



FLORIDA HEALTH SCIENCES CENTER, INC. AND SUBSIDIARIES

Consolidated Financial Statements

September 30, 2021 and 2020

(With Independent Auditors' Report Thereon)

FLORIDA HEALTH SCIENCES CENTER, INC. AND SUBSIDIARIES

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KPMG LLP
Suite 1700
100 North Tampa Street
Tampa, FL 33602-5145

Independent Auditors' Report

The Board of Directors
Florida Health Sciences Center, Inc. and Subsidiaries:

We have audited the accompanying consolidated financial statements of Florida Health Sciences Center, Inc. and subsidiaries (the Center), which comprise the consolidated balance sheets as of September 30, 2021 and 2020, and the related consolidated statements of operations and changes in net assets, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with U.S. generally accepted accounting principles; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from **material** misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from **material** misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of **material** misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of **significant** accounting **estimates** made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly in all **material** respects, the consolidated financial position of Florida Health Sciences Center, Inc. and subsidiaries as of September 30, 2021 and 2020, and the changes in its net assets, and its cash flows for the years then ended in accordance with U.S. generally accepted accounting principles.

KPMG LLP

December 16, 2021

FLORIDA HEALTH SCIENCES CENTER, INC. AND SUBSIDIARIES

Consolidated Balance Sheets

September 30, 2021 and 2020

Assets	2021	2020
Current assets:		
Cash and cash equivalents	\$ 235,018,216	311,842,636
Short-term investments	50,360,144	5,175,408
Current portion of assets limited as to use	27,505,124	4,665,065
Patient accounts receivable	237,898,962	180,846,775
Inventories	38,525,778	37,448,011
Prepaid expenses and other current assets	64,823,562	62,524,781
Total current assets	654,131,786	602,502,676
Assets limited as to use, less current portion	1,577,127,493	937,620,018
Property and equipment, net	582,540,750	536,101,350
Right-of-use operating assets	69,783,155	66,402,380
Investments in joint ventures	20,832,085	22,012,780
Other assets	16,258,686	19,527,904
Total assets	\$ <u>2,920,673,955</u>	<u>2,184,167,108</u>
Liabilities and Net Assets		
Current liabilities:		
Accounts payable and accrued expenses	\$ 301,847,812	288,571,933
Deferred revenue	93,344,613	131,034,137
Current installments of long-term debt	8,824,781	8,534,246
Current installment of operating lease obligations	14,682,374	13,273,307
Current installment of finance lease obligations	933,474	1,076,485
Estimated third-party payor settlements	94,686,638	59,958,409
Total current liabilities	514,319,692	502,448,517
Long-term debt, excluding current installments	879,978,624	340,868,431
Obligations under operating lease, excluding current installments	42,052,248	39,153,510
Obligations under finance lease, excluding current installments	2,859,953	3,373,185
Other liabilities	108,275,664	107,237,834
Total liabilities	1,547,486,181	993,081,477
Net assets:		
Without donor restrictions	1,338,054,031	1,160,733,436
With donor restrictions	35,133,743	30,352,195
Total net assets	1,373,187,774	1,191,085,631
Total liabilities and net assets	\$ <u>2,920,673,955</u>	<u>2,184,167,108</u>

See accompanying notes to consolidated financial statements.

FLORIDA HEALTH SCIENCES CENTER, INC. AND SUBSIDIARIES

Consolidated Statements of Operations and Changes in Net Assets

Years ended September 30, 2021 and 2020

	<u>2021</u>	<u>2020</u>
Revenues, gains, and other support:		
Net patient service revenue	\$ 1,634,557,080	1,423,257,682
Disproportionate share distributions	5,819,666	6,486,338
Other revenue	<u>200,210,633</u>	<u>161,057,349</u>
Total revenues, gains, and other support	<u>1,840,587,379</u>	<u>1,590,801,369</u>
Expenses:		
Salaries and benefits	771,934,950	704,032,589
Medical supplies	455,390,558	353,440,617
Other	236,446,381	223,965,807
Purchased services	202,496,895	172,881,603
Depreciation and amortization	65,483,836	66,143,722
Interest	<u>28,388,243</u>	<u>11,760,463</u>
Total expenses	<u>1,760,140,863</u>	<u>1,532,224,801</u>
Operating income	<u>80,446,516</u>	<u>58,576,568</u>
Nonoperating gains:		
Investment return, net	92,025,485	65,007,150
Gain from pension termination	—	5,872,988
Other	<u>3,703,261</u>	<u>957,917</u>
Total nonoperating gains, net	<u>95,728,746</u>	<u>71,838,055</u>
Revenues, gains, and other support over expenses	<u>\$ 176,175,262</u>	<u>130,414,623</u>

FLORIDA HEALTH SCIENCES CENTER, INC. AND SUBSIDIARIES

Consolidated Statements of Operations and Changes in Net Assets

Years ended September 30, 2021 and 2020

	<u>2021</u>	<u>2020</u>
Net assets without donor restrictions:		
Revenues, gains, and other support over expenses	\$ 176,175,262	130,414,623
Net assets released from restrictions used for property and equipment and other property transfers	1,145,333	3,644,270
Pension-related changes other than net periodic pension cost	—	1,960,116
Increase in net assets without donor restrictions	<u>177,320,595</u>	<u>136,019,009</u>
Net assets with donor restrictions:		
Net assets released from restrictions:		
Used for property and equipment and other property transfers	(1,145,333)	(3,644,270)
Used for operations	(31,625,894)	(30,240,582)
Contributions	32,282,235	33,382,575
Increase in beneficial interest in net assets of Tampa General Hospital Foundation	<u>5,270,540</u>	<u>11,015,732</u>
Increase in net assets with donor restrictions	<u>4,781,548</u>	<u>10,513,455</u>
Increase in net assets	182,102,143	146,532,464
Net assets, beginning of year	<u>1,191,085,631</u>	<u>1,044,553,167</u>
Net assets, end of year	\$ <u><u>1,373,187,774</u></u>	<u><u>1,191,085,631</u></u>

See accompanying notes to consolidated financial statements.

FLORIDA HEALTH SCIENCES CENTER, INC. AND SUBSIDIARIES

Consolidated Statements of Cash Flows

Years ended September 30, 2021 and 2020

	<u>2021</u>	<u>2020</u>
Cash flows from operating activities:		
Increase in net assets	\$ 182,102,143	146,532,464
Adjustments to reconcile increase in net assets to net cash provided by operating activities:		
Depreciation and amortization	65,483,836	66,143,722
Amortization of debt issue costs	656,357	161,805
Amortization of bond premiums	(3,416,771)	(661,355)
Non-cash lease expense	16,819,963	16,191,223
Restricted contributions	(1,442,861)	(3,651,625)
Unrealized gains, net	(62,433,268)	(43,737,037)
Realized gains, net	(11,156,246)	(8,087,369)
Gain on joint ventures	(2,219,305)	(1,301,812)
Pension-related changes other than net periodic pension cost	—	(1,959,116)
Changes in operating assets and liabilities:		
Patient accounts receivable, net	(57,052,187)	(10,767,865)
Inventories	(1,077,767)	(9,351,688)
Prepaid expenses and other assets	228,846	31,450,240
Accounts payable and accrued expenses	11,793,646	20,723,050
Deferred revenue	(38,851,651)	131,034,137
Estimated third-party payor settlements	34,728,229	13,451,087
Other liabilities	(12,485,035)	27,582,904
Net cash provided by operating activities	<u>121,677,929</u>	<u>373,752,765</u>
Cash flows from investing activities:		
Purchases of property and equipment	(109,022,026)	(73,856,512)
Purchases of assets limited as to use	(1,514,648,181)	(563,283,767)
Proceeds from sales of assets limited as to use	948,877,691	541,799,311
Purchases of short-term investments, net	(45,184,736)	(37,911)
Investment in joint venture	3,400,000	751,500
Purchases of other assets, net	(83,381)	(91,602)
Net cash used in investing activities	<u>(716,660,633)</u>	<u>(94,718,981)</u>
Cash flows from financing activities:		
Proceeds from restricted contributions	1,442,861	3,651,625
Payments of debt issue costs	(5,083,303)	—
Proceeds from issuance of long-term debt	612,483,539	—
Payments on long-term debt and finance lease obligations	(67,697,284)	(9,133,355)
Net cash provided by (used in) financing activities	<u>541,145,813</u>	<u>(5,481,730)</u>
(Decrease) increase in cash and cash equivalents	(53,836,891)	273,552,054
Cash and cash equivalents at beginning of year	<u>337,226,712</u>	63,674,658
Cash and cash equivalents at end of year	\$ <u>283,389,821</u>	<u>337,226,712</u>
Cash and cash equivalents	\$ 235,018,216	311,842,636
Cash included in assets limited as to use, less current portion	48,371,605	25,384,076
	\$ <u>283,389,821</u>	<u>337,226,712</u>
Supplemental cash flow information:		
Cash paid for interest	\$ 28,388,243	11,760,463
Accounts payable for property and equipment purchases	8,451,143	5,806,783

See accompanying notes to consolidated financial statements.

