

# **Lee Memorial Health System**

**Consolidated Basic Financial Statements,  
Required Supplementary Information, and  
Supplemental Consolidating Information  
September 30, 2020 and 2019**

# Lee Memorial Health System

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September 30, 2020 and 2019

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# Lee Memorial Health System

## Management's Discussion and Analysis (Unaudited)

### September 30, 2020 and 2019

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#### **Introduction**

This section of Lee Memorial Health System's (the "System") annual financial report presents management's discussion and analysis of the financial position and performance of the System for the year ended September 30, 2020 with comparative information as of and for the years ended September 30, 2019 and 2018. This discussion has been prepared by management and should be read in conjunction with the consolidated basic financial statements and related footnote disclosures.

The System is governed by a ten-member, publicly elected Board of Directors (the "Board"). Each Board member can be elected to an unlimited number of four-year terms with six members being up-for-election normally in the presidential election year and four in the nonpresidential election year. This assists in providing leadership continuity among the Board members.

The System is an integrated health care provider which consists of 1,812 acute care hospital beds located at four campuses, which includes a 134-bed designated children's hospital, a 60-bed rehabilitation hospital, a 75-bed skilled nursing unit, and an 18-bed skilled nursing unit. In addition, the System operates a 112-bed skilled nursing facility, a home health agency, outpatient treatment and diagnostic centers, and physician offices. For further detail on these entities, refer to Note 1 of the consolidated basic financial statements.

The Board's mission is to be a trusted partner, empowering healthier lives through care and compassion. The Board's vision is to inspire hope and be a national leader for the advancement of health and healing. To achieve this vision, the Board works within a strategic plan and evaluates existing and new services based upon community needs and economic viability.

The Board's strategic plan to achieve the System's mission and vision includes four strategic priorities which are (1) to deliver an exceptional patient experience every time, (2) provide excellent health outcomes to those we serve, (3) empower healthier lives through personalized coordinated care and (4) assure ongoing financial viability by lowering costs and growing revenues. These strategic priorities will be achieved by resourcing and deploying strategies and tactics that are fully aligned and deployed to operations through our lean operating system. The strategies will be driven by data analytics to improve processes, standardize to best practices, and utilize human capital and technology to achieve the highest probability of success in improving outcomes and lowering costs.

#### **Overview of the Consolidated Basic Financial Statements**

Our annual report consists of a series of consolidated basic financial statements prepared in accordance with accounting standards generally accepted in the United States of America.

#### **Required Financial Statements**

The required statements are the consolidated basic statements of net position, the consolidated basic statements of revenues, expenses and changes in net position and the consolidated basic statements of cash flows. These statements offer short and long-term financial information about System activities.

The consolidated basic statements of net position reflect all of the System's assets, liabilities, deferred inflows and outflows and provide information about the nature and amounts of investments in resources (assets) and the obligations to creditors (liabilities). Assets, liabilities and deferred activity are presented in a classified format, which distinguishes between their current and long-term time frame. The difference between the assets plus deferred outflows and liabilities plus deferred inflows is reported as "net position."

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The consolidated basic statements of revenues, expenses and changes in net position present the change in net position resulting from revenues earned and expenses incurred. All changes in net position are reported as revenues are earned and expenses are incurred, regardless of the timing of related cash flows.

The consolidated basic statements of cash flows report cash receipts, cash payments, and net changes in cash resulting from operating, financing (capital and non-capital), and investing activities. The purpose of the statements is to reflect the key sources and uses of cash during the reporting period.

**Condensed Consolidated Basic Statements of Revenues, Expenses and Changes in Net Position**

A summary of the System's consolidated basic statements of revenues, expenses and changes in net position are presented below.

<i>(in thousands of dollars)</i>	<b>2020</b>	<b>2019</b>	<b>2018</b>
Operating revenues	\$ 2,063,231	\$ 1,973,863	\$ 1,789,982
Operating expenses	<u>2,031,056</u>	<u>1,871,602</u>	<u>1,715,143</u>
Operating income	<u>32,175</u>	<u>102,261</u>	<u>74,839</u>
Nonoperating items	24,710	14,162	25,065
Federal and state appropriations	61,218	-	-
Contributions and grants	<u>10,916</u>	<u>821</u>	<u>1,135</u>
Total nonoperating income	<u>96,844</u>	<u>14,983</u>	<u>26,200</u>
Increase in net position	<u>\$ 129,019</u>	<u>\$ 117,244</u>	<u>\$ 101,039</u>

A summary of the System's key operating ratios is presented below. All ratios are expressed as a percentage of total net operating revenue.

