



Our Vision

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BUDGET AND FINANCE COMMITTEE MEETING

Wednesday, October 22, 2025 4:00 p.m.

Videoconference meeting¹

A quorum of the Committee and the presiding officer will be present at:

Central Health Administrative Offices
1111 E. Cesar Chavez St.
Austin, Texas 78702
Board Room

Members of the public may attend the meeting at the address above, or observe and participate in the meeting by connecting to the Zoom meeting link listed below (copy and paste into your web browser):

<https://us06web.zoom.us/j/86358994379?pwd=4D31o5o0cWvWJw4zXb11Ck4SgLTch.1>

Meeting ID: 863 5899 4379

Passcode: 423356

Links to livestream video are available at the URL below (copy and paste into your web browser):

<https://www.youtube.com/@tchealthdistrict/streams>

Or to participate by telephone only:

Dial: (346) 248 7799

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The Committee may meet via videoconference with a quorum present in person and will allow public participation via videoconference and telephone as allowed under the Open Meetings Act. Although a quorum of the Committee will be physically present at the location posted in this meeting notice, all members of the public are free to observe the meeting virtually and participate in public comment, if desired, through the virtual meeting link or telephone number listed on this meeting notice.

A member of the public who wishes to make comments virtually during the Public Communication portion of the meeting must properly register with Central Health **no later than 2:30 p.m. on October 22, 2025**. Registration can be completed in one of three ways:

- Complete the virtual sign-in form at <https://www.centralhealth.net/meeting-sign-up/>;
- Call 512-978-9190 and leave a voice message with your full name, your request to comment via telephone, videoconference, or in-person at the meeting; or
- Sign-in at the front desk on the day of the meeting, prior to the start of the meeting.

Individuals who register to speak on the website or by telephone will receive a confirmation email and/or phone call by staff with instructions on how to join the meeting and participate in public communication.

PUBLIC COMMUNICATION

Public Communication rules for Central Health Board and Committee meetings include setting a fixed amount of time per person to speak and limiting Board and Committee responses to public inquiries, if any, to statements of specific factual information or existing policy. The Public Communication portion of the meeting is expected to begin at approximately 5:30 p.m., unless a member of the public wishes to comment on a specific item on this agenda.

COMMITTEE AGENDA²

1. Approve the minutes of the September 24, 2025 Budget and Finance Committee meeting. (*Action Item*)
2. Receive the September 2025 financial statements for Central Health. (*Informational Item*)
3. Receive the September 2025 financial statements for CommUnityCare Health Centers. (*Informational Item*)
4. Discuss and take appropriate action on the following:
 - a) Acquisition of two properties located in North and East Travis County; ^{3,4} (*Action Item*)
 - b) Adoption of a Resolution approving the issuance of the District's Certificates of Obligation and requesting that the Travis County Commissioners Court approve and adopt order(s) to authorize the issuance of such certificates, and other related actions; ³ (*Action Item*)
 - c) Adoption of a resolution expressing intent to finance expenditures to be incurred; and ^{3,4} (*Action Item*)
 - d) Approval of Central Health capital project budgets. ³ (*Action Item*)
5. Discuss, and provide guidance to staff, on a policy related to Central Health's consideration of funding requests from community organizations. (*Informational Item*)
6. Confirm the next Budget and Finance Committee meeting date, time, and location. (*Informational Item*)

- ¹ This meeting may include one or more members of the Budget and Finance Committee participating by videoconference. It is the intent of the presiding officer to be physically present and preside over the meeting at Central Health Headquarters, 1111 Cesar Chavez, Austin, Texas 78702. This meeting location will be open to the public during the open portions of the meeting, and any member participating by videoconference shall be visible and audible to the public members in attendance whenever the member is speaking. **Members of the public are strongly encouraged to participate remotely through the toll-free videoconference link or telephone number provided.**
- ² The Budget and Finance Committee may take items in an order that differs from the posted order and may consider any item posted on the agenda in a closed session if the item involves issues that require consideration in a closed session and the Committee announces that the item will be considered during a closed session. A quorum of Central Health's Board of Managers may convene or participate via videoconference to discuss matters on the Committee agenda, and any Committee actions will be in conformance with the Central Health Bylaws.
- ³ Possible closed session discussion under Texas Government Code §551.071 (Consultation with Attorney).
- ⁴ Possible closed session discussion under Texas Government Code §551.072 (Deliberation Regarding Real Property).

Any individual with a disability who plans to attend or view this meeting and requires auxiliary aids or services should notify Central Health as far in advance of the meeting day as possible, but no less than two days in advance, so that appropriate arrangements can be made. Notice should be given to the Board Governance Manager by telephone at (512) 978-8049.

Cualquier persona con una discapacidad que planea asistir o ver esta reunión y requiera ayudas o servicios auxiliares debe notificar a Central Health con la mayor anticipación posible de la reunión, pero no menos de dos días de anticipación, para que se puedan hacer los arreglos apropiados. Se debe notificar al Gerente de Gobierno de la Junta por teléfono al (512) 978-8049.

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Came to hand and posted on a Bulletin Board in the
County Recording Office, Austin, Travis County, Texas on this the
16 day of October 2025

Dyana Limon-Mercado
County Clerk, Travis County, Texas
By [Signature] Deputy



ARIEL HERNANDEZ

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas

202581449

Oct 16, 2025 02:47 PM

Fee: \$0.00

HERNANDEZA



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BUDGET & FINANCE COMMITTEE MEETING

October 22, 2025

AGENDA ITEM 1

Approve the minutes of the September 24, 2025 Budget and Finance Committee meeting. (*Action Item*)

MINUTES OF MEETING – SEPTEMBER 24, 2025
CENTRAL HEALTH
BUDGET AND FINANCE COMMITTEE

On Wednesday, September 24, 2025, a meeting of the Central Health Budget and Finance Committee convened in open session at 4:03 p.m. in person at the Central Health Administrative Offices and remotely by toll-free videoconference. Clerk for the meeting was Valerie Guerra.

Committee members present in person: Chair Museitif, Manager Motwani (arrived at 4:18 p.m.), and Manager Valadez

Board members present in person: Manager Kitchen, Manager May, and Manager Rodriguez

Absent: Manager Martin

COMMITTEE AGENDA

1. Approve the minutes of the August 27, 2025 Budget and Finance Committee meeting.

Clerk's Notes: Discussion on this item began at 4:05 p.m.

Manager Museitif moved that the Committee approve the minutes of the August 27, 2025 Budget and Finance Committee meeting.

Manager Valadez seconded the motion.

Chairperson Museitif	For
Manager Martin	Absent
Manager Motwani	Absent
Manager Valadez	For
Manager May	For
Manager Kitchen	For
Manager Rodriguez	For

2. Receive the August 2025 financial statements for Central Health.

Clerk's Notes: Discussion on this item began at 4:06 p.m. Nicki Riley, Deputy CFO, shared that Opioid Abatement Fund expenditures and net property taxes were on schedule and under budget and provided an overview of specialty care services. Jon Morgan, VP and Chief Operating Officer, provided insight on the EMS agreement and ground transport, what that has looked like over last year, and what it will look like in Fiscal Year 2026.