FLORIDA HEALTH SCIENCES CENTER, INC. AND SUBSIDIARIES

Notes to Consolidated Financial Statements

September 30, 2021 and 2020

(1) Summary of **Significant** Accounting Policies

(a) *Organization and Basis of Presentation*

Florida Health Sciences Center, Inc. and Subsidiaries (the Center), located in the Tampa Bay region of Florida, is a not-for-profit entity incorporated during 1997 to meet the healthcare needs of the citizens of Hillsborough County and the state of Florida. The Center operates Tampa General Hospital (the Hospital), where it administers a teaching program for interns and residents. On October 1, 1997, control of the operations and all assets and liabilities of the Hospital were transferred from Hillsborough County Hospital Authority (the Authority), a governmental entity, to the Center. The change in control was accomplished through the execution of an agreement between the Authority and the Center, as well as changes granted by the Florida Legislature that provided for the privatization of the Hospital. Tampa General Hospital Foundation (the Foundation) is a related not-for-profit organization, which supports the Center.

In connection with the change in control, the Center entered into a 49-year lease agreement, which can be extended for an additional 49 years, with the Authority to lease the land and buildings on the Davis Islands campus, together with all improvements located thereon, for a nominal annual rental amount of \$10. For financial reporting purposes, the fair value of the leased assets of approximately \$86,571,000 as of October 1, 1997 was reported as an increase in net assets with restrictions for the year ended September 30, 1998, as the leased assets can only be utilized in accordance with the specifications of the lease agreement. During the years ended September 30, 2021 and 2020, net assets of approximately \$488,991 and \$502,278, respectively, were released from restriction, relating to the annual depreciation expense associated with the leased assets.

The Center operates a number of wholly own subsidiaries which include, Florida Health Sciences Center, Ltd. (the Captive) which provides professional and general liability coverage to the Center, Tampa General Medical Group, Inc. (TGMG, Inc.), which operates a network of physician practices, FHSC Real Property Holding Company, LLC (FHSC Real Estate), TGH Architecture & Engineering, LLC (TGH Architecture), for the purpose of holding architectural licenses, TGHHC Inc. (dba House of Coffee Tampa), for the purpose of operating a Starbucks Restaurant, TGH Ambulatory Services Company, Inc. (TGH Ambulatory), which established wholly owned subsidiaries as follows: TGH Staffing, LLC; The Surgery Center at TGH Brandon Healthplex, LLC (ASC); and TGH Brandon Healthplex Pharmacy, LLC. Pursuant to a Subscription Agreement in 2017, the ASC sold a 1% membership interest to an affiliated physician. In 2019, that membership interest was repurchased by the Center pursuant to a planned restructuring and a 45% membership interest in the ASC was subsequently purchased by a surgical investor group. In August 2020, an additional 1% membership interest was sold to an affiliated physician.

In August 2021, the Center incorporated TGH Innoventures, LLC, TGH Incentive Vehicle, LLC, TGH Innoventures Blocker, LLC and FSH Carried Interest, LLC. to further pursue medical innovations and healthcare technologies. In February 2020, the Center entered into an operating agreement for 51% of newly formed Tampa Rehabilitation Hospital, LLC (TGH Rehab) for the purpose of developing a rehabilitation hospital.

FLORIDA HEALTH SCIENCES CENTER, INC. AND SUBSIDIARIES

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The consolidated financial statements of the Center include the operations of all entities controlled, either directly or indirectly, by the Center, which include the Hospital, the Captive, TGMG, Inc., FHSC Real Estate, TGH Architecture, TGHHC Inc., TGH Ambulatory, TGH Rehab, TGH Innoventures, LLC, TGH Incentive Vehicle, LLC, TGH Innoventures Blocker, LLC, FSH Carried Interest, LLC and the Center's beneficial interest in the net assets of the Foundation. Investments in entities where the Center holds a noncontrolling interest are recorded under the equity method of accounting. All significant intercompany transactions among those entities have been eliminated during consolidation. The consolidated financial statements for the Center have been prepared on the accrual basis of accounting in accordance with U.S. generally accepted accounting principles.

(b) Mission Statement

The Hospital is committed to providing area residents with excellent and compassionate health care ranging from the simplest to the most complex medical services.

(c) Cash and Cash Equivalents

The Center considers all highly liquid investments with an original maturity of three months or less, when purchased, to be cash equivalents.

Cash and cash equivalents that are managed as part of the Center's investments are reported within assets limited as to use on the consolidated balance sheets. Cash equivalents are excluded from cash in the consolidated statements of cash flows as these funds are not used for operating needs.

(d) Inventories

Inventories consist principally of medical and surgical supplies, drugs, and medicines, and are valued at the lower of cost (first-in, first-out) or market.

(e) Assets Limited as to Use

Assets limited as to use primarily include assets held by independent bank trustees on behalf of the Center under terms of bond indentures and self-insurance trust agreements, over which the Center retains control and may, at its discretion, subsequently use for other purposes. Amounts required to meet current liabilities have been reclassified to current assets in the consolidated balance sheets.

Investment return includes realized and unrealized gains and losses on investments, interest income, and dividends and are included in revenues, gains, and other support over expenses in the consolidated statements of operations and changes in net assets, unless the income or loss is restricted by donor or law. Investment income and net gains and losses restricted by donor stipulations are reported as net assets with donor restrictions.

(f) Property and Equipment

Property and equipment, transferred from the Authority on October 1, 1997, was recorded at fair value as determined by an independent appraisal. Other property and equipment acquisitions are recorded at historical cost at the date of acquisition or fair value at the date of donation. Maintenance and repairs are charged to expense as incurred, and improvements are capitalized. Depreciation expense is computed using the straight-line method over the estimated useful lives of the related assets ranging from 3 to 40 years. Equipment under lease arrangements is amortized using the straight-line method

FLORIDA HEALTH SCIENCES CENTER, INC. AND SUBSIDIARIES

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over the shorter period of the lease term or the **estimated** useful life of the equipment. Such amortization is included in depreciation and amortization expense in the accompanying consolidated financial statements. Interest cost on borrowed funds during the construction period is capitalized as a component of the cost of the assets.

Gifts of long-lived assets such as land, buildings, or equipment with explicit restrictions that specify how the assets are to be used, and gifts of cash or other assets that must be used to acquire long-lived assets, are reported as restricted support and are recorded at fair value at the time the gift is made. Absent explicit donor stipulations about how long those long-lived assets must be maintained, the Center reports expirations of donor restrictions when the donated or acquired long-lived assets are placed in service.

(g) Debt Issue Costs

Debt issuance costs of approximately \$8,207,000 and \$3,284,000 are included as a deduction from the carrying amount of long-term debt at September 30, 2021 and 2020, respectively. These amounts include costs capitalized in connection with the issuance of the Series 2020 bonds, 2012A bonds and 2013 and 2015 bank loans. There is also approximately \$160,000 of debt issuance costs included which was incurred prior to September 30, 2020, related to the October 2020 debt issuance. Debt issuance costs are amortized using the effective interest method. Amortization of approximately \$656,000 and \$162,000 for the years ended September 30, 2021 and 2020, respectively, is included as a component of interest expense. The debt issuance costs, net of accumulated amortization, are approximately \$6,348,000 and \$2,081,000 as of September 30, 2021 and 2020, respectively.

(h) Bond Premiums

Bond premiums are being amortized using the effective interest method over the life of the related debt. Amortization of bond premiums of approximately \$3,417,000 and \$661,000 for the years ended September 30, 2021 and 2020, respectively, is included as a component of interest expense. Bond premiums of approximately \$21,771,000 and \$7,330,000 are included with the related debt in the consolidated balance sheets as of September 30, 2021 and 2020, respectively.