	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>% Variance 2019-2020</b>	<b>% Variance 2018-2019</b>
Salaries, wages and benefits	55.5%	52.9%	54.6%	4.9%	-3.1%
Supplies and other services	25.8%	24.5%	25.2%	5.3%	-2.8%
Purchased services	10.8%	11.6%	10.5%	-6.9%	10.5%
Capital costs (depreciation, amortization and interest expense)	7.8%	7.0%	6.8%	11.4%	2.9%

**Operating Revenues**

Total operating revenues increased in 2020 and 2019 by \$89.4 million, or 4.5%, and \$183.9 million, or 10.3%, respectively. In 2020, net patient service revenue increased by \$63.5 million, or 3.4%, reflecting a decrease in adjusted admissions of 2.6% and an average rate increase of 5.4% with favorable payor mix changes. In 2019, net patient service revenue increased by \$143.0 million, or 8.2%, reflecting an increase in adjusted admissions of 2.8% and an average rate increase of 5.0% with favorable payor mix changes.

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Other operating revenue increased by \$25.9 million, or 32.2%, in 2020 due primarily to revenue received from the System's Provider Service Network ("PSN") contract with the Florida Agency for Health Care Administration and Florida Medicaid, as well as the opening of new specialty pharmacy services at the Lee Health Coconut Point facility.

Other operating revenue increased by \$40.9 million, or 103.5%, in 2019 due primarily to revenue received from two of the System's population health initiatives, the PSN contract with the Florida Agency for Health Care Administration and Florida Medicaid, and a Medicare Next Generation Accountable Care Organization ("ACO") contract with the Centers for Medicare and Medicaid Services ("CMS").

#### *Operating Expenses*

Total operating expenses increased in fiscal year 2020 by \$159.5 million, or 8.5%. Salaries, wages and benefits increased by approximately \$100.6 million, or 9.6%. The increase in salaries and wages is primarily due to an increase in average hourly rate of 7.2%. This increase was driven by staffing needs related to the COVID-19 pandemic, which required the use of more premium labor to meet staffing needs. Another driver of the increase was the System's Voluntary Exit Program, which was one of many strategies the System implemented to quickly adjust staffing levels to volume fluctuations due to the pandemic (see "COVID-19 Pandemic"). Continued expansion in outpatient services and other programs aimed at improving community health and patient access has also contributed to the increase in staff. Benefit costs increased by \$0.9 million, or 0.6%, and decreased from 2019 as a percent of salaries and wages to 13.7%. Salaries, wages and benefits, as a percent of total net operating revenues, increased by 2.6% to 55.5%. Supplies and other services expenses increased by \$50.0 million, or 10.4% in fiscal year 2020, due mostly to an increase in supply cost per adjusted admission of 9.1%, as costs for supplies related to the COVID-19 pandemic increased significantly and drove supply utilization higher, despite a decrease in patient volumes of 2.6%. Purchased services decreased by \$6.8 million, or 2.9%, due primarily to decreased expenses related to the System's population health initiatives.

Total operating expenses increased in fiscal year 2019 by \$156.5 million, or 9.1%. Salaries, wages and benefits increased by approximately \$67.2 million, or 6.9%. The increase in salaries and wages is due to an increase in average hourly rate of 3.2%, staffing increases due to an increase in patient volumes of 2.8%, as well as continued expansion in outpatient services and other programs aimed at improving community health and patient access. Benefit costs increased by \$18.3 million, or 13.4%, and increased from 2018 as a percent of salaries and wages to 14.5%. Salaries, wages and benefits, as a percent of total net operating revenues, decreased by 3.1% to 52.9%. Supplies and other services expenses increased by \$32.4 million, or 7.2%, due mostly to an increase in supply cost per adjusted admission of 2.9%, as costs for pharmaceuticals and medical supplies continue to grow, as well as an increase in patient volumes of 2.8%, which drove additional supply utilization compared to the prior year. Purchased services increased by \$41.7 million, or 22.2%, due primarily to increased expenses related to the System's population health initiatives.

