment	(\$75,679)

Total Non Operating Revenue **\$499,311**

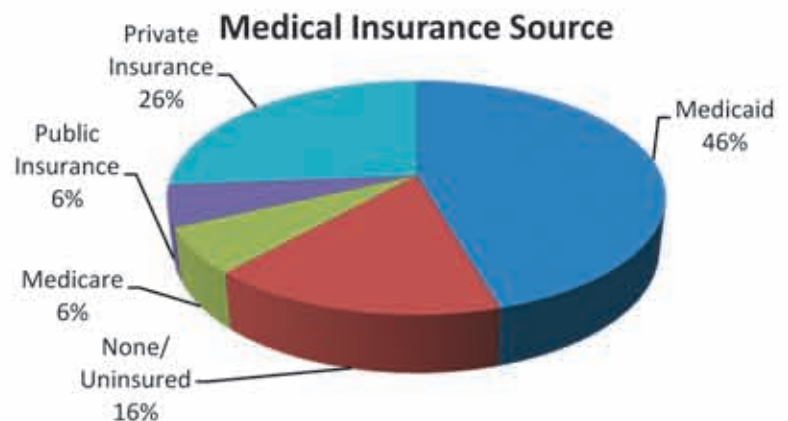
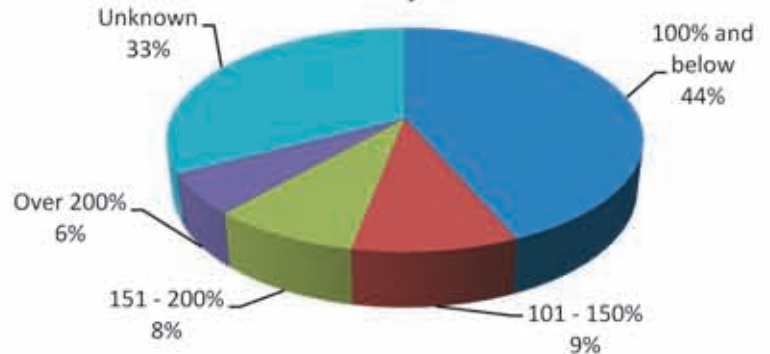
TOTAL NET SURPLUS/(LOSS) **(\$192,581)**

Patient Profile

21,037	Active Patients
116,398	Annual Patient Visits
91%	Patients known living at or below 200% of the Federal Poverty Level
60%	Female
15%	Patients best served in a language other than English
88%	Patients who are part of an ethnic or racial minority



Patients by Income Level as Percent of Federal Poverty Limit



Successes

\$6 Million +

2011 tax credits returned to low-income community members as a result of our Earned Income Tax Credit Program partnership with DotWell

116,000

Clinical Visits from an active patient population of over 21,000

\$147,000

Awarded to expand capacity and facilities at our School-Based Health Center in neighboring Tech Boston Academy

149

Volunteers managed by our Social Capital Inc. AmeriCorps team resulting in 1,897 hours of service to the community

10,560

Individuals provided food through our Food Pantry in 2011



Our partnership with Health Leads allowed **639 patients** to be connected to basic resources and community services through referral and walk-in services.



Men of Boston Cook For Women's Health had another record breaking year, bringing acclaimed Celebrity Chefs, renowned restaurants, and 900+ supporters into Codman Square, who together raised over **\$300,000 to support women's health in Dorchester.**

We broke ground on our new **\$18 million expansion**, the Codman Square Health and Education Center with the support of Governor Patrick and Mayor Menino on October 26, 2011.



118 patients received care through our unique care model: Centering[®]. Through our Centering Pregnancy and Centering Parenting groups patients get the chance to meet with a care team alongside other patients, providing additional health assessment, education and support for our patients.

Our Mission:

To serve as a resource for improving the physical, mental and social well-being of the community.

Executive Team

Sandra Cotterell, Chief Executive Officer

Patti Ross, Chief Financial Officer

Phillip Severin, MD, Chief Medical Officer

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

Karen Van Unen, Chief Operating Officer - DotWell

Gabriel Vonleh, Chief Operating Officer

Codman Square Health Center
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To learn more about the services offered by Codman Square Health Center or to make a monetary donation, please visit us on the web at

www.codman.org

Also, find us on Facebook, Twitter, and Yelp



Codman Square
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dotWELL
PARTNER