(i) Impairment of Long-Lived Assets

Management regularly evaluates whether events or changes in circumstances have occurred that could indicate impairment in the value of long-lived assets. There were no impairment losses recorded during the years ended September 30, 2021 and 2020. If there is an indication that the carrying amount of an asset is not recoverable, the Center **estimates** the projected undiscounted cash flows, from the use and eventual disposition of the asset, excluding interest, to determine whether an impairment loss exists. The impairment loss, if any, would be determined by comparing the historical carrying value of the asset to its **estimated** fair value.

In addition to consideration of impairment due to the events or changes in circumstances described above, management regularly evaluates the remaining lives of its long-lived assets. If **estimates** are revised, the carrying value of affected assets is depreciated or amortized over the remaining lives.

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(j) *Estimated Professional Liability, Workers' Compensation, and Employee Benefits Cost*

The Center is self-insured for professional liability, workers' compensation, and employee health benefits. The provision for professional liability, workers' compensation, and employee health benefit claims includes **estimates** of the ultimate costs for both reported claims and claims incurred but not reported, based on evaluation of pending claims and past experience.

(k) *Net Assets with Donor Restrictions*

Net assets with donor restrictions are those whose use by the Center have been limited by donors to a specific period or purpose. The majority of net assets with donor restrictions are maintained pursuant to the lease agreement with the Authority, whereby the Center must continue to provide specific patient-care related services, continue to serve as a teaching hospital, and continue to provide certain levels of indigent care throughout the 49-year lease term. The remainder of net assets with donor restrictions are to be maintained by the Center in perpetuity, the income from which is expendable to support the Center's operations.

(l) *Beneficial Interest in Tampa General Hospital Foundation*

The Center recognizes its beneficial interest in the net assets of the Foundation. This interest is adjusted to reflect its share of change in the Foundation's net assets. The Foundation complies with the provisions of the Florida Uniform Prudent Management of Institutional Funds Act (FUPMIFA).

(m) *Nonoperating Gains and Losses and Revenues, Gains, and Other Support over Expenses*

Activities deemed by the Center to be a provision of healthcare services are reported as revenues, gains and other support, and expenses. Other activities that are peripheral to providing healthcare services are reported as nonoperating gains and losses, net.

The consolidated statements of operations and changes in net assets include revenues, gains, and other support over expenses. Changes in net assets without donor restrictions that are excluded from revenues, gains, and other support over expenses are consistent with industry practice. Other changes in net assets without donor restrictions consist primarily of pension liability adjustments and contributions of long-lived assets, if any.

(n) *Disproportionate Share Distributions*

The State of Florida Agency for Health Care Administration distributes low-income pool and disproportionate share payments to the Center based on its indigent care service level. The Center's policy is to recognize these distributions as revenue when amounts are due, and collection is reasonably assured. The receipt of any additional distributions is contingent upon the continued support by the Florida State Legislature.

(o) *Charity Care*

The Center provides care to patients who meet certain criteria by reference to established policy threshold. Because the Center does not pursue collection of amounts determined to qualify as charity care, these amounts are not reported as revenue. Partial payments to which the Center is entitled from Medicaid, public assistance, and other programs on behalf of patients that meet the Center's charity care criteria are reported as net patient service revenue.

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(p) Income Taxes

The Center, except for TGHOC Inc. and the companies established as wholly owned subsidiaries under TGH Ambulatory, has been recognized by the Internal Revenue Service as a tax-exempt organization described in Section 501(c)(3) of the Internal Revenue Code. Accordingly, income earned in the furtherance of the Center's tax-exempt purpose is exempt from federal and state income taxes. Taxes are not levied in the Cayman Islands for income, profit, capital, or capital gains generated by the Captive.

TGHOC, Inc., TGH Innoventures Blocker, LLC and the companies established as wholly owned subsidiaries under TGH Ambulatory are for-profit corporations and are subject to federal and state income taxes. Taxes are recognized as necessary in the accompanying consolidated financial statements. Associated tax accounting impacts are not **material** to the consolidated financial statements.

The Center applies Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) Topic 740, *Income Taxes*, which clarifies the accounting for uncertainty in income tax positions and provides guidance when tax positions are recognized in an entity's financial statements and how the value of these positions are determined.

U.S. generally accepted accounting principles require management to evaluate tax positions taken by the Center and recognize a tax liability (or asset) if the Center has taken an uncertain position that more likely than not would not be sustainable upon examination by the Internal Revenue Service. Management has analyzed the tax positions taken by the Center, and has concluded that as of September 30, 2021 and 2020, there are no uncertain positions taken or expected to be taken that would require recognition of a liability (or asset) or disclosure in the consolidated financial statements.

(q) Leases

As lessee, the Center is obligated under operating leases primarily for real estate, medical equipment, and other support equipment. The Center's finance leases are primarily for real estate and medical equipment. The Center determines if an arrangement is a lease at the inception of a contract and determines the lease term by considering the noncancelable term plus any renewal or cancellation options that are reasonably certain to be exercised. Real estate leases typically have initial terms of three to ten years. Medical and other equipment leases typically have initial lease terms of three to five years. Real estate leases may include one or more options to renew, with renewals that generally extend the lease term from three to five years. Medical and other equipment leases generally include options to extend on a month-to-month or annual basis. In general, the Center does not consider renewal options to be reasonably likely to be exercised; therefore, renewal options are not recognized as part of right-of-use (ROU) assets and lease obligations.

The Center initially records the related ROU assets and lease obligations at commencement at the present value of lease payments. The ROU asset is also adjusted to include lease payments made at or before the lease commencement date, plus initial direct costs, less any lease incentives received. The Center has elected to use the Treasury Yield for the related lease term to discount the lease payments. The Center has also elected to not recognize ROU assets and lease obligations for leases with an initial term of 12 months or less ("short-term leases") for all asset classes.

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For operating leases, the lease liability is subsequently measured at the present value of the unpaid lease payments. For finance leases, the lease liability is subsequently measured at amortized cost using the effective-interest method.

For operating leases, ROU assets are amortized throughout the lease term at the carrying amount of the lease liability, plus initial direct costs, plus (minus) any prepaid (accrued) lease payments, less the unamortized balance of lease incentives received. Lease expense is recognized on a straight-line basis over the lease term and is included in other expenses in the consolidated statements of operations and changes in net assets. For finance leases, the ROU asset is amortized using the straight-line method to the earlier of the end of its useful life or the end of the lease term unless the lease transfers ownership of the underlying asset. In those cases, the ROU asset is amortized over the useful life of the underlying asset. Amortization expense for finance leases is included within depreciation and amortization in the consolidated statements of operations and changes in net assets.

As a lessor, the Center leases building space to affiliates and third-party operators. The Center determines if an arrangement is a lease at inception of a contract and determines the lease term by considering the noncancelable term plus any renewal or cancellation options that are reasonably certain to be exercised.

As both lessee and lessor, the Center has elected the practical expedient to account for lease and non-lease components, such as common area maintenance fees, as a single lease component and is applying this expedient to real estate leases.

(r) Use of Estimates

The preparation of consolidated financial statements in conformity with U.S. generally accepted accounting principles requires management to make **estimates** and assumptions that affect the amounts reported in the consolidated financial statements and the accompanying notes. Actual results could differ from those **estimates**.

(s) Going Concern

In accordance with Accounting Standards Updated (ASU) 2014-15, *Disclosure of Uncertainties about an Entity's Ability to Continue as a Going Concern*, management has assessed the Center's ability to continue as a going concern for one year after the date that the financial statements are issued and determined that no further disclosure is required.

(t) Net Patient Services Revenue

The Center's revenues are derived from contracts with patients in which the performance obligation is to provide healthcare services to patients and are reported at the amount expected to be received in exchange for providing patient care. Consideration for these amounts are due from patients, third-party payors (such as managed care, Medicare, Medicaid) and others, and they include variable consideration for retroactive revenue adjustments. The Center identifies performance obligations based on the nature of the services provided and recognizes the revenue as the performance obligations are satisfied. Generally, the Center bills patients and third-party payors several days after the services are performed or shortly after discharge. Inpatient acute care services satisfied over time, generally from admission to time of discharge, are recognized based on actual charges incurred in relation to the total expected (or actual) charges, which depicts the transfer of healthcare services over the duration of the

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performance obligation. Revenue for performance obligations satisfied at a point in time, which is generally relating to patients receiving outpatient services, is recognized when services are provided, and the Center does not believe the patient requires additional services.