3. Receive the August 2025 financial statements for CommUnityCare Health Centers.

Clerk's Notes: Discussion on this item began at 4:17 p.m. Dr. Yagoda, CEO from CommUnityCare, shared CommUnityCare's (CUC) budget that was approved by their Board. Joy Sloan, Chief Financial Officer from CommUnityCare, reported that August saw a slight surplus and that with Central Health's investment, CUC's loss for the year was projected to be lowered to 2.9 million. Sloan also shared that CUC made significant strides to lower operating losses in Fiscal Year 2025 and that the August balance sheets were fairly stable.

4. Discuss and take appropriate action on the acquisition of two properties located in North and East Travis County.

Clerk's Notes: Discussion on this item began at 4:35 p.m.

At 4:39 p.m. Chairperson Museitif announced that the Committee was convening in closed session to discuss agenda item 4 under Texas Government Code §551.071 (Consultation with Attorney) and Texas Government Code §551.072 (Deliberation Regarding Real Property).

At 6:12 p.m. the Committee returned to open session.

- a. Consider approval of a Resolution approving the issuance of the District's Certificate of Obligation; approving the form and requesting that the Travis County Commissioners Court approve and adopt order(s) to authorize the issuance of such certificates; and other related actions.**

Clerk's Notes: Discussion on this item began at 4:35 p.m.

At 4:39 p.m. Chairperson Museitif announced that the Committee was convening in closed session to discuss agenda item 4(a) under Texas Government Code §551.071 (Consultation with Attorney).

At 6:12 p.m. the Committee returned to open session.

- b. Consider adoption of and take appropriate action on a resolution expressing intent to finance expenditures to be incurred.**

Clerk's Notes: Discussion on this item began at 4:35 p.m.

At 4:39 p.m. Chairperson Museitif announced that the Committee was convening in closed session to discuss agenda item 4(b) under Texas Government Code §551.071 (Consultation with Attorney) and Texas Government Code §551.072 (Deliberation Regarding Real Property).

At 6:12 p.m. the Committee returned to open session.

- c. Discuss and take appropriate action on approval of Central Health capital project budgets.**

Clerk's Notes: Discussion on this item began at 4:35 p.m.

5. Receive and discuss financial and operational updates from Sendero Health Plans.

Clerk's Notes: Discussion on this item began at 4:36 p.m. Sharon Alvis, President and CEO of Sendero, shared Sendero has created a program around Mental Health; THRIVE by Sendero. The program revolves around why Mental Health matters and providing the initiative to encourage members to reach out to mental health providers, no referral needed.

At 4:39 p.m. Chairperson Museitif announced that the Committee was convening in closed session to discuss agenda item 5 under Texas Government Code §551.071 (Consultation with Attorney) and Texas Government Code §551.085 (Governing Board of Certain Providers of Health Care Services).

At 6:12 p.m. the Committee returned to open session.

6. Discuss and take appropriate action to authorize the President and CEO to negotiate and execute a contract with Hall Benefits Law for legal services related to employee retirement and health plan issues under ERISA.

Clerk's Notes: Discussion on this item began at 4:30 p.m. There was no presentation given on this item. Chair Museitif announced Jeannie Virden, EVP & Chief People Officer, was available to answer questions.

Manager Valadez moved that the Committee recommend that the Board authorize the President and CEO to negotiate and execute a contract with Hall Benefits Law for legal services related to employee retirement and health plan issues under ERISA within the existing budget for Fiscal Year 2026.

Manager Kitchen seconded the motion.

Chairperson Museitif	For
Manager Martin	Absent
Manager Motwani	For
Manager Valadez	For
Manager May	For
Manager Kitchen	For
Manager Rodriguez	For

7. Confirm the next Budget and Finance Committee meeting date, time, and location.

Manager Valadez moved that the Committee adjourn.

Manager Kitchen seconded the motion.

Chairperson Museitif	For
Manager Martin	Absent
Manager Motwani	For
Manager Valadez	For
Manager May	For
Manager Kitchen	For
Manager Rodriguez	For

The meeting was adjourned at 6:15 p.m.

ATTESTED TO BY:

Maram Museitif, Chairperson
Central Health Budget and Finance Committee

Manuel Martin, Secretary
Central Health Board of Managers



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BUDGET & FINANCE COMMITTEE MEETING

October 22, 2025

AGENDA ITEM 2

Receive the September 2025 financial statements for Central Health. (*Informational Item*)



AGENDA ITEM SUBMISSION FORM

This form is to provide a general overview of the agenda item in advance of posting for the Board meeting. Proposed motion language is a recommendation only and not final until the meeting and may be changed by the Board Manager making the motion. All information in this form is subject to the Public Information Act.

Agenda Item Meeting Date October 22, 2025

Who will present the agenda item? (Name, Title) Nicki Riley, Deputy CFO

General Item Description Receive the September 2025 financial statements for Central Health.

Is this an informational or action item? Informational Item

Fiscal Impact _____

Recommended Motion (if needed – action item) N/A

Key takeaways about agenda item, and/or feedback sought from the Board of Managers:

- 1) Staff will present CH September financials.
- 2) _____

What backup will be provided, or will this be a verbal update? (Backup is due one week before the meeting.) Presentation

Estimated time needed for presentation & questions? 10 minutes

Is closed session recommended? (Consult with attorneys.) No

Form Prepared By/Date Submitted: Valerie Guerra/October 14, 2025



CENTRAL HEALTH
TRAVIS COUNTY HOSPITAL DISTRICT

Central Health

Financial Statement Presentation

YTD September 2025

Unaudited

Central Health Board of Managers Budget and Finance Committee

Jeff Knodel, CFO

Nicki Riley, Deputy CFO



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Slide 3 Highlights

Slide 4 Balance Sheet

Slide 5 Sources & Uses

Slide 6 Blank

Slide 7 Healthcare Delivery

Slide 8 Direct Services

Slide 9 Specialty Care

Slide 10 Balance Sheet Details



Highlights

- Fiscal year-to-date collected net property tax revenue is \$344.5 million, which is 97.6% of the adjusted levy versus 97.42% this time last year.
- Direct Services is \$41.2 million year-to-date versus \$17.5 million prior year-to-date.
- Opioid related expenditures this month were \$318,612 and \$2.8 million YTD.
- Sendero High Risk Claims Advance, which began in January 2024, is \$36.6 million, including interest.