Capital costs, which include depreciation and amortization, increased to \$131.2 million in fiscal year 2020, a \$15.6 million increase over the prior year. Capital costs, expressed as a percentage of total operating revenues, increased to 6.4%. In 2019, capital costs increased to \$115.6 million, a \$15.2 million increase over the prior year. Capital costs, expressed as a percentage of total operating revenues, were 5.9% in fiscal year 2019.

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#### *Nonoperating items, net*

Nonoperating items increased in 2020 by \$81.9 million, or 546.4%. Included in this category are investment performance and fair value changes on investments, which can vary significantly from year to year, and interest expense. Investment income increased by \$41.9 million. During fiscal year 2020, there were unrealized gains of \$43.9 million from financial market performance, coupled with interest income and realized gains of \$31.7 million. Realized gains and interest earned on investments decreased by \$2.4 million. The increase in federal and state appropriations was due to the receipt of \$81.2 million in Provider Relief Funds as part of the CARES Act (see "COVID-19 Pandemic"). Management is aware that the Provider Relief Funds are subject to audit, and certain amounts could be at risk of being paid back in the future. Management recognized only \$61.2 million as nonoperating revenue in the year ended September 30, 2020 with a liability recorded in the consolidated basic statement of net position as of September 30, 2020 for the remaining \$20 million for amounts at risk for potential payback based on the eligibility criteria published by the United States of America ("U.S.") Department of Health and Human Services ("HHS") as of September 30, 2020. Interest expense increased by \$7.0 million, largely due to interest incurred for the issuance of additional debt of \$154.0 million in fiscal year 2020. In 2019, nonoperating items decreased by \$11.2 million, or 42.8%. Included in this category are investment performance and fair value changes on investments, which can vary significantly from year to year, and interest expense. Investment income decreased by \$8.8 million. During fiscal year 2019, there were unrealized losses of \$0.3 million from financial market performance, coupled with interest income and realized gains of \$34.1 million. Realized gains and interest earned on investments increased by \$12.2 million. Interest expense increased by \$1.6 million, largely due to interest incurred for the issuance of additional debt of \$150 million included in the 2019 Series A and B Bonds.

The System's net position, as of the fiscal year ended September 30, 2020, increased by \$129.0 million, resulting in a profit margin of 6.3%. In 2019, the increase in net position over the previous year was approximately \$117.2 million, resulting in a profit margin of 5.9%.

Below is a table outlining our Board defined and monitored operating ratios. These ratios are compared with Moody's A-rated hospitals.

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	<b>2019 Moody's Median</b>	<b>FYE 2020</b>	<b>FYE 2019</b>	<b>FYE 2018</b>
<b>Profitability Ratios</b>				
Operating margin (%)	2.7%	0.1%	4.0%	3.0%
Excess margin (%)	5.2%	5.9%	5.8%	5.5%
EBITDA margin (%)	8.7%	7.9%	11.0%	9.8%
<b>Liquidity Ratios</b>				
Days cash on hand	215.1	280.1	219.4	195.6
Cushion ratio	23.5	18.5	14.6	13.1
Cash-to-debt (%)	176.8%	162.6%	135.9%	133.2%
<b>Capitalization Ratios</b>				
Debt to capitalization (%)	30.9%	34.4%	32.7%	30.5%
Annual debt service coverage	5.5	3.3	3.7	3.1
Debt to cash flow	2.7	4.2	3.4	3.6

\* Operating margin is calculated as operating income less interest expense divided by total operating revenues.

\* Excess margin is calculated as the increase in net position divided by [total operating revenues plus nonoperating revenues plus interest expense].

\* EBITDA margin is calculated as [operating income plus depreciation and amortization divided by total operating revenues].

Annually, the Board establishes targets for these key ratios and then monitors these ratios each month to ensure that the System remains an A-rated organization. The operating margin, EBITDA margin, cushion ratio, cash-to-debt, debt to capitalization, annual debt service coverage, and debt to cash flow ratios fall outside the range of the Moody's 2019 Medians.

**Cash Flows**

Cash and cash equivalents increased \$141.5 million in fiscal year 2020.

Net cash provided by operating activities was \$392 million for fiscal year 2020 and \$259.9 million for the prior year. The main factors contributing to the \$132.1 million increase in operating cash flow during fiscal year 2020 as compared to fiscal year 2019 are as follows:

- \$264.8 million in additional cash received from patient care services, offset by
- \$110.5 million in additional cash payments made to employees, and
- \$47.6 million in additional payments to suppliers.