Because unsatisfied or partially unsatisfied performance obligations relate to contracts with a duration of less than one year, the Center has elected to apply the optional exemption provided by ASU 2014-09, *Revenue from Contracts with Customers*, ASC Topic 606-10-50-14 and, therefore, is not required to disclose the aggregate amount of the transaction price allocated to performance obligations that are unsatisfied or partially unsatisfied at the end of the reporting period. The unsatisfied or partially unsatisfied performance obligations referred to above are primarily related to inpatient acute care services at the end of the recognition period. The performance obligations are generally satisfied after discharge which typically occurs within days or weeks of the end of the reporting period. The transaction price is determined based on gross charges for services provided, reduced by price concessions related to third party contractual arrangements, discounts provided to patients, and other implicit price concessions.

The Center determines the **estimates** of contractual adjustments and discounts based on contractual agreements, the Center's charity care policy, as well as historical experience and other collection indicators. The Center accounts for the contracts within each portfolio as a collective group, rather than individual contracts. The portfolios consist of major payor classes for inpatient and outpatient revenue. The financial statement effects of using this practical expedient are not **materially** different from an individual contract approach.

Generally, patients covered by third-party payors are responsible for related deductibles and coinsurance, which is referred to as the patient portion. Subsequent adjustments to the transaction price that are determined to be the result of an adverse change in patient or payor's ability to pay, for example, bankruptcy, are recognized as bad debt expense. Bad debt expense is included within other expenses in the consolidated statements of operations and changes in net assets. Bad debt expense for the years ended September 30, 2021, and 2020, was not considered **material** to the Center.

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Notes to Consolidated Financial Statements

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Laws and regulations governing Medicare and Medicaid programs are extremely complex and subject to interpretation. As a result, there is at least a possibility that recorded estimates associated with these programs will change. The Center recognizes net patient service revenue associated with services provided to patients who have third-party (managed care, Medicare, Medicaid, other) payor coverage on the basis of contractual rates for the services rendered. For under-insured and uninsured patients who do not qualify for charity care, the Center recognizes revenue on the basis of individualized arrangements based on financial need and medical necessity. These arrangements do not take into account age, gender, race, social or immigrant status, sexual orientation or religious affiliation. On the basis of historical experience, a significant portion of the Center's uninsured patients will be unable or unwilling to pay for the services provided. Thus, the Center records a significant implicit price concession related to uninsured patients in the period the services are provided. Patient service revenue, net of contractual allowances, discounts, and implicit price concessions recognized for the years ended September 30, 2021 and 2020 from the major payor sources are as follows:

	<u>2021</u>	<u>2020</u>
Managed care	\$ 721,981,882	643,133,199
Medicare	610,558,102	515,376,422
Medicaid	234,897,413	222,452,510
Other	59,666,591	37,310,002
Self-pay	<u>7,453,092</u>	<u>4,985,549</u>
	<u>\$ 1,634,557,080</u>	<u>1,423,257,682</u>

(2) Net Patient Service Revenue

The Center has agreements with third-party payors that provide for payments to the Center at amounts different from its established rates. The most significant third-party payors to the Center are the Medicare and Medicaid programs, which account for approximately 52% of the Center's net patient service revenue for the years ended September 30, 2021 and September 30, 2020. A summary of the payment arrangements with major third-party payors is as follows:

(a) Medicare

Inpatient acute care services rendered to Medicare program beneficiaries are paid on a prospectively determined rate per discharge based on the Medicare Severity Diagnosis-related Group (MSDRG) assigned to the patient. Commercial insurers, which operate as Medicare Advantage Plans, generally follow the traditional Medicare MSDRG payment methodology. Defined organ acquisition and graduate medical education costs related to Medicare beneficiaries are paid based on a cost reimbursement methodology, subject to certain limits and regulatory guidelines. The majority of outpatient services are paid on prospectively determined rates per occurrence based on the ambulatory payment classification (APC) assigned to the service provided. The Center also receives a disproportionate share payment from Medicare included in its MSDRG payment, based on its level of Medicaid patient volume and low-income Medicare beneficiaries.

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The Center receives a final settlement for cost reimbursable and pass-through items after submission of its annual cost reports and audits thereof by the Medicare fiscal intermediary. A Medicare final settlement has been determined for all years up to and including 2008. Differences between **estimated** provisions for cost report settlements and final settlement amounts are reflected as net patient services revenue in the fiscal year the cost reports are considered finalized. Changes in such **estimates** related to prior cost reporting periods resulted in an increase in net patient services revenue of approximately \$1,047,000 and \$1,013,000 for the years ended September 30, 2021 and September 30, 2020, respectively.

(b) Medicaid

In 2014, the Florida Legislature mandated that the majority of Florida Medicaid beneficiaries be transitioned to Statewide Medicaid Managed Care (SMMC). Because certain populations are carved out of SMMC, the Center has seen approximately three-fourths of its Medicaid reimbursement transition to these plans. The Center continued to be paid for outpatient services on a cost-based rate that reimburses per occasion of service through June 30, 2017. SMMC utilized the same payment methodology as traditional Medicaid for reimbursement of inpatient and transitioned to the same methodology for outpatient services. Effective July 1, 2017 the Agency for Health Care Administration (AHCA) implemented a new outpatient prospective payment methodology utilizing Enhanced Ambulatory Payment Groups (EAPGs), which are an outpatient visit-based patient classification available for all outpatient services and settings.

(3) Charity Care

The Center provides necessary medical care regardless of the patient's ability to pay for services under its charity care policy. Qualification for charity care is based on the current Federal Poverty Income Guidelines (FPG). Under-insured and uninsured patients, who do not meet charity guidelines, may qualify for discounted care. Charity or discount consideration is available only after all third-party reimbursement and government sources have been exhausted. Excessive assets or medical expenses may be factored as part of the charity or discount evaluation. The Center ensures that financial counseling communication is clear, concise, and considerate of the patient and family members. In addition, regulatory changes that may have the potential to alter charity classifications are monitored and incorporated into the policy, as necessary.

The Center maintains records to identify and monitor the level of charity care. These records include the amount of charges foregone for services and supplies furnished under its charity care policy. The following measures the level of charity care and other community benefits, as defined, at **estimated** costs for the years ended September 30, 2021 and 2020:

	<u>2021</u>	<u>2020</u>
Traditional charity care	\$ 63,453,000	63,831,000
Unreimbursed Medicaid and Medicaid HMO	101,725,000	84,309,000
Unreimbursed Hillsborough County Health Plan	<u>24,855,000</u>	<u>21,304,000</u>
	<u>\$ 190,033,000</u>	<u>169,444,000</u>
As a percentage of operating expenses	11 %	11 %

FLORIDA HEALTH SCIENCES CENTER, INC. AND SUBSIDIARIES

Notes to Consolidated Financial Statements

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(4) Concentration of Credit Risk of Net Accounts Receivable

The Center grants credit without collateral to its patients, most of whom are local residents and are insured under third-party payor agreements. The mix of receivables from patients and third-party payors as of September 30 is as follows:

	<u>2021</u>	<u>2020</u>
Managed care	74 %	69 %
Medicare	12	16
Medicaid	2	3
Other	12	12
	<u>100 %</u>	<u>100 %</u>

The credit risk in other payors is limited due to the large number of insurance companies that provide payments for services.