BALANCE SHEET
9/30/2025
9/30/2024

CURRENT ASSETS

CASH AND CASH EQUIVALENTS	6,610,578	12,557,693
SHORT TERM INVESTMENTS	541,421,914	562,419,966
LEASE RECEIVABLE SHORT TERM	13,107,391	10,172,510
ACCOUNTS RECEIVABLE TAX	3,434,872	3,061,178
OTHER RECEIVABLES	44,563,587	28,301,787
TOTAL UNRESTRICTED CURRENT ASSETS	609,138,342	616,513,134

RESTRICTED CASH & INVESTMENTS

RESTRICTED TCHD LPPF CASH & INVESTMENTS	8,701,210	2,714,806
RESTRICTED OPIOID FUNDS	2,919,365	-
RESTRICTED FOR CAPITAL ACQUISITION	174,891,671	169,510,872
TOTAL RESTRICTED CASH & INVESTMENTS	186,512,246	172,225,678

TOTAL CURRENT ASSETS

795,650,588
788,738,812

LONG TERM ASSETS

SENDERO PAID-IN CAPITAL	83,000,000	83,000,000
SENDERO SURPLUS DEBENTURE	37,083,000	37,083,000
ADVANCE RECEIVABLE	4,000,000	4,000,000
LEASE RECEIVABLE LONG TERM*	237,450,320	237,669,419
TOTAL LONG TERM ASSETS	361,533,320	361,752,419

TOTAL CAPITAL ASSETS, NET OF DEPRECIATION

244,268,787

180,741,741

TOTAL ASSETS
1,401,452,695
1,331,232,972

LIABILITIES	9/30/2025	9/30/2024
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	33,332,810	37,264,323
SALARIES & BENEFITS PAYABLE	13,100,705	8,874,726
SHORT-TERM DEBT SERVICE PAYABLE	8,843,712	8,582,025
TOTAL CURRENT LIABILITIES	55,277,227	54,721,074
RESTRICTED OR NONCURRENT LIABILITIES		
FUNDS HELD FOR TCHD LPPF	8,701,210	2,714,806
LONG-TERM DEBT SERVICE PAYABLE	151,751,230	160,206,684
LEASE & SUBSCRIPTION LIABILITIES*	55,513,759	56,017,337
DEFERRED REVENUE*	224,199,695	228,071,187
TOTAL RESTRICTED OR NONCURRENT LIABILITIES	440,165,894	447,010,014
TOTAL LIABILITIES	495,443,121	501,731,088
NET ASSETS		
RESTRICTED FOR CAPITAL ASSETS	303,703,666	210,630,293
RESTRICTED FOR OPIOID SETTLEMENT	2,919,365	4,664,833
RESTRICTED FOR EMERGENCY RESERVE	60,120,090	48,739,076
UNRESTRICTED	539,266,453	565,467,682
TOTAL NET ASSETS	906,009,574	829,501,884
LIABILITIES AND NET ASSETS	\$ 1,401,452,695	\$ 1,331,232,972

* GASB87 & GASB96 reporting requirement for leases and Subscription-Based Information Technology Arrangements.

SOURCES AND USES	Sep 2025	FY 2025 YTD	FY 2025 Budget	Percent of Budget Used	FY 2024 YTD
SOURCES					
PROPERTY TAX REVENUE	2,588,918	344,514,329	346,638,452	99%	314,645,483
LEASE REVENUE	1,265,354	15,358,660	9,361,825	164%	19,414,502
OTHER REVENUE	2,772,818	63,095,866	28,741,200	220%	44,447,219
NET TOBACCO SETTLEMENT REVENUE	-	6,817,278	5,000,000	136%	5,194,413
PATIENT REVENUE	(163,565)	145,073	300,000	48%	5,900
OPIOID SETTLEMENT REVENUE	-	1,108,668	4,664,833	24%	4,664,833
TOTAL SOURCES	6,463,525	431,039,874	394,706,310	109%	388,372,350
USES OF FUNDS					
HEALTHCARE DELIVERY PROGRAM	27,660,274	280,600,435	353,461,994	79%	229,869,902
ADMINISTRATIVE PROGRAM	3,484,075	33,212,018	38,505,951	86%	22,591,636
UT AFFILIATION AGREEMENT	-	35,000,000	35,000,000	100%	35,000,000
OTHER FINANCING USES	-	61,381,015	61,381,015	100%	8,019,000
OPIOID ABATEMENT EXPENSE	318,612	2,773,061	4,664,833	59%	-
TOTAL USES	31,462,961	412,966,529	493,013,793	84%	295,480,538
EXCESS SOURCES / (USES)	\$ (24,999,436)	\$ 18,073,345	\$ (98,307,483)		\$ 92,891,812



Details for Healthcare Delivery on the following slides

HEALTHCARE DELIVERY	Sep 2025	FY 2025 YTD	FY 2025 Budget	Percent of Budget Used	FY 2024 YTD
PURCHASED HEALTHCARE SERVICES					
PRIMARY CARE	8,348,527	78,944,779	73,957,000	107%	69,380,380
SPECIALTY CARE	2,760,374	26,967,862	31,153,000	87%	19,161,791
SPECIALTY BEHAVIORAL HEALTH AND SUBSTANCE USE	1,222,704	22,598,295	25,750,000	88%	18,801,269
PHARMACY	301,304	15,374,417	19,000,000	81%	13,267,534
POST ACUTE CARE	532,265	6,724,716	8,100,000	83%	5,171,631
COMMUNITY HEALTHCARE INITIATIVES FUND	-	149,125	1,000,000	15%	344,252
PURCHASED HEALTHCARE SERVICES	13,165,174	150,759,194	158,960,000	95%	126,126,857
DIRECT SERVICES	5,160,303	41,248,419	60,043,848	69%	17,457,881
SUBTOTAL HEALTHCARE SERVICES	18,325,477	192,007,613	219,003,848	88%	143,584,738
HEALTHCARE OPERATIONS & SUPPORT	9,334,797	80,557,822	118,423,146	68%	66,845,164
DEBT PAYMENT	-	8,035,000	8,035,000	100%	7,440,000
SENDERO RISK-BASED CAPITAL TRANSFER	-	-	8,000,000	0%	12,000,000
TOTAL HEALTHCARE DELIVERY	\$ 27,660,274	\$ 280,600,435	\$ 353,461,994	79%	\$ 229,869,902



DIRECT SERVICES	Sep 2025	FY 2025 YTD	FY 2025 Budget	Percent of Budget Used	FY 2024 YTD
Diagnostics and Other Services	333,282	3,199,924	4,395,034	73%	783,053
Clinical Support	1,495,787	10,728,749	13,826,160	78%	5,080,707
Endocrinology	33,786	103,510	762,556	14%	-
Rheumatology	60,929	227,869	656,943	35%	-
Cardiology	171,338	1,558,697	2,437,279	64%	403,321
Gastroenterology	212,858	1,980,788	2,953,976	67%	1,397,262
Nephrology	65,405	678,048	1,859,200	36%	294,527
Neurology	20,000	27,697	2,019,556	1%	234,035
Podiatry	225,785	2,300,504	2,192,929	105%	1,436,599
Pulmonology	94,311	942,308	1,497,711	63%	741,743
Palliative Care	72,886	730,734	958,984	76%	290,995
Pharmacy	96,609	887,983	1,849,580	48%	155,475
Behavioral Health	115,925	926,114	1,227,110	75%	254,751
Patient Navigation Center	858,076	6,891,755	6,105,265	113%	2,222,373
Psychiatry	68,299	484,250	1,674,311	29%	-
Medical Respite	578,872	3,589,938	5,239,210	69%	715,249
Transition of Care	656,155	5,989,551	10,388,044	58%	3,447,791
Total Direct Services	\$ 5,160,303	\$ 41,248,419	\$ 60,043,848	69%	\$ 17,457,881