Net cash provided by noncapital financing activities was \$68.3 million for fiscal year 2020 compared to \$5.4 million provided by noncapital financing activities in the prior year. The main factor contributing to the increase in noncapital financing is the \$81.2 million received from federal and state appropriations due to the COVID-19 pandemic, which is partially offset by a decrease in miscellaneous nonoperating items of \$20.2 million.

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Net cash used in capital and related financing activities was \$130.3 million in fiscal year 2020 and \$108.6 million in fiscal year 2019. This \$21.6 million change in the use of cash is primarily the result of net borrowings of long-term debt of \$127 million in 2020 compared to \$108.1 million in 2019 offset by the purchase of the remaining interest in Bonita Community Health Center and the acquisition of a business that resulted in a use of cash of \$44.1 million in fiscal year 2020. In addition, the System had a decrease in the purchase of capital assets of \$9.6 million with \$181.6 million in fiscal year 2020 compared to \$191.3 million in fiscal year 2019.

Net cash used in investing activities was \$188.6 million for fiscal year 2020 compared to \$68.7 million in the prior year. The majority of the change in the cash used in investing activities was due to the change in investments from 2019 to 2020 of \$120.4 million with \$220.7 million in fiscal year 2020 compared to \$100.4 million in fiscal year 2019. For fiscal year 2020, \$32.4 million in investment income was received through interest earnings and realized gains. For fiscal year 2019, \$33.1 million in investment income was received through interest earnings and realized gains.

**General Trends**

As reflected in the revenue table below, the System is dependent on the State and Federal governments for the majority of its revenues with 64.8% of the System's revenue being derived from the Medicare and Medicaid programs. Over the past several years, the Medicare rate increases have not kept pace with overall medical expense increases. Management expects these trends to continue. This will put continued pressure on operating margins necessitating continued efforts to enhance operating efficiencies. The System has created a department with highly trained Lean Management personnel to implement process standardization and waste elimination through the use of Lean methodologies.

	<b>2020</b>	<b>2019</b>	<b>2018</b>
Medicare	52.2%	52.4%	52.1%
Medicaid	12.6%	13.4%	13.6%
Commercial	23.8%	24.0%	23.8%
Other	11.4%	10.2%	10.5%
	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>

**Capital Assets**

At September 30, 2020, the System had \$1,323.5 million in net capital assets. A breakdown of these assets can be found in Note 6 to the consolidated basic financial statements. This represents an increase of \$66.9 million over the prior year's net capital assets of \$1,256.6 million.

The System expects to make total capital expenditures of \$185.3 million in fiscal year 2021. Of this amount, an estimated \$67.5 million pertains to the expansion of Gulf Coast Medical Center. The remaining capital expenditures are primarily for facility upgrades, information systems and patient care equipment. These capital purchases will be funded directly from operations.

**Debt Outstanding**

As of September 30, 2020, the System had \$908.2 million in debt (bonds, notes, etc.) outstanding. The long-term debt is comprised of a number of bond issues, notes payable, and capital leases described in more detail in Note 8 and Note 9 to the consolidated basic financial statements. In 2020, ninety-four (94%) of the System's total debt outstanding has fixed interest rates, while ninety-one (91%) of the System's bonds outstanding have fixed interest rates. As of September 30, 2019,



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the System had \$786.7 million in debt (bonds, notes, etc.) outstanding. In 2019, ninety-four (94%) of the System's total debt outstanding has fixed interest rates, while ninety-one (91%) of the System's bonds outstanding have fixed interest rates.

#### Community Benefits

As a special purpose unit of government, the System is committed to meeting the needs and improving the health status of the people of Southwest Florida. The essential services that are provided throughout the health system were created from our commitment to the community and not because of an economic opportunity. Therefore, the System regularly assesses the needs of the community so that even the most vulnerable of its citizens are provided care even though a particular service might generate a low or negative margin.

The entire cost of providing care to low income citizens or to fund unprofitable services is subsidized through our tax-exempt status. Therefore, the System regularly estimates the benefit of its tax-exempt status as compared to the "community benefits" that are provided to the citizens as well as identifying the types of services that are provided often at significant financial loss to meet the needs of the community.