(5) Assets Limited as to Use and Short-Term Investments

Assets limited as to use as of September 30, 2021 and 2020, at fair value, are as follows:

	<u>2021</u>	<u>2020</u>
Internally designated for capital improvements and employee health benefits:		
Cash and cash equivalents	\$ 60,708,526	34,077,564
Equities securities:		
Domestic stocks	54,806,491	132,925,571
Global stocks	58,149,637	48,014,642
Fixed income securities:		
Government obligations	316,332,892	253,545,001
Corporate bonds	254,028,710	247,535,891
Equity index fund	288,246,658	136,997,729
Total internally designated for capital improvements and employee health benefits	<u>1,032,272,914</u>	<u>853,096,398</u>
Beneficial interest in Tampa General Hospital Foundation	24,583,397	19,136,326

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	<u>2021</u>	<u>2020</u>
Held by trustee under malpractice self-insurance arrangement:		
Cash and cash equivalents	\$ 14,704,587	13,678,416
Equity securities:		
Mutual funds	38,253,104	28,789,983
Fixed income securities:		
Corporate bonds	11,844,204	8,047,254
Government obligations	13,299,537	9,497,842
Municipal bonds	<u>13,630,628</u>	<u>10,038,637</u>
Total held by trustee under malpractice self-insurance arrangement	91,732,060	70,052,132
Held by trustee under bond indentures:		
Cash and cash equivalents	46,927,608	227
Government obligations	<u>409,116,638</u>	<u>—</u>
Assets limited to use	1,604,632,617	942,285,083
Less amount included in current assets	<u>(27,505,124)</u>	<u>(4,665,065)</u>
Assets limited to use, less current portion	\$ <u><u>1,577,127,493</u></u>	\$ <u><u>937,620,018</u></u>

Short-term investments, stated at fair value, consisted of cash, cash equivalents, corporate bonds and government obligations as of September 30, 2021 and 2020:

	<u>2021</u>	<u>2020</u>
Cash and cash equivalents	\$ 2,297,861	5,175,408
Corporate bonds	13,130,948	—
Government obligations	<u>34,931,335</u>	<u>—</u>
	\$ <u><u>50,360,144</u></u>	\$ <u><u>5,175,408</u></u>

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Investment income and gains and losses on assets limited as to use, cash equivalents and other investments comprise the following for the years ended September 30, 2021 and 2020:

	<u>2021</u>	<u>2020</u>
Other revenue:		
Interest income	\$ 1,448,108	1,066,854
Net realized gains on sale of investments	165,228	230,844
Unrealized gains (losses) on trading investments, net	<u>5,801,082</u>	<u>2,539,532</u>
Total	<u>7,414,418</u>	<u>3,837,230</u>
Nonoperating gains:		
Interest income and dividends	24,402,281	15,953,120
Net realized gains on sale of investments	10,991,018	7,856,525
Unrealized gains on trading investments, net	<u>56,632,186</u>	<u>41,197,505</u>
Total	<u>92,025,485</u>	<u>65,007,150</u>
Total investment return	<u>\$ 99,439,903</u>	<u>68,844,380</u>

(6) Fair Value Measurements

FASB ASC Topic 820, *Fair Value Measurement*, defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants on the measurement date. FASB ASC Topic 820 requires investments to be grouped into three categories based on certain criteria as noted below:

- **Level 1:** Fair value is determined by using quoted prices for identical assets or liabilities in active markets.
- **Level 2:** Fair value is determined by using other than quoted prices that are observable or corroborated for the asset by other independently verifiable market data (e.g., quoted prices for identical assets in inactive markets, quoted prices for similar assets in active markets, observable inputs other than quoted prices, and inputs derived principally from or corroborated by observable market data by correlation or other means).
- **Level 3:** Fair value is determined by using inputs based on management assumptions that are not directly observable.

Following is a description of the valuation methodologies used for significant assets measured at fair value at September 30, 2021 and 2020:

Cash and cash equivalents: The carrying amounts reported in the consolidated balance sheets approximate the fair value because of the short maturities of these instruments.

Investments: Valued at the closing price reported on the active market on which the individual securities are traded or valued based on quoted prices for similar assets.

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Estimates of fair values are subjective in nature and involve uncertainties and matters of **significant** judgment and, therefore, cannot be determined with precision. Changes in assumptions could affect the **estimates**.

The following tables summarize the fair values of the Center's **significant** financial assets and liabilities as of September 30, 2021 and 2020:

	September 30, 2021	Fair value measurement at reporting date	
		Level 1	Level 2
Cash and cash equivalents	\$ 235,018,216	235,018,216	—
Short-term investments:			
Cash and cash equivalents	2,297,861	2,297,861	—
Corporate Bonds	13,130,948	13,130,948	—
Government obligations	34,931,335	34,931,335	—
Assets limited to use:			
Cash and cash equivalents	122,340,721	122,340,720	—
Equity securities:			
Domestic stocks	54,806,491	54,806,491	—
Global stocks	58,149,637	58,149,637	—
Mutual funds	38,253,104	38,253,104	—
Fixed income securities:			
Government obligations	738,749,067	738,749,067	—
Corporate bonds	265,872,914	—	265,872,915
Municipal bonds	13,630,628	—	13,630,628
Equity index fund	288,246,658	—	288,246,658
Beneficial interest in Tampa General Hospital Foundation	24,583,397	—	24,583,397
Total assets limited to use	<u>1,604,632,617</u>	<u>1,012,299,019</u>	<u>592,333,598</u>
Total	<u>\$ 1,890,010,977</u>	<u>1,297,677,379</u>	<u>592,333,598</u>

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	<u>September 30,</u> <u>2020</u>	<u>Fair value measurement at</u> <u>reporting date</u>	
		<u>Level 1</u>	<u>Level 2</u>
Cash and cash equivalents	\$ 311,842,636	311,842,636	—
Short-term investments:			
Cash and cash equivalents	5,175,408	5,175,408	—
Assets limited to use:			
Cash and cash equivalents	47,756,207	47,756,207	—
Equity securities:			
Domestic stocks	132,925,571	132,925,571	—
Global stocks	48,014,642	48,014,642	—
Mutual funds	28,789,983	28,789,983	—
Fixed income securities:			
Government obligations	263,042,843	263,042,843	—
Corporate bonds	255,583,145	—	255,583,145
Municipal bonds	10,038,637	—	10,038,637
Equity index fund	136,997,729	—	136,997,729
Beneficial interest in Tampa General Hospital Foundation	19,136,326	—	19,136,326
Total assets limited to use	<u>942,285,083</u>	<u>520,529,246</u>	<u>421,755,837</u>
Total	<u>\$ 1,259,303,127</u>	<u>837,547,290</u>	<u>421,755,837</u>

(7) Debt

On July 31, 2020, the Center entered into a credit agreement for a line of credit with a bank. The Center has \$70,000,000 available under the line of credit. As of September 30, 2021 and 2020, \$0 of the available line of credit had been drawn. Interest on the line of credit is based on LIBOR daily floating rate plus a spread, which was 0.58% and 1.61% as of September 30, 2021 and 2020, respectively.

FLORIDA HEALTH SCIENCES CENTER, INC. AND SUBSIDIARIES

Notes to Consolidated Financial Statements

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The Center's long-term debt consists of the following:

	<u>2021</u>	<u>2020</u>
Series 2012A Bonds, net of unamortized premium of \$4,383,866 and \$7,329,548 as of September 30, 2021 and 2020, maturing in various amounts through October 1, 2043, with stated rates of 3% to 5%	\$ 98,263,866	159,914,548
2013 Bank Loan, maturing in various amounts through October 1, 2024 at a stated interest rate of 2.47%	13,184,000	17,480,000
2015 Bank Loan, maturing in various amounts through October 1, 2041 at a stated interest rate of 2.52%	171,690,700	174,089,100
Series 2020A Bonds, net of unamortized premium of \$17,387,451 as of September 30, 2021, maturing in various amounts through August 1, 2055, with stated rates of 3.5% to 5%	455,667,451	—
Series 2020B Bonds, maturing in various amounts through August 1, 2040, with stated rates of 2.01% to 4.27%	100,785,000	—
Series 2020C Bonds, maturing in various amounts through October 1, 2034, with stated rates of 3.6% to 4%	<u>55,560,000</u>	<u>—</u>
Total long-term debt	895,151,017	351,483,648
Less current installments	(8,824,781)	(8,534,246)
Less debt issuance costs	<u>(6,347,612)</u>	<u>(2,080,971)</u>
Long-term debt, excluding current installments	\$ <u>879,978,624</u>	<u>340,868,431</u>

On February 28, 2013, the Hillsborough County Industrial Development Authority (IDA) issued \$166,490,000 aggregate principle amounts of tax-exempt Hospital Revenue Refunding Bonds (2012A Bonds). A portion of the proceeds of the 2012A Bonds was used to purchase and redeem all of the Hospital's outstanding 2003B Bonds and a portion of the Hospital's outstanding Series 2003A Bonds. The remaining proceeds of the 2012A Bonds were utilized for the expansion, improvement and further equipping of the healthcare facilities. The 2012A Bonds contain various covenants, including, but not limited to, the maintenance of a minimum debt service coverage ratio and provides that certain funds be established with a trustee bank.

On September 19, 2013, the IDA, the Center, and PNC Bank N.A. entered into a Loan Agreement (2013 Bank Loan) in the amount of \$37,020,000 to provide for the refunding of the remaining outstanding principal of the Series 2003A Bonds. The 2013 Bank Loan contains various covenants, including, but not limited to, the maintenance of a minimum debt service coverage ratio.