DIRECT SERVICES	Actual FTEs	Budget FTEs	Co Hires	Sep 2025 Unique Patient Count	FYTD 2025 Unique Patient Count	Sep 2025 Encounter Count	FYTD 2025 Encounter Count	Service Line Start Date
Diagnostics and Other Services	26	42	0.8	517	2,599	582	4,077	Various
Clinical Support	-	-	-	-	-	-	-	N/A
Endocrinology	-	-	-	-	-	-	-	N/A
Rheumatology	2	7	0.4	64	134	64	193	N/A
Cardiology	10	11	-	127	516	145	1,278	9/30/2024
Gastroenterology	7	14	1.7	185	1,321	255	2,641	10/2/2023
Nephrology	5	9	1.0	87	463	92	1,085	2/1/2024
Neurology	-	-	-	-	-	-	-	N/A
Podiatry	11	11	-	136	918	183	2,303	10/23/2023
Pulmonology	6	11	-	103	720	106	1,374	10/2/2023
Palliative Care	6	7	-	56	219	62	753	2/5/2024
Pharmacy	10	12	-	69	275	79	828	4/3/2024
Behavioral Health	9	20	-	115	428	232	2,259	3/20/2024
Patient Navigation Center	55	64	-	-	-	12,930	129,739	N/A
Psychiatry	4	9	-	49	137	60	379	10/3/2024
Medical Respite	47	84	0.5	112	794	276	2,108	8/23/2023
Transition of Care	49	73	-	299	2,186	387	3,241	11/15/2023
Total Direct Services	247	374	4.3	1,919	10,710	15,453	152,258	

SPECIALTY CARE	Sep 2025	FY 2025 YTD	FY 2025 Budget	Percent of Budget Used	FY 2024 YTD
Ancillary Services	550,972	2,586,139	3,360,000	77%	162,450
Cardiology	97,313	1,113,414	800,000	139%	890,218
Dental	580,916	4,231,695	2,500,000	169%	1,836,219
Dermatology	88,771	972,454	1,100,000	88%	985,987
Durable Medical Equipment	(235,481)	126,630	1,058,000	12%	181,982
Endocrinology	124,346	896,045	800,000	112%	722,076
Ear, Nose & Throat	251,471	1,529,100	1,200,000	127%	765,906
Gastroenterology	223,681	2,103,980	1,925,000	109%	1,562,634
General Surgery	9,109	248,614	300,000	83%	343,578
Gynecology	183,600	2,041,811	2,200,000	93%	1,900,677
Infectious Disease	795	10,162	100,000	10%	24,165
Musculoskeletal	211,842	2,295,495	2,350,000	98%	418,759
Neurology	3,204	50,700	100,000	51%	64,892
Nephrology/Dialysis	119,384	976,850	3,150,000	31%	1,214,177
Oncology	162,075	1,903,163	2,850,000	67%	966,923
Ophthalmology	69,700	2,145,237	2,325,000	92%	1,508,726
Physical Medication & Rehab	14,472	135,435	200,000	68%	1,620,111
Podiatry	105,082	1,312,528	850,000	154%	1,304,267
Pulmonology	113,559	730,910	550,000	133%	388,465
Referral Management	1,964	23,124	425,000	5%	47,431
Rheumatology	11,802	260,520	400,000	65%	321,239
Sexual & Reproductive Service	71,797	1,273,856	2,310,000	55%	896,986
Specialty Care Reserve	-	-	300,000	0%	-
Transportation	-	-	-	0%	1,033,923
	\$ 2,760,374	\$ 26,967,862	\$ 31,153,000	87%	\$ 19,161,791

Balance Sheet (details)**Current Assets**

Ad Valorem Taxes Receivable – \$3.4M

Current Taxes	\$ -
Delinquent Taxes	9,121,231
Tax Distributions In Transit	79,645
Appraisal District Adjustments	-
Short-Term Tax Allowance	(1,576,624)
Long-Term Tax Allowance	(4,189,379)
Total Ad Valorem Taxes Receivable	\$ 3,434,873

Other Receivables – Other receivables total \$44.6M and includes intercompany balances:

Patient Receivable	\$ 753,610
Contractual Allowances	(119,374)
Bad Debt Allowances - Patient	(135,957)
Deposits	66,906
DUE FROM CommUnityCare CUC	1,258,801
DUE FROM CommunityCareCollaborative CCC	-
DUE FROM Sendero SHP	1,137,646
Inventory - JTT	-
Investment Interest Receivable	4,133,615
Miscellaneous Receivables Legacy	-
Prepaid Expenses	842,079
Prepaid Tax Collection Fees	-
Receivable Interest Risk Pool ST	1,549,063
Receivable Risk Pool ST	35,077,196
Total Other Receivables Balance	\$ 44,563,585

Long Term Assets

Working Capital Advance to CommUnityCare – \$4M

Current Liabilities

Accounts Payable – Major components of the \$33.3M balance are:

System AP	\$ 10,897,065
System AP EPIC Refunds	(436)
Manual AP	2,195,160
Procurement Cards	200,037
IBNR	19,930,004
IBNR - Prior Year	29,480
DUE TO CommunityCareCollaborative CCC	81,500
Total Accounts Payable	\$ 33,332,810

Salaries and Benefits Payable – \$8.7M balance is comprised of the accrued liability for salary costs unpaid at month-end plus the value of accrued personal time off.

Debt Service Payable, Short-Term – \$55.5M in Certificates of Obligation and Interest Payable for Series 2020, 2021 and 2023 Taxable and non-Taxable debt.

Restricted or Noncurrent Liabilities

Debt Service Payable and Premium, Long-Term – \$151.8M

Series (in millions)	Non Tax	Taxable	Premium
Limited Tax Refunding Bonds, Taxable Series 2020	\$ -	\$ -	\$ -
CO, Series 2021 (Limited Tax)	11.20	-	1.30
CO, Taxable Series 2021 (Limited Tax)	-	49.00	0.40
CO, Series 2023A (Limited Tax)	6.30	-	0.80
CO, Taxable Series 2023B (Limited Tax)	-	82.80	-
Totals	\$ 17.50	\$ 131.80	\$ 2.50
Total Long Term Debt Service Payable	\$ 151.80		

\$7.285M was originally issued in 2011 for the North Central clinic and refunded May 2020.

\$72.9M was issued in 2021 for two clinics and an administration building. \$99.4M was issued in 2023 for two clinics. Annual payments are due on 3/1 for all Series for principal and interest and 9/1 for interest only.

Sources and Uses - YTD (details)

Lease Revenue – \$15.4M for Downtown Campus (parking garage), Hancock Clinic, and land leases (The 2033 Fund and ground lease)

Investment and Other Revenue – \$63.1M - \$20.1M from sale of the David Powell Clinic

**Our Vision**

Central Texas is a model healthy community.

Our Mission

By caring for those who need it most, Central Health improves the health of our community.

Our Values

Central Health will achieve excellence through:

Stewardship - We maintain public trust through fiscal discipline and open and transparent communication.

Innovation - We create solutions to improve healthcare access.

Right by All - By being open, anti-racist, equity-minded, and respectful in discourse, we honor those around us and do right by all people.

Collaboration - We partner with others to improve the health of our community.