The analysis of the community benefit reveals that the System's financial benefit of its tax-exempt status was approximately \$68.9 million for fiscal year 2020, \$77.1 million for fiscal year 2019 and \$52.9 million for fiscal year 2018. This includes the savings that are derived from not having to pay certain state and federal taxes, real estate taxes, sales and intangible taxes as well as lower malpractice costs due to sovereign immunity as a governmental entity, and lower cost of capital due to the use of tax-exempt financing.

The System estimates the benefits of the services provided to the community were \$481.9 million in fiscal year 2020, \$531.7 million in fiscal year 2019 and \$470.1 million in fiscal year 2018. This community benefit consists of charity care provided to patients who might not have access to health care, low income services that are provided at less than cost (e.g., Medicaid), and other services that are provided at a loss such as community wellness and health education programs.

The System's commitment to the community is summarized into the following community benefit categories for the years ended September 30, 2020, 2019 and 2018 as follows:

<i>(in thousands of dollars)</i>	<b>2020</b>	<b>2019</b>	<b>2018</b>
Cost of charity care for low income patients	\$ 72,800	\$ 69,986	\$ 63,592
Cost of community outreach and educational programs and one-of-a-kind medical services	59,129	70,050	58,445
Cost of unpaid Medicaid services	77,425	100,171	91,449
Cost of unpaid Medicare and other government programs	<u>272,551</u>	<u>291,477</u>	<u>256,607</u>
	<u>\$ 481,905</u>	<u>\$ 531,684</u>	<u>\$ 470,093</u>

In summary, the System continues to provide benefits to the community well in excess of the value of its tax-exempt status. The System continues to be focused on the provision of essential services to all of its citizens and uses its financial surplus to further its charitable purpose.

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#### **COVID-19 Pandemic**

The System's operations and financial condition have been significantly impacted by the emergence of a novel coronavirus ("COVID-19") that evolved into a global pandemic. On March 13, 2020, President Trump declared a national emergency in response to the COVID-19 pandemic. Shortly thereafter, President Trump and CMS recommended health care providers limit all "non-essential" elective medical and surgical procedures. On March 20, 2020, Florida Governor DeSantis issued Executive Order 20-72, which prohibited "any medically unnecessary, non-urgent or non-emergency procedure or surgery which, if delayed, does not place a patient's immediate health, safety, or well-being at risk..." The System immediately complied with Executive Order 20-72 by canceling all elective procedures and began preparing for an anticipated surge in COVID-19 patients. The financial impact of the COVID-19 pandemic has been driven by lost revenue, due to sharp declines in patient volume resulting from Executive Order 20-72, and increased expenses due to an increased need for personal protective equipment for caregivers and visitors, and materials and staffing necessary for COVID-19 testing (i.e. swabs, collection kits, reagents, etc.). Management estimates that net patient service revenue was negatively impacted by over \$43.1 million and operating expenses of \$61.3 million can be directly attributed to the effects of the COVID-19 pandemic. In response to COVID-19 and its effects on the U.S. economy and the health care delivery system, Congress passed various stimulus bills, which have provided certain financial benefits to the System. The following is a summary of the key benefits provided to the System as part of the various stimulus funding packages passed by Congress:

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- The Coronavirus Aid, Relief, and Economic Security Act (“CARES Act”) was enacted on March 27, 2020 and authorized \$100 billion in direct funding to hospitals and other healthcare providers. The authorized funding was later increased to \$175 billion. This funding (referred to as “Provider Relief Funds”) is intended to compensate healthcare providers for lost revenues and incremental expenses incurred in response to the COVID-19 pandemic and is not required to be repaid, provided recipients attest to and comply with certain terms and conditions. In April 2020, HHS made general distributions totaling \$50 billion (in two tranches of \$30 billion and \$20 billion) to all health care providers in proportion to providers’ share of 2018 net patient service revenue. In May 2020, HHS provided \$22 billion to high impact COVID-19 providers along with \$4.9 billion for Skilled Nursing Facilities. In the year ended September 30, 2020, the System received approximately \$81.2 million in Provider Relief Funds comprised of approximately \$37.8 million from the general distribution, approximately \$42.7 million in targeted high-impact funds and approximately \$0.7 million in other funds. Of the \$81.2 million received, \$61.2 million was recorded as nonoperating grant revenue within federal and state appropriations in the consolidated basic statement of revenues, expenses and changes in net position with a liability recorded in the consolidated basic statement of net position as of September 30, 2020 for the remaining \$20 million for amounts at risk for potential payback based on the eligibility criteria published by HHS as of September 30, 2020. Since the initial general distribution, HHS has made various “targeted” distributions from Provider Relief Funds directing funding to COVID-19 high impact areas, to rural providers, and to reimburse providers for COVID-19-related treatment of uninsured patients. On September 19, 2020, HHS released updated guidance on reporting the appropriate use of Provider Relief Funds received under the CARES Act. Based on this guidance, recipients may use Provider Relief Funds for health care related expenses attributable to COVID-19 that another source has not reimbursed and is not obligated to reimburse, and then for lost operating income related to health care services measured through December 31, 2020, and then if necessary, through June 30, 2021. Management is aware that the Provider Relief Funds received are subject to audit, and certain amounts could be at risk of being paid back in the future. However, based on the estimated financial impact of COVID-19 through September 30, 2020, management does not believe such amounts, if any, would be material to the consolidated basic financial statements. Subsequent to September 30, 2020, HHS has continued to release updated guidance on reporting the appropriate use of Provider Relief Funds received under the CARES Act, which will be accounted for in fiscal year 2021.

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- The CARES Act also expanded the Medicare Accelerated and Advance Payment Program as a way to increase cash flow to Medicare providers impacted by the COVID-19 pandemic. Acute care hospitals may request accelerated payments of up to 100% of their total Medicare payment amount for a six-month period based on the last six months of 2019. As of September 30, 2020, such accelerated payments are interest free for 12 months, and the program currently requires CMS to recoup the payments beginning 120 days after receipt for most providers, by withholding future Medicare fee-for-service payments for claims until the full accelerated payment has been recouped. The Continuing Appropriations Act, 2021 and Other Extensions Act was signed into law on October 1, 2020 and resulted in the accelerated payments being interest free if paid back within 30 months of the payment receipt, which for the System was April 2020. Therefore, beginning in April 2021, Medicare will begin withholding 25% of all Medicare remittance advice payments for 11 months and then 50% for the next 6 months if not fully recovered with the 25%. The System does not anticipate any issue with repaying all of the funds before interest would begin to accrue in September 2022. In the year ended September 30, 2020, the System received Medicare advances totaling \$162.6 million as part of the expanded Accelerated and Advance Payment Program under the CARES Act. As the change in repayment obligation is an unrecognized subsequent event, these amounts are recorded as current liabilities and are included in Medicare advance payments in the consolidated basic statement of net position.

On April 29, 2020, Governor DeSantis issued Executive Order 20-112, with an effective date of May 4, 2020, lifting the prohibition on elective procedures established by Executive Order 20-72. On May 4, 2020, the System resumed elective surgeries and procedures at all of its inpatient and outpatient facilities. A number of measures were enhanced to safeguard the health of patients, visitors and caregivers. These measures, including conducting COVID-19 testing for all patients admitted, will continue for the foreseeable future as management works with epidemiologists and infectious disease experts, considers the Centers for Disease Control and Prevention and Florida Department of Health guidelines, and makes adjustments as indicated by the burden of the disease and the state of the science.

Management anticipates that the extent of COVID-19's adverse impact on the System's operating results and financial position will be driven by many factors, most of which are beyond management's control and ability to forecast. The ultimate impact on operating results will be a function of the duration and scope of the COVID-19 outbreak in areas served by the System and its effect on patient volumes. As a result, at this time, management cannot reasonably estimate the future impact on operations of a prolonged continuation of the COVID-19 pandemic.



## **Report of Independent Auditors**

To the Board of Directors of  
Lee Memorial Health System

We have audited the accompanying consolidated basic financial statements of Lee Memorial Health System (the "System"), which comprise the consolidated basic statements of net position as of September 30, 2020 and 2019, and the related consolidated basic statements of revenues, expenses and changes in net position and of cash flows for the years then ended, and the related notes to the consolidated basic financial statements.

### ***Management's Responsibility for the Consolidated Basic Financial Statements***

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

### ***Auditors' Responsibility***

Our responsibility is to express an opinion on the consolidated basic 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 basic financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated basic financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the consolidated basic financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the System's preparation and fair presentation of the consolidated basic 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 System'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 basic 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 basic financial statements referred to above present fairly, in all material respects, the financial position of Lee Memorial Health System as of September 30, 2020 and 2019, and the changes in financial position and cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.