On December 11, 2015, the IDA, the Center, and TD Bank N.A. entered into a Loan Agreement (2015 Bank Loan) in the amount of \$183,387,500. To provide for the refunding of a portion of the outstanding principal of the Series 2006 Bonds. The 2015 Bank Loan contains various covenants, including but not limited to, the maintenance of a minimum debt service coverage ratio.

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On October 29, 2020, the IDA issued \$438,280,000 aggregate principle amounts of tax-exempt Hospital Revenue Bonds (2020A Bonds), \$100,785,000 aggregate principle amounts of taxable Hospital Revenue Bonds (2020B Bonds), \$55,560,000 aggregate principle amounts of tax-exempt Hospital Revenue Refunding Bonds (2020C Bonds). The proceeds of the 2020A Bonds and 2020B Bonds are to be utilized for the expansion, improvement, and further equipping of the healthcare facilities. The proceeds of the 2020C Bonds were used to purchase and redeem some of the Hospital's outstanding series 2012A Bonds including \$425,000 in unamortized bond issued costs. The bonds contain various covenants, including, but not limited to, the maintenance of a minimum debt service coverage ratio and provides that certain funds be established with a trustee bank.

The 2012A Bonds are secured solely by a pledge of assets and a security interest in the revenue of the Center. Such pledge and security interest have been assigned to a bank trustee. Stated interest rates on the 2012A Bonds range from % to % with an effective rate of 2.97% at September 30, 2021 and maturities through October 1, 2043. Except for \$21,180,000 of serial bonds maturing prior to October 1, 2028, the 2012A Bonds are subject to mandatory redemption by the Center beginning October 1, 2028 at par plus accrued interest. Stated interest rates on the 2013 Bank Loan are set at 2.57% with an effective rate of 2.71% at September 30, 2021, and maturities to October 1, 2024. Stated interest rates on the 2015 Bank Loan are set at 2.52% with an effective rate of 2.56% at September 30, 2021 and maturities to October 1, 2041.

The 2020 Series Bonds are secured solely by a pledge of assets and a security interest in the revenue of the Center. Such pledge and security interest have been assigned to a bank trustee. Stated interest rates on the 2020A Bonds range from 3.5% to 5% with an effective rate of 3.48% at September 30, 2021 and maturities through August 1, 2055. Stated interest rates on the 2020B Bonds range from 2.01% to 4.27% with an effective rate of 2.42% at September 30, 2021, and maturities to August 1, 2040. Stated interest rates on the 2020C Bonds range from 3.6% to 4% with an effective rate of 3.04% at September 30, 2021, and maturities to October 1, 2034.

Scheduled maturities of long-term debt as of September 30, 2021 are as follows:

Year ending September 30:		
2022	\$	8,111,600
2023		8,235,800
2024		8,151,300
2025		11,557,600
2026		12,724,400
Thereafter		<u>824,599,000</u>
Long-term debt, excluding unamortized premiums		873,379,700
Unamortized premium		<u>21,771,317</u>
Long-term debt, including unamortized premiums	\$	<u><u>895,151,017</u></u>

FLORIDA HEALTH SCIENCES CENTER, INC. AND SUBSIDIARIES

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(8) Property and Equipment

Property and equipment consist of the following as of September 30, 2021 and 2020:

	<u>2021</u>	<u>2020</u>
Land	\$ 59,067,103	59,067,102
Land improvements, buildings, and fixed equipment	619,429,754	599,597,096
Major moveable equipment	559,159,741	515,238,279
Leasehold improvements	22,854,591	19,839,405
Finance leases	5,176,171	6,962,217
Vehicles	<u>9,341,446</u>	<u>1,813,174</u>
Total property and equipment	1,275,028,806	1,202,517,273
Accumulated depreciation and amortization	<u>(758,696,794)</u>	<u>(695,281,411)</u>
Total property and equipment less depreciation and amortization	516,332,012	507,235,862
Construction in progress	<u>66,208,738</u>	<u>28,865,488</u>
Property and equipment, net	<u>\$ 582,540,750</u>	<u>536,101,350</u>

Depreciation expense amounted to approximately \$64,742,000 and \$64,790,000 during the years ending September 30, 2021 and 2020, respectively. Approximately \$564,000 and \$3,796,000 of assets were removed from the consolidated balance sheets in 2021 and 2020, respectively, as these assets were no longer utilized by the Center.

As of September 30, 2021, the **estimated** cost to complete construction in progress is approximately \$49,572,000.

Capitalized interest expense was \$1,131,000 and \$0 during the years ended September 30, 2021 and 2020, respectively.

(9) Lease Obligations

The Center is obligated under a lease for medical office space that expires in 11 years with five renewal options for 12 years each. As of September 30, 2020, the lease was classified as a capital lease. In January 2020, the lease was modified and, as a result of the remeasurement, was reclassified as an operating lease. Accordingly, \$14,547,365 (\$17,813,100 asset net of \$3,265,735 of accumulated amortization) was reclassified to right-of use asset – operating in the consolidated balance sheet in 2020.

The tables below present various components of lease activity by the Center as of and for the year ended September 30, 2021, as a lessee and a lessor.

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As lessee, the components of lease cost for the year ending September 30, 2021 and 2020 were as follows:

<u>Lease type</u>	<u>Classification</u>	<u>2021</u>	<u>2020</u>
Operating lease costs – fixed	Other expense	\$ 17,527,273	16,191,227
Financing lease interest	Interest expense	84,767	360,080
Financing lease amortization	Depreciation and amortization	654,018	865,434
Variable lease costs	Other expense	2,558,145	1,846,607
Short term lease costs	Other expense	3,512,127	3,402,829
	Total lease costs	\$ <u>24,336,330</u>	<u>22,666,177</u>

Maturities of lease obligations under noncancelable leases as of September 30, 2021 are as follows:

	<u>Operating leases</u>	<u>Finance leases</u>
Year ending September 30:		
2022	\$ 15,357,097	986,162
2023	9,819,427	403,631
2024	6,507,139	376,441
2025	3,831,890	364,427
2026	4,174,825	371,439
Thereafter	20,553,558	1,556,915
Total undiscounted lease payments	60,243,936	4,059,015
Less imputed interest	<u>(3,509,314)</u>	<u>(265,588)</u>
Total lease liabilities	\$ <u>56,734,622</u>	<u>3,793,427</u>

As of September 30, 2021, the Center has not identified any leases that have not yet commenced that create significant rights and obligations.

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Other information related to leases as of and for the year ended September 30, 2021 is as follows:

Supplemental cash flow information:

Cash paid for amounts included in the measurements of lease liabilities:

Operating cash flows from operating leases	\$	16,819,963
Operating cash flows from finance leases		84,767
Financing cash flows from finance leases		2,033,187

Right-of-use assets obtained in exchange for new or modified leases obligations:

Operating Leases	\$	20,134,663
Finance Leases		1,393,943

Right-of-use assets whose title transferred and moved to fixed assets:

Finance Leases	\$	1,861,798
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Weighted average remaining lease term (in years):

Operating leases	7 years
Finance leases	8 years

Weighted average discount rate:

Operating leases	1.3 %
Finance leases	1.7 %

As lessor, undiscounted cash flows for future minimum lease payments to be received for operating leases in effect as of September 30, 2021 are as follows:

2022	\$	3,129,631
2023		2,396,279
2024		1,645,734
2025		1,427,198
2026		1,322,104
Thereafter		<u>31,071,163</u>
Total future minimum lease payments receivable		\$ <u><u>40,992,109</u></u>

The Center recognized lease revenue of approximately \$1,889,189 and \$3,033,000 during the years ended September 30, 2021 and 2020, respectively, primarily for subleased facilities. This revenue is reflected within other revenue in the consolidated statements of operations and changes in net assets.

FLORIDA HEALTH SCIENCES CENTER, INC. AND SUBSIDIARIES

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(10) Pension and Other Postretirement Benefits

(a) 403(b) Savings Plan

Effective January 1, 2014, the Center's board of trustees approved an amendment and restatement of its 403(b) Savings Plan document to include a matching contribution equal to the sum of 100% of the first 3% of compensation deferred and 50% of the next 2% of compensation deferred. Effective January 1, 2018, the Center's board of directors approved an amendment to include an employer contribution to the plan equal to half of 1% of participant's compensation as well as the ability to make a discretionary employer contribution each year. The original effective date of this plan was December 1, 1999. The Plan was established for the exclusive benefit of the participants and their beneficiaries. All employees are automatically enrolled upon hire for purposes of the elective deferral, unless they opt not to participate. Participants are eligible to receive a matching contribution upon completion of certain service requirements. Contribution expense attributable to this defined contribution plan was approximately \$19,356,639 and \$17,695,000 for the years ended September 30, 2021 and 2020, respectively, and is included in salaries and benefits on the consolidated statements of operations and changes in net assets.