BUDGET & FINANCE COMMITTEE MEETING

October 22, 2025

AGENDA ITEM 3

Receive the September 2025 financial statements for CommUnityCare Health Centers.
(*Informational Item*)



AGENDA ITEM SUBMISSION FORM

This form is to provide a general overview of the agenda item in advance of posting for the Board meeting. Proposed motion language is a recommendation only and not final until the meeting and may be changed by the Board Manager making the motion. All information in this form is subject to the Public Information Act.

Agenda Item Meeting Date October 22, 2025

Who will present the agenda item? (Name, Title) Joy Sloan, CUC CFO and Jeff Knodel, CH CFO

General Item Description Receive the September 2025 financial statements for CommUnityCare Health Centers.

Is this an informational or action item? Informational Item

Fiscal Impact _____

Recommended Motion (if needed – action item) N/A

Key takeaways about agenda item, and/or feedback sought from the Board of Managers:

- 1) Staff will present CUC September financials.
- 2) _____

What backup will be provided, or will this be a verbal update? (Backup is due one week before the meeting.) Presentation

Estimated time needed for presentation & questions? 10 minutes

Is closed session recommended? (Consult with attorneys.) No

Form Prepared By/Date Submitted: Valerie Guerra/October 14, 2025



September 2025 Financial Report for CommUnityCare

**Nick Yagoda CEO CommUnityCare/EVP
Ambulatory CH**



September 2025 closed the fiscal year with a loss of \$1.65M

Summary: Statement of Activities							
Description	Current Month 09/30/2025	Prior Month 08/31/2025	YTD Actual 09/30/2025	YTD Budget	YTD Variance from Budget	% Variance	Prior FYTD 09/30/2024
Pharmacy Revenue	6.78M	6.25M	76.12M	78.14M	-2.02M	-2.6%	73.19M
Pharmacy Supplies	4.69M	4.33M	54.18M	49.86M	4.32M	8.7%	46.49M
Pharmacy Net	2.09M	1.92M	21.94M	28.28M	-6.34M	-22.4%	26.70M
Operating Revenue							
Net Third Party Revenue	7.28M	6.19M	70.16M	80.61M	-10.45M	-13.0%	55.47M
CH MDBS Revenue	5.91M	4.47M	57.63M	55.39M	2.25M	4.1%	50.49M
Total Patient Service Revenue	13.20M	10.66M	127.79M	136.00M	-8.20M	-6.0%	105.97M
Grant Revenue	1.68M	2.39M	16.44M	15.60M	0.84M	5.4%	26.75M
CH Contract Revenue	1.67M	1.60M	21.17M	18.72M	2.45M	13.1%	16.71M
Total Operating Revenue	16.55M	14.65M	165.40M	170.31M	-4.91M	-2.9%	149.42M
Expense							
Wages and Benefits	13.39M	12.46M	148.32M	154.40M	-6.08M	-3.9%	141.38M
Contract Labor	0.77M	0.63M	7.36M	6.00M	1.36M	22.7%	8.34M
Direct Care Expense	1.16M	1.15M	13.90M	14.07M	-0.17M	-1.2%	13.15M
Indirect Care Expense	1.32M	0.88M	12.57M	13.30M	-0.73M	-5.5%	14.95M
Occupancy Expense	0.79M	0.81M	9.74M	9.73M	0.01M	0.1%	9.89M
Depreciation Expense	0.08M	0.08M	0.92M	0.96M	-0.04M	-3.9%	0.66M
Total Expense	17.51M	16.01M	192.83M	198.47M	-5.64M	-2.8%	188.37M
Net Operating Surplus/(loss)	1.13M	0.56M	-5.48M	0.12M	-5.61M	-4502.0%	-12.26M
Non Operating Rev/Exp	0.10M	0.11M	3.84M	0.20M	3.63M	1791.9%	5.55M
Net Surplus/(loss)	1.23M	0.67M	-1.65M	0.33M	-1.97M	-602.8%	-6.71M
Gross cost per encounter-excluding Bad Debt	\$ 507.19	\$ 454.06	\$ 468.58	\$ 414.43	\$ 54.15	13.1%	\$ 454.89
Medical cost per Medical Encounter	\$ 279.39	\$ 252.31	\$ 258.10				\$ 242.02
Dental cost per Dental Encounter	\$ 209.17	\$ 208.89	\$ 216.33				\$ 227.37
Pediatrics Cost per Encounter	\$ 220.79	\$ 195.62	\$ 203.76				\$ 187.00
HIV/Aids Cost per Encounter	\$ 819.16	\$ 662.59	\$ 674.51				\$ 447.92
Homeless Cost per Encounter	\$ 610.89	\$ 646.53	\$ 602.57				\$ 534.51
Net Pharmacy Revenue per Medical Encounter	\$ 42.73	\$ 33.21	\$ 38.10	\$ 54.80	\$ (16.70)	-30.47%	\$ 57.10

Pharmacy Margin improved through the year

We onboarded more providers than we lost

We flatlined wages as we rightsized support staff

Fiscal year 2025 saw an improvement in cash and AR from FY2024

Summary: Statement of Financial Position

Description	Current Month 09/30/2025	Prior Month 08/31/2025	Variance	Fiscal Year 2024	Variance	Target
Cash and Investments	25.31M	23.83M	1.48M	22.31M	3.00M	
Accounts Receivable	14.87M	11.76M	3.10M	23.52M	-8.66M	
Non Current Assets	2.57M	2.69M	-.12M	2.22M	.36M	
Long Term Assets	36.03M	36.04M	-.01M	36.52M	-.49M	
Current Liabilities	21.14M	17.91M	3.23M	25.29M	-4.15M	
Long Term Liabilities	10.15M	10.15M	.00M	10.15M	.00M	
Net Assets	47.48M	46.26M	1.23M	49.13M	-1.65M	
Days Cash on Hand	38	36	1.5	37	1	60
Curent Ratio(Assets/Liabilities)	1.90	1.99	(0.09)	1.81	0.09	2.00
Debt to Equity Ratio (total liabilities/net assets)	0.66	0.61	0.05	0.72	(0.06)	<1.0

- **Days cash on hand ended at 38 days. AR increased as we tried up to collectible AR balances.**
- **Our current ratio increased slightly decreased because current liabilities related to Health Insurance premiums and payables increased**
- **From FY24, we saw AR decrease \$8.6M and current liabilities decrease \$4.1M, while cash grew by \$3M**

FY2025 was slightly above FY2024 encounters

- **We are actively recruiting for open provider positions:**
 - **We onboarded 4 providers in September. (1 medical, 3 behavioral health)**
 - **We have more providers in the pipeline to begin and are actively recruiting.**
- **Our plan for FY26 remains unchanged:**
 - **Incentive pay structure**
 - **Develop strategy with HR for resources for provider relations**
 - **Targeted recruitment for experienced APP's**