## **Other Matters**

### *Required Supplementary Information*

The accompanying management’s discussion and analysis (unaudited) on pages 1 through 10, the schedule of changes in the net pension liability and related ratios (unaudited) on page 58, the schedule of employer contributions (unaudited) on page 59, the schedule of investment returns (unaudited) on page 60, the schedule of changes in total other post-employment benefits (“OPEB”) liability (unaudited) on page 61 and the schedule of total other post-employment benefits (“OPEB”) contributions (unaudited) on page 62 are required by accounting principles generally accepted in the United States of America to supplement the consolidated basic financial statements. Such information, although not a part of the consolidated basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the consolidated basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the consolidated basic financial statements, and other knowledge we obtained during our audits of the consolidated basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Supplementary Information*

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the System’s consolidated basic financial statements. The supplemental consolidating information on pages 63 through 68 is presented for purposes of additional analysis and is not a required part of the consolidated basic financial statements. The supplemental consolidating information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated basic financial statements. The supplemental consolidating information has been subjected to the auditing procedures applied in the audit of the consolidated basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated basic financial statements or to the consolidated basic financial statements themselves and other additional procedures, in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplemental consolidating information is fairly stated, in all material respects, in relation to the consolidated basic financial statements taken as a whole.

*PricewaterhouseCoopers L.L.P.*

Tampa, Florida  
January 28, 2021

**Lee Memorial Health System**  
**Consolidated Basic Statements of Net Position**  
**September 30, 2020 and 2019**

(in thousands of dollars)

	2020	2019
<b>Assets</b>		
Current assets		
Cash and cash equivalents	\$ 262,562	\$ 121,106
Short-term investments	1,201,742	937,343
Assets whose use is restricted	1,943	1,656
Patient accounts receivable, net of allowance for estimated uncollectibles of \$88,434 in 2020 and \$99,432 in 2019	226,521	252,670
Inventories	37,675	33,441
Other current assets	43,798	38,775
Total current assets	1,774,241	1,384,991
Noncurrent assets		
Assets whose use is restricted	12,294	10,616
Capital assets, net	1,323,478	1,256,531
Other assets, net	35,579	29,740
Total assets	3,145,592	2,681,878
<b>Deferred outflows of resources</b>		
Deferred loss on debt refunding	871	1,401
Deferred outflows on pension	5,286	310
Excess consideration provided for acquisition	108,238	100,306
Total deferred outflows of resources	114,395	102,017
<b>Liabilities</b>		
Current liabilities		
Accounts payable	93,819	73,743
Current installments of long-term debt	44,731	41,210
Accrued expenses		
Employee compensation	62,766	59,333
Interest	12,847	11,302
Other	80,599	62,599
Medicare advance payments	162,574	-
Estimated third-party payor settlements	25,007	14,563
Total current liabilities	482,343	262,750
Noncurrent liabilities		
Long-term debt, excluding current installments	863,442	745,483
Other liabilities	122,782	108,841
Total liabilities	1,468,567	1,117,074
<b>Deferred inflows of resources</b>		
Deferred gain on debt refunding	3,277	3,506
Deferred inflows on pension	1,277	5,407
Deferred inflows on split interest agreements	299	360
Total deferred inflows of resources	4,853	9,273
Commitments and contingencies		
<b>Net position</b>		
Restricted for		
Nonexpendable	8,669	7,243
Expendable	43,365	33,977
Net investment in capital assets	415,307	469,837
Unrestricted	1,319,226	1,146,491
Total net position	\$ 1,786,567	\$ 1,657,548

The accompanying notes are an integral part of these consolidated basic financial statements.