(b) Other Postretirement Benefits

The Center sponsors a defined benefit postretirement plan, which is intended to provide medical benefits to retirees who were hired prior to January 1, 2001 and had completed 30 or more years of service or who attained age 62 and completed five years of service. In addition, the plan provides benefits to retirees who had completed 20 or more years of service prior to January 1, 1997. The postretirement plan is contributory, with retiree contributions adjusted annually based on the projected average plan cost of the Center's self-insured health benefit program for the year. The Center accrues the cost of providing postretirement benefits during the active service period of the employee.

The components of net periodic postretirement benefit cost for the years ended September 30, 2021 and 2020 are as follows:

	<u>2021</u>	<u>2020</u>
Service cost – benefits attributed to service during the year	\$ 60,342	61,241
Interest cost on accumulated postretirement benefit obligation	79,313	91,044
Amortization of net (gain)	<u>(299,577)</u>	<u>(396,951)</u>
Net periodic postretirement benefit cost	\$ <u><u>(159,922)</u></u>	<u><u>(244,666)</u></u>

FLORIDA HEALTH SCIENCES CENTER, INC. AND SUBSIDIARIES

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The following table sets forth the postretirement plan's funded status and amounts recognized in other liabilities in the Center's consolidated balance sheets as of September 30, 2021 and 2020 (measurement date as of September 30):

	<u>2021</u>	<u>2020</u>
Change in accumulated benefit obligation:		
Accumulated benefit obligation at beginning of year	\$ 2,884,009	3,047,383
Service cost	60,342	61,241
Interest cost	79,313	91,044
Retiree contributions	281,552	345,560
Actuarial (gain)	(26,189)	(299,080)
Benefits paid	<u>(257,411)</u>	<u>(362,139)</u>
Accumulated benefit obligation at end of year	<u>3,021,616</u>	<u>2,884,009</u>
Change in plan assets:		
Employer contribution	(24,141)	16,579
Retiree contribution	281,552	345,560
Benefits paid	<u>(257,411)</u>	<u>(362,139)</u>
Fair value of plan assets at end of year	<u>—</u>	<u>—</u>
Funded status and accrued benefit costs	\$ <u><u>(3,021,616)</u></u>	<u><u>(2,884,009)</u></u>

For measurement purposes, for pre-Medicare benefits, a 6.25% and 6.50% annual rate of increase in the per capita cost of covered healthcare benefits was assumed for 2021 and 2020, respectively. For post-Medicare benefits, a 6.50% and 7.00% annual rate of increase in the per capita costs was assumed for the same period. These rates were assumed to decrease gradually over the next five years and to remain at 4.5% thereafter.

The weighted average discount rate used in determining the accumulated postretirement benefit obligation was 2.70% and 2.65% as of September 30, 2021 and 2020, respectively. The weighted average discount rate used in determining the net benefit cost was 2.65% and 3.56% as of September 30, 2021 and 2020, respectively.

The impact of a one percentage point change in assumed healthcare cost trend rates as of September 30, 2021 is as follows:

	<u>One percentage increase</u>	<u>One percentage decrease</u>
Effect on total of service and interest cost components	\$ 17,721	(14,625)
Effect on postretirement benefit obligation	365,062	(302,503)

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The following are deferred pension costs that have not yet been recognized in periodic pension expense but instead are accrued in net assets without donor restrictions as of September 30, 2021. Unrecognized actuarial gains and losses represent unexpected changes in the projected benefit obligation and plan assets over time, primarily due to changes in assumed discount rates and investment experience. Deferred pension costs are amortized into annual pension expense over the average remaining assumed service period for active employees.

Net actuarial gain recognized in net assets without donor restrictions as of September 30, 2021	\$ (2,068,080)
Net actuarial gain to be recognized during the next year	(289,021)

(c) *Cash Flows*

The Center expects to contribute approximately \$192,000 to its postretirement benefit plan in fiscal year 2022.

The benefits expected to be paid in each year from 2022 through 2026 are approximately \$192,000; \$221,000; \$234,000; \$230,000; and \$239,000, respectively. The aggregate benefits expected to be paid in the five years from 2027 through 2031 are \$1,013,000. The expected benefits are based on the same assumptions used to measure the Center's benefit obligations as of September 30, 2021 and include **estimated** future employee service.

The Center established the Florida Health Sciences Center, Inc. Retirement Plan (the Plan), which became effective January 1, 1998. The Plan is a noncontributory, single employer, cash balance defined benefit pension plan.

On August 28, 2018, the Board approved an amendment to terminate the Plan, effective December 31, 2018. As a result of the termination, the Center recorded a deferred credit of \$1,300,000 to adjust the previously **estimated** settlement charge of \$1,000,000 during the year ended September 30, 2018. The credit was released during 2019. For the year ended September 30, 2020, a final settlement credit of approximately \$6,279,000 was recognized

(11) **Commitments and Contingencies**

(a) *Litigation*

During the normal course of business, the Center is involved in litigation with respect to professional liability claims and other matters. In addition, the Center is subject to periodic regulatory investigations. The Center has purchased insurance coverage to minimize its exposure to such risk. This coverage includes property, directors and officers, vehicles, medical malpractice, and general liability. Each policy has its own deductible and/or self-insurance retention. Based on current information, management believes at this time that the results of the litigation and inquiries are not likely to have a **material** adverse effect on the consolidated financial position and results of the Center.

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(b) Professional Liability

The Center insures its professional and general liability on a claims-made basis through a commercial insurance carrier. The Center has secured claims-made coverage continuously from October 1, 1997 through September 30, 2021. The Center has renewed its claims-made policy.

For claims prior to October 1, 1997, the Authority, as an agency or subdivision of the state of Florida, had sovereign immunity in tort actions. Therefore, in accordance with Chapter 768.28, the Center's legal liability was limited by statute to \$100,000 per claimant and \$200,000 for all claimants per occurrence. Self-insurance retention limits from October 1, 1997 to September 30, 2010 range from \$1,000,000 to \$5,000,000. On May 21, 2010, the Captive was incorporated to provide excess professional liability and general liability coverage to the Center on a claims-made basis. The Captive's liability under this policy is limited to \$85,000,000 per claim and in the aggregate.

The Center has employed independent actuaries to assist management in **estimating** the ultimate costs, if any, of the settlement of known claims and incidents, as well as unreported incidents that may be asserted, arising from services rendered to patients. Reported amounts for professional liability were approximately \$92,649,000 and \$85,811,000 as of September 30, 2021 and 2020, respectively, and are included in accounts payable and accrued expenses and other liabilities on the accompanying consolidated balance sheets. The Center records the professional liability based on the actuarially determined expected level. Given the maturity of the plan, the Center believes the expected level is a better **estimate** of the ultimate outcome than other confidence levels. The expected level is a commonly followed industry practice.

(c) Third Party Reimbursement

Laws and regulations governing the Medicare and Medicaid programs are complex and subject to interpretation. The Center is aware of these laws and regulations and, in situations where there is a possible violation or instance of noncompliance, has recorded an **estimate** of the impact of the possible violation or instance of noncompliance. Compliance with such laws and regulations can be subject to future government review and interpretation, as well as **significant** regulatory action including fines, penalties, and exclusion from the Medicare and Medicaid programs. As a result, there is a possibility that recorded **estimates** will change.

(d) Novel Coronavirus (COVID-19)

The current COVID-19 pandemic has had numerous and varied medical, economic, and social impacts, any and all of which have and may again adversely affect the Center's business and financial results. In March 2020, the Florida Governor issued an executive order prohibiting certain medically unnecessary, non-urgent or nonemergent procedures and surgeries as a result of the COVID-19 pandemic. The restrictions were lifted in May 2020, however there is a possibility that additional restrictions on elective procedures may be reintroduced to the extent that COVID-19 patients threaten system capacity. Disruptions could also include temporary closures of the Center's facilities or the facilities of suppliers and their contract manufacturers, and a reduction in the business hours of the Center. The effects of COVID-19 could further and severely affect the Center's ability to conduct normal business operations and, as a result, the future operating results of the Center could be **materially** adversely affected.