Encounters, Performance and Payers					
Description	Year to Date	Budget FYTD	Variance	%	Prior Year to Date
Medical Encounters					
Family Practice	166,471	190,274	(23,803)	-12.5%	165,051
Internal Medicine	46,843	55,390	(8,547)	-15.4%	43,687
Women's Health	44,193	48,754	(4,561)	-9.4%	44,018
Pediatrics	115,369	135,587	(20,218)	-14.9%	119,270
Specialty Care	29,485	27,238	2,247	8.2%	30,251
Total Medical	402,361	457,243	(54,882)	-12.0%	402,277
Dental Encounters					
General Dentistry	63,050	60,409	2,641	4.4%	50,425
Pediatric Dentistry	18,137	24,987	(6,850)	-27.4%	18,096
Total Dental	81,187	85,396	(4,209)	-4.9%	68,521
Behavioral Health	33,280	42,379	(9,099)	-21.5%	33,801
Therapy	10,309	14,178	(3,869)	-27.3%	11,700
Total Encounters	527,137	599,196	(72,059)	-12.0%	516,299
Clinic Operating Days	252.50	254	(1.5)	-0.6%	254
Encounters by Working Day					
Medical	1,593.5	1,800.2	(206.7)	-11.5%	1,583.8
Behavioral Health	131.8	166.8	(35.0)	-21.0%	133.1
Dental	321.5	336.2	(14.7)	-4.4%	269.8
Therapy	40.8	55.8	(15.0)	-26.9%	46.1
Total	2,087.7	2,359.0	(271.4)	-11.5%	2,032.7
Provider Utilization % (including Overbooks)	88.2%				
Medical Provider positions open	18.43				13.55
FT Providers exceeding encounter target-90%	56.9%				51.9%
Unduplicated Patients (fiscal year count)	147,018				140,987
% Patients new to the practice	6.3%				6.7%

CUC made significant strides to lower the operating loss in FY25

What we did:

- **Careful consideration of hiring flattened the projected personnel spend cost**
- **Focused recruiting efforts to fill open provider positions increased access and revenue**
- **Movement to in-house pharmacies for prescriptions captured more revenue**
- **Tireless efforts to find pharmacy revenue improved the margin drops experienced by 340B regulations**



Our projected loss from March/April was between \$10-12M, with highly conservative estimates as high as \$15M.



*We are actually expecting an operating loss of **\$1.6M**, after the inclusion of an estimated \$78.8M in payments from Central Health.*



This is because of multiple efforts outlined on the left.



COMMUNITYCARE™
HEALTH CENTERS

Thank you!



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BUDGET & FINANCE COMMITTEE MEETING

October 22, 2025

AGENDA ITEM 4

1. Discuss and take appropriate action on the following:

- a) Acquisition of two properties located in North and East Travis County; ^{3,4} (*Action Item*)
- b) Adoption of a Resolution approving the issuance of the District's Certificates of Obligation and requesting that the Travis County Commissioners Court approve and adopt order(s) to authorize the issuance of such certificates, and other related actions; ³ (*Action Item*)
- c) Adoption of a resolution expressing intent to finance expenditures to be incurred; and ^{3,4} (*Action Item*)
- d) Approval of Central Health capital project budgets. ³ (*Action Item*)



AGENDA ITEM SUBMISSION FORM

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Agenda Item Meeting Date October 22, 2025

Who will present the
agenda item? (Name, Title) Stephanie McDonald, Chief Infrastructure Officer
Jeff Knodel, Chief Financial Officer

Discuss and take appropriate action on the following:

- a) Acquisition of two properties located in North and East Travis County; ^{3,4} (*Action Item*)
- b) Adoption of a Resolution approving the issuance of the District's Certificates of Obligation and requesting that the Travis County Commissioners Court approve and adopt order(s) to authorize the issuance of such certificates, and other related actions; ³ (*Action Item*)
- c) Adoption of a resolution expressing intent to finance expenditures to be incurred; and ^{3,4} (*Action Item*)
- d) Approval of Central Health capital project budgets. ³ (*Action Item*)

General Item Description (Action Item)

Is this an informational or
action item? Action

Fiscal Impact _____

Recommended Motion (if
needed – action item) _____

Key takeaways about agenda item, and/or feedback sought from the Board of Managers:

1) This item will be discussed partially in open session and partially in closed session.

2) _____

What backup will be
provided, or will this be a
verbal update? (Backup is
due one week before the
meeting.)

Presentation in open and closed session.



Estimated time needed for
presentation & questions?

20 minutes

Is closed session
recommended? (Consult
with attorneys.)

Yes, closed session

Form Prepared By/Date
Submitted:

Valerie Guerra/October 14, 2025



CENTRAL HEALTH

MEMORANDUM

To: Central Health Board of Managers
From: Nicki Riley, Deputy CFO
CC: Jeff Knodel, CFO
Perla Cavazos, Chief Governance and Government Affairs Officer
Date: September 19, 2025
Re: Proposed Debt Issuance and Reimbursement Resolutions

The purpose of this memorandum is to present for the Board of Managers' consideration two resolutions related to the District's financing of capital projects:

1. Resolution to Issue Debt; and
2. Reimbursement Resolution

Resolution to Issue Debt

The Resolution to Issue Debt authorizes the District to proceed with the issuance of debt to finance approved capital projects. This action will provide the necessary resources to advance key initiatives while maintaining adequate reserves and liquidity. The resolution sets forth the maximum amount of debt to be issued, the form of the obligations, and the process for final approval of pricing and terms.

Reimbursement Resolution

The Reimbursement Resolution allows the District to reimburse itself with bond proceeds for eligible capital expenditures incurred prior to the issuance of debt. Adoption of this resolution is required under IRS regulations in order to maintain the ability to use bond proceeds to reimburse expenditures made from available cash. This resolution ensures the District has the flexibility to begin or continue project work immediately without waiting for bond proceeds to be received.

Recommendation

Staff recommends approval of both resolutions. Together, these actions provide Central Health with the financial flexibility to:

- Initiate and sustain progress on critical capital projects;
- Preserve liquidity through the reimbursement mechanism; and
- Align financing with long-term capital and financial planning objectives.



CENTRAL HEALTH

MEMORANDUM

To: Central Health Board of Managers
From: Monica Crowley, Chief Strategy and Planning Officer/Senior Counsel
CC: Pat Lee, President and CEO
Date: 10/17/25
Re: North Austin Integrated Strategic Operations Financial Plan presentation

Background:

We would like to provide a brief update regarding the North Austin Integrated Strategic Operations Financial Plan. We have heard your questions and concerns regarding capital planning for ambulatory care and support services in North Austin. Central Health staff is preparing a presentation which will be shared with you early next week. The presentation will include:

- Background and strategic context for the proposed investments;
- The methodology for how we calculate demand;
- The results of our calculations;
- The opportunities for long-term strategic investments, and;
- How we plan to fund these investments and what that means for our reserves.

Action Requested:

In addition to providing you the above information, we are recommending the board take the following actions:

- Approve real estate acquisition of two properties for healthcare services and clinical support purposes;
- Approve capital budget for acquisition and renovation of proposed properties listed above;



CENTRAL HEALTH

- Approve debt issuance for an amount not-to-exceed \$290 million for properties listed above in addition to the debt financing of Colony Park and Hancock Phase 2, and;
- Approve reimbursement resolution.

We look forward to Wednesday's presentation and discussion. Please do not hesitate to reach out with any questions.