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In March 2020, the Coronavirus Aid, Relief and Economic Security Act (CARES Act) was signed into law providing among other provisions, financial relief to hospitals and healthcare providers during the COVID-19 pandemic. The CARES Act Provider Relief Fund provides funding from the U.S. Department of Health and Human Services (HHS) to support healthcare-related expenses or lost revenue attributable to the COVID-19 pandemic.

As of September 30, 2021 and 2020, the Center received approximately \$48,791,000 and \$35,413,000, respectively, in Provider Relief Funding related to the CARES Act. The funds received under the CARES Act Provider Relief fund represent payments that do not need to be repaid as long as the Center complies with certain terms and conditions imposed by HHS, including reporting and compliance requirement. Such payments are accounted for as government grants and are recognized as other income once there is reasonable assurance that the applicable terms and conditions required to retain the funds will be met. As of September 30, 2021 and 2020, the Center has recognized approximately \$21,197,000 and \$27,594,000 within other revenue on the consolidated statements of operations and changes in net assets. The remaining balance, if any, is recorded within total current liabilities under accounts payable and accrued expenses in the consolidated balance sheets. The remaining balance to recognize was \$0 and \$7,819,000 of September 30, 2021 and 2020, respectively.

During April 2020, the Center applied for and received approximately \$131,034,000 from the Medicare Advance Payment Program provided under the CARES Act. The amount is separately identified as deferred revenue within total current liabilities on the consolidated balance sheets. Based on the Continuing Appropriations Act, 2021 and Other Extensions Act released in October, repayment will begin one year after the receipt of the advance payments. The claims for services provided to Medicare beneficiaries will be applied against the advance payment balance. Any unapplied advance payment amounts must be paid in full within 29 months of receipt. The Centers for Medicare and Medicaid Services (CMS) began recoupment of advances in April 2021. As of September 30, 2021, payments of approximately \$37,530,000 have been recouped by CMS.

The CARES Act also permits employers to defer the payment of the employer's portion of social security taxes incurred between March 27, 2020 and December 31, 2020, with half of the deferred payments required to be paid by December 31, 2021 and the other half to be paid by December 31, 2022. As of September 30, 2021 and 2020, the Center has deferred payroll tax payments of approximately \$21,030,013 and \$13,658,000 which are included within other liabilities on the consolidated balance sheets.

(12) Other Funding Sources

The Hospital receives funding from various components of the state of Florida's (the State) Medicaid program, including Medicaid Disproportionate Share Payments (DSH), Low Income Pool program (LIP) and Medicaid prospective payment rates. The State's DSH program distributes funding to the Hospital in recognition of the disproportionate level of care provided to indigent patients and to defray some of the costs associated with graduate medical education. The LIP is a federal matching program that provides states with the opportunity to receive additional distributions based upon the cost of charity care provided. Medicaid fee for service is paid based on inpatient APR-DRG and outpatient paid based on outpatient EAPG.

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The total funding amounts from the DSH and trauma programs was approximately \$5,819,666 and \$6,486,000 during the years ended September 30, 2021 and 2020, respectively, and are reported as disproportionate share distributions in the accompanying consolidated statements of operations and changes in net assets. Since July 1, 2001, the Hospital has received trauma funding of approximately \$3,500,000 per year from Hillsborough County to supplement the Hospital's reimbursement for trauma services rendered to Hillsborough County residents.

Under the terms of an agreement with the Hillsborough County Health Plan, the Hospital is paid for authorized services provided to eligible recipients based on contracted rates. The contract renews on an annual basis and is currently through June 30, 2021. These payments are subject to certain limits (network caps) for each network per contract, including amounts the Hospital must reimburse physicians. For the year ended September 30, 2021 and 2020, approximately \$32,775,000 and \$28,976,000, respectively, were included in net patient services revenue.

(13) Joint Ventures

In 2018, the Center purchased a noncontrolling 50% interest in Tower Imaging, LLC (Tower). Tower operates radiology imaging centers across the region.

During 2019, the Center executed an agreement with Synergic Healthcare Solutions, LLC d/b/a Fast Track Urgent Care Center ("Fast Track") to acquire 50% of the membership interest in the urgent care medical practices owned and operated by Fast Track.

The Center's distributive share of operating gains of approximately \$2,219,000 and \$1,302,000 has been included in nonoperating gains in the consolidated statements of operations and changes in net assets for the years ended September 30, 2021 and 2020, respectively.

(14) Affiliated Organizations

The Foundation was established to solicit contributions from the general public on behalf of the Hospital for the funding of capital acquisitions and to support Hospital programs. As of September 30, 2021, and 2020, the Foundation held assets for the Hospital that were restricted by donors. The Hospital's interest in the net assets of the Foundation is included in assets limited as to use and amounted to approximately \$24,583,000 and \$19,136,000 as of September 30, 2021 and 2020, respectively.

The University of South Florida Board of Trustees (the University) has an affiliation agreement with the Center. The affiliation agreement establishes the Center as the primary teaching hospital for the University in order to provide healthcare education and training for students, residents, and other healthcare professionals. In accordance with the affiliation agreement, the University assigns physicians and residents to provide the customary services of the Center. For the years ended September 30, 2021 and 2020, the Center paid the University approximately \$93,197,000 and \$80,141,000, respectively, for these services, which also include the residents' salaries and the related malpractice coverage and medical director fees. These amounts are recorded within salaries and benefits and other expenses in the accompanying consolidated statements of operations and changes in net assets.

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(15) Functional Expenses

The Center's expenses are primarily related to providing healthcare services to the community. The functional breakdown of expenses incurred by the Center for the years ended September 30, 2021 and 2020 are as follows:

	September 30, 2021		
	Program activities	Supporting activities	Total
	Healthcare services	General and administrative	
Salaries and benefits	\$ 617,751,811	154,183,139	771,934,950
Medical supplies	455,390,558	—	455,390,558
Other	127,515,004	108,931,377	236,446,381
Purchased services	103,845,524	98,651,371	202,496,895
Depreciation and amortization	43,735,451	21,748,385	65,483,836
Interest	28,388,243	—	28,388,243
Total operating expenses	\$ 1,376,626,591	383,514,272	1,760,140,863

	September 30, 2020		
	Program activities	Supporting activities	Total
	Healthcare services	General and administrative	
Salaries and benefits	\$ 547,382,453	156,650,136	704,032,589
Medical supplies	353,440,617	—	353,440,617
Other	120,364,057	103,601,750	223,965,807
Purchased services	84,995,018	87,886,585	172,881,603
Depreciation and amortization	43,166,931	22,976,791	66,143,722
Interest	11,760,463	—	11,760,463
Total operating expenses	\$ 1,161,109,539	371,115,262	1,532,224,801

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The consolidated financial statements report certain categories of expenses that are attributable to more than one program or supporting function of the Center. General and administrative expenses are those supporting activities that are not directly identifiable with one or more program activity. The Center reviews all departments and generally allocates each department to either program services or general and administrative based on departmental function. For depreciation and amortization expenses, the majority is assigned at the department level, however the asset ledger was also reviewed for program service administrative departments to reassign from general and administrative to healthcare services.

(16) Liquidity and Availability

The Center has financial assets that could be available within one year of the balance sheet date to meet cash needs for general expenditures. These financial assets consist of cash, accounts receivable, short-term investments, and assets whose use is limited. While certain assets are classified as non-current, these assets are considered unrestricted and the Center has the ability to utilize them to meet any current needs that may arise. None of the financial assets quantified in the table below are subject to donor or other contractual restrictions that make them unavailable for general expenditures within one year of the balance sheet date. The accounts receivable are expected to be collected within one year. The Center structures its financial assets to be available as its general expenditures, liabilities and other obligations come due.

	<u>2021</u>	<u>2020</u>
Cash and cash equivalents	\$ 235,018,216	311,842,636
Patient accounts receivable	237,898,962	180,846,775
Short-term investments	50,360,144	5,175,408
Assets whose use is limited:		
Board designated funds	<u>1,032,272,914</u>	<u>853,096,398</u>
Total	<u>\$ 1,555,550,236</u>	<u>1,350,961,217</u>

(17) Subsequent Events

The Center has evaluated subsequent events for recognition and disclosure through December 16, 2021 the date the consolidated financial statements were issued, and has determined that no additional disclosures or adjustments are required.