RESOLUTION OF THE BOARD OF MANAGERS OF TRAVIS COUNTY
HEALTHCARE DISTRICT APPROVING THE ISSUANCE OF THE
DISTRICT'S CERTIFICATES OF OBLIGATION; APPROVING THE FORM
OF AND REQUESTING THAT THE TRAVIS COUNTY COMMISSIONERS
COURT APPROVE AND ADOPT ORDER(S) TO AUTHORIZE THE
ISSUANCE OF SUCH CERTIFICATES; AND OTHER RELATED ACTIONS

WHEREAS, pursuant to Subchapter C of Chapter 271, Texas Local Government Code, as amended (the "Act"), and Subchapter F, Chapter 281, Texas Health and Safety Code, as amended ("Chapter 281"), Travis County Healthcare District (doing business as "Central Health") (the "District"), is authorized to issue certificates of obligation for the purpose of (i) the acquisition, construction, expansion, improvement, renovation, rehabilitation and equipping of District facilities for medical, clinical, and other health care services, and administration, support, training, and parking facilities related thereto, (ii) the acquisition, construction, improvement, renovation, rehabilitation and equipping of buildings and land to be used for District purposes and to be located in central, east and north Travis County, including facilities for medical, clinical, and other health care services, and administration, support, training, and parking facilities related thereto, (iii) the purchase of materials, supplies, equipment and machinery to be used for District purposes, (iv) related professional services, including legal, fiscal, engineering and design fees, and costs of issuance (collectively, the "Project"); and

WHEREAS, in accordance with the provisions of the Act and Chapter 281, the Board of Managers (the "Board") of the District has found and determined that the Projects should be financed with the proceeds derived from the issuance and sale of certificates of obligation to be sold and delivered, in one or more series, from time to time in accordance with the provisions of the Act, Chapter 281 or other applicable law; and

WHEREAS, pursuant to the request of the Board, the Commissioners Court (the "Commissioners Court") of Travis County, Texas (the "County"), authorized the publication of a notice of intention to issue certificates of obligation in a principal amount not to exceed \$290,000,000, at the times and in the manner required by the Act and such notice has been published in accordance with the Act; and

WHEREAS, pursuant to the provisions of Chapter 281, the Commissioners Court, in the name and on behalf of the District, is authorized to issue certificates of obligation and to levy the District's ad valorem tax to provide for the payment thereof, and to further pledge to the payment of such certificates of obligation surplus revenues, limited to \$1,000, of the District's revenues received in connection with the operation of the District's healthcare facilities; and

WHEREAS, the Board now desires to request that the Commissioners Court adopt order(s) authorizing the issuance of the District's certificates of obligation (the "Order") for the purposes and on the terms and conditions specified in such Order(s); and

WHEREAS, the District is an "Issuer" within the meaning of Chapter 1371, Texas Government Code ("Chapter 1371"), as amended, specifically, Section 1371.001(4)(P), and the Board desires to delegate, pursuant to Chapter 1371, to certain District officers authority to act on behalf of the District in selling and delivering the certificates of obligation and setting the

procedures relating to the certificates of obligation, as specified in this Resolution and the Order(s) and to execute any document or certificate that is necessary or favorable to allow the District to comply with any requirements relating to the issuance of the certificates of obligation and to facilitate the offering, sale, and issuance of the certificates of obligation in accordance with the terms of the Act and Chapter 1371;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF MANAGERS OF THE TRAVIS COUNTY HEALTHCARE DISTRICT:

Section 1. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the determinations and findings of the Board.

Section 2. The Board hereby approves the issuance and sale of the District's certificates of obligation (the "Certificates") in one or more series, on the same or more favorable terms and provisions than those set forth in the Order(s) presented herewith to be adopted by the Commissioners Court authorizing the issuance of the Certificates, the levy of the District's annual ad valorem tax in payment thereof, and a further pledge of surplus revenues received by the District in connection with the operation of the District's healthcare facilities in an amount not to exceed \$1,000.

Section 3. The Board hereby respectfully requests the Commissioners Court to approve and adopt the Order(s) authorizing the issuance of the Certificates on the parameters set forth therein and approved in this Resolution.

Section 4. Each of the President and Chief Executive Officer and the Chief Financial Officer of the District, acting individually and not jointly (the "Pricing Officer"), are hereby authorized to approve, in the name and on behalf of the District, in connection with the sale of each series of Certificates, the preparation and distribution of (a) a preliminary official statement (the "Preliminary Official Statement") and a final official statement (the "Official Statement") relating to the Certificates of such series to be used by the Purchaser in connection with the marketing and public offering of the Certificates of such series or (b) such other informational materials as shall be determined by the Pricing Officer to be necessary and appropriate in connection with the private placement of the Certificates with one or more qualified institutional buyers, accredited investors or financial institutions. In addition, the Pricing Officer is authorized to deem the Preliminary Official Statement "final" for purposes of paragraph (b)(1) of Rule 15c2-12 under the Securities Exchange Act of 1934, as amended. In the event the Certificates are sold pursuant to a public sale, the Pricing Officer is hereby authorized to approve, in the name and on behalf of the District, in connection with the sale of the Certificates, the preparation and distribution of a Notice of Sale. The Pricing Officer and other appropriate officials of the District are hereby authorized to sign such Official Statement and/or to deliver a certificate pertaining to such Official Statement as prescribed therein, dated as of the date of payment for and delivery of the Certificates of such series.

Section 5. The Board hereby approves the execution and delivery of the Paying Agent/Registrar Agreement(s) in substantially the form(s) presented with this Resolution. The

Pricing Officer is hereby authorized and directed to designate a Paying Agent/Registrar and execute and deliver the Paying Agent/Registrar Agreement(s) on behalf of the District.

Section 6. The Board hereby approves the execution and delivery of the winning bid, contracts, agreements, investment letters and/or other instruments between the District and the Purchaser relating to the purchase and sale of the Certificates (collectively, the “Purchase Contract(s)”) in the form and on the terms approved by the Pricing Officer. The Pricing Officer is hereby authorized and directed to execute and deliver the Purchase Contract(s) on behalf of the District.

Section 7. All officers of the District are authorized to execute and deliver such agreements, certificates and other instruments as they may deem appropriate in order to consummate the delivery of the Certificates in accordance with the terms of, and to carry out the purposes of, the Order(s) and this Resolution. The Board hereby authorizes the payment of the fees, costs and expenses in connection with the issuance of the Certificates to the persons entitled to receive payment of such fees, costs and expenses. The District’s bond counsel is hereby authorized to make non-substantive changes to the terms of this Resolution if necessary or desirable to carry out the purposes hereof or in connection with the approval of the issuance of the Certificates by the Attorney General of Texas.

Section 8. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 9. This Resolution shall be in force and effect from and after the date of its adoption, and it is so resolved.

PASSED AND APPROVED this 22nd day of October, 2025.

BOARD OF MANAGERS
TRAVIS COUNTY HEALTHCARE DISTRICT

RESOLUTION EXPRESSING INTENT TO
FINANCE EXPENDITURES

WHEREAS, the Travis County Healthcare District d/b/a Central Health (the “District”), is a hospital district created and operating under Chapter 281, Texas Health and Safety Code, as amended, and is authorized to finance its activities by issuing or incurring obligations, including obligations the interest on which is excludable from gross income for federal income tax purposes, pursuant to Section 103 of the Internal Revenue of 1986, as amended; and

WHEREAS, the District is authorized to finance the property listed in **Exhibit A** attached hereto (the “Financed Property”); and

WHEREAS, the District has made, within the last 60 days, and/or will continue to make payments with respect to the Financed Property; and

WHEREAS, the District desires to reimburse itself for the costs associated with the Financed Property from the proceeds of obligations to be issued subsequent to the date hereof.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MANAGERS OF TRAVIS COUNTY HEALTHCARE DISTRICT D/B/A CENTRAL HEALTH:

Section 1. The District hereby declares its intent to reimburse itself for all costs paid within the last 60 days and that will be paid subsequent to the date hereof in connection with the acquisition of the Financed Property from the proceeds of obligations to be issued or incurred subsequent to the date hereof.

Section 2. The District reasonably expects that the maximum principal amount of obligations issued to reimburse the District for the costs associated with the Financed Property will not exceed \$290,000,000.

Section 3. This Resolution will be kept in the books and records maintained by the District with respect to the obligations.

Section 4. This Resolution does not and will not bind the District to make any expenditure, incur any indebtedness, or proceed with the acquisition of the Financed Property.

[Signature page follows]

PASSED AND APPROVED this 22nd day of October 2025, by the Board of Managers of the District.

TRAVIS COUNTY HEALTHCARE DISTRICT

By: _____
Chairperson, Board of Managers

ATTEST:

By: _____
Secretary, Board of Managers

EXHIBIT A

DESCRIPTION OF FINANCED PROPERTY

Description: Payment of costs incurred for: (i) the acquisition, construction, expansion, improvement, renovation, rehabilitation and equipping of District facilities for medical, clinical, and other health care services, and administration, support, training, and parking facilities related thereto, (ii) the acquisition, construction, improvement, renovation, rehabilitation and equipping of buildings and land to be used for District purposes and to be located in central, east and north Travis County, including facilities for medical, clinical, and other health care services, and administration, support, training, and parking facilities related thereto, (iii) the purchase of materials, supplies, equipment and machinery to be used for District purposes, and (iv) related professional services, including legal, fiscal, engineering and design fees.

Central Health System - Hancock

Total Budget: \$150,700,000

PH 1 - \$62,755,000

PH 2 - \$88,112,855

Clinical Services:

Primary, Specialty, Dental

Lab

Pharmacy

System Administration:

System Leadership Center

Public Meeting Auditorium



Colony Park Health & Wellness Center

Total Project Budget: \$37,296,705

Total Debt Issuance: \$35,295,428

Clinical Services:

Primary Care

Dental

Drive-Thru Pharmacy

Laboratory

Wellness Space

Health & Wellness Services



Proposed Acquisitions

Property A

- 98,357 total sq ft
- Strategic location – good transit
- Transition from leased building
- Office space
- Other support functions
- Debt Issue Amount- \$49.2M

Property B

- 260,393 sq ft
- Priority Need area
- Transitioning from leased clinical buildings
- Clinical office space- Adult/Pediatrics
- Clinical support
- Tenant leased through 2029 ~ 70,000 sq ft
- Debt Issue Amount - \$93.5M

Development Timeline

Please be advised: All dates of this list of construction dependents projects are tentative pending external dependencies.

PROPERTY NAME	OVERALL STATUS	2022	2023	2024	2025	2026	2027	2028	2029	OVERALL STATUS	WHY/MITIGATION
<div>Hancock (196,000 sqft) Estimated completion date: December 26, 2026 Services: primary, specialty, dental, pharmacy and imaging</div>	<div></div>	<div><div></div><div>November</div></div>		<div><div></div><div>September</div></div>			<div><div></div><div>December</div></div>			<div>Timeline<div></div></div> <div>Budget<div></div></div> <div>Specifications<div></div></div>	
<div>Colony Park (33,000 sqft) Estimated completion date: March, 2027 In discussion: primary care, dental, pharmacy</div>	<div></div>		<div><div></div></div>			<div><div></div><div>February</div></div>	<div><div></div><div>June</div></div>			<div>Timeline<div></div></div> <div>Budget<div></div></div> <div>Specifications<div></div></div>	
<div>Cameron Center (117,000 sqft) Estimated completion date: June, 30, 2027 In discussion: medical respite, specialty care</div>	<div></div>		<div><div></div></div>		<div><div></div><div>March</div></div>			<div><div></div><div>October</div></div>		<div>Timeline<div></div></div> <div>Budget<div></div></div> <div>Specifications<div></div></div>	
<div>CEC Campus (~200,000 sqft) Completion date Phase 1: July 2025 Estimated completion date Phase 2: April 2026 In discussion: specialty care</div>	<div></div>			<div><div></div><div>March</div></div>	<div><div></div><div>July</div></div>	<div><div></div><div>January</div></div>	<div><div></div><div>April</div></div>			<div>Timeline<div></div></div> <div>Budget<div></div></div> <div>Specifications<div></div></div>	

**Our Vision**

Central Texas is a model healthy community.

Our Mission

By caring for those who need it most, Central Health improves the health of our community.

Our Values

Central Health will achieve excellence through:

Stewardship - We maintain public trust through fiscal discipline and open and transparent communication.

Innovation - We create solutions to improve healthcare access.

Right by All - By being open, anti-racist, equity-minded, and respectful in discourse, we honor those around us and do right by all people.

Collaboration - We partner with others to improve the health of our community.

BUDGET & FINANCE COMMITTEE MEETING

October 22, 2025

AGENDA ITEM 5

Discuss, and provide guidance to staff, on a policy related to Central Health's consideration of funding requests from community organizations. (*Informational Item*)



AGENDA ITEM SUBMISSION FORM

This form is to provide a general overview of the agenda item in advance of posting for the Board meeting. Proposed motion language is a recommendation only and not final until the meeting and may be changed by the Board Manager making the motion. All information in this form is subject to the Public Information Act.

Agenda Item Meeting Date	<u>October 22, 2025</u>
Who will present the agenda item? (Name, Title)	<u>Pat Lee, President & CEO, and Perla Cavazos, Deputy Administrator</u>
General Item Description	<u>Discuss, and provide guidance to staff, on a policy related to Central Health's consideration of funding requests from community organizations</u>
Is this an informational or action item?	<u>Informational Item</u>
Fiscal Impact	<u></u>
Recommended Motion (if needed – action item)	<u>N/A</u>
	<u></u>

Key takeaways about agenda item, and/or feedback sought from the Board of Managers:

- Staff will develop a policy that establishes conditions and parameters for Central Health to consider funding requests from community organizations during the annual budget development process. The policy will apply to Central Health staff and board managers that are approached with a request for funding from a community organization. Staff is seeking board guidance.
- 1)

What backup will be provided, or will this be a verbal update? ()	<u>No backup. Verbal discussion.</u>
Estimated time needed for presentation & questions?	<u>10 minutes</u>
Is closed session recommended? (Consult with attorneys.)	<u>No</u>
Form Prepared By/Date Submitted:	<u>Chris Hardick/October 17, 2025</u>

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BUDGET & FINANCE COMMITTEE MEETING

October 22, 2025

AGENDA ITEM 6

Confirm the next Budget and Finance Committee meeting date, time, and location. (*Informational Item*)