**Lee Memorial Health System**  
**Consolidated Basic Statements of Revenues, Expenses and**  
**Changes in Net Position**  
**Years Ended September 30, 2020 and 2019**

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*(in thousands of dollars)*

	2020	2019
<b>Operating revenues</b>		
Net patient service revenue, net of provision for doubtful accounts of \$235,152 in 2020 and \$244,287 in 2019	\$ 1,956,992	\$ 1,893,487
Other revenue	106,239	80,376
Total operating revenues	<u>2,063,231</u>	<u>1,973,863</u>
<b>Operating expenses</b>		
Salaries, wages and benefits	1,144,341	1,043,759
Supplies and other services	532,636	482,630
Purchased services	222,872	229,627
Depreciation and amortization	131,207	115,586
Total operating expenses	<u>2,031,056</u>	<u>1,871,602</u>
Operating income	<u>32,175</u>	<u>102,261</u>
<b>Nonoperating items</b>		
Interest expense	(29,531)	(22,546)
Investment income, including realized and unrealized gains on investments	75,659	33,769
Contributions and grants	10,916	821
Investment activity on restricted nonexpendable investments	(932)	424
Loss on sale of capital assets	(5,232)	(293)
Federal and state appropriations	61,218	-
Other	(15,254)	2,808
Total nonoperating income	<u>96,844</u>	<u>14,983</u>
Increase in net position	129,019	117,244
<b>Net position</b>		
Beginning of year	<u>1,657,548</u>	<u>1,540,304</u>
End of year	<u>\$ 1,786,567</u>	<u>\$ 1,657,548</u>

The accompanying notes are an integral part of these consolidated basic financial statements.



**Lee Memorial Health System**  
**Consolidated Basic Statements of Cash Flows**  
**Years Ended September 30, 2020 and 2019**

(in thousands of dollars)

	2020	2019
<b>Cash flows from operating activities</b>		
Received from patient care services	\$ 2,156,158	\$ 1,891,408
Salaries and benefits paid to employees	(1,148,940)	(1,038,476)
Payments to suppliers	(720,778)	(673,134)
Other receipts from operations	105,545	80,056
Net cash provided by operating activities	<u>391,985</u>	<u>259,854</u>
<b>Cash flows from noncapital financing activities</b>		
Restricted gifts received (noncapital related)	3,064	1,644
Assets donated via Lee Memorial Health System Foundation, Inc.	1,375	877
Federal and state appropriations	81,218	-
Miscellaneous nonoperating items	(17,350)	2,896
Net cash provided by noncapital financing activities	<u>68,307</u>	<u>5,417</u>
<b>Cash flows from capital and related financing activities</b>		
Proceeds from long-term borrowings	166,184	532,660
Purchases of capital assets	(181,647)	(191,253)
Proceeds from sale of capital assets	54	43
Interest payments	(31,688)	(25,679)
Repayment of long-term debt	(39,191)	(424,532)
Restricted gifts received (capital related)	139	113
Purchase of remaining interest in Bonita Community Health Center	(23,623)	-
Acquisition of a business	(20,500)	-
Net cash used in capital and related financing activities	<u>(130,272)</u>	<u>(108,648)</u>
<b>Cash flows from investing activities</b>		
Investment income received	32,428	33,143
Increase in investments	(220,742)	(100,387)
Joint venture funding and activity	(250)	(1,468)
Net cash used in investing activities	<u>(188,564)</u>	<u>(68,712)</u>
Increase in cash and cash equivalents	141,456	87,911
<b>Cash and cash equivalents</b>		
Beginning of year	121,106	33,195
End of year	<u>\$ 262,562</u>	<u>\$ 121,106</u>
<b>Disclosure of supplemental cash flow information</b>		
Capital assets financed through capital lease obligations	\$ 1,890	\$ 25,647

The accompanying notes are an integral part of these consolidated basic financial statements.

**Lee Memorial Health System**  
**Consolidated Basic Statements of Cash Flows (continued)**  
**Years Ended September 30, 2020 and 2019**

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*(in thousands of dollars)*

	2020	2019
<b>Reconciliation of operating income to net cash provided by operating activities</b>		
Operating income	\$ 32,175	\$ 102,261
Adjustments to reconcile operating income to net cash provided by operating activities		
Depreciation and amortization	131,207	115,586
Provision for bad debts	235,152	244,287
Changes in		
Patient accounts receivable	(209,003)	(253,725)
Inventories	(4,234)	506
Other assets	(13,927)	2,234
Accounts payable	20,076	12,206
Accrued expenses	21,433	18,539
Estimated third-party payor settlements	10,444	7,359
Medicare advance payments	162,574	-
Other liabilities	6,088	10,601
Net cash provided by operating activities	<u>\$ 391,985</u>	<u>\$ 259,854</u>

The accompanying notes are an integral part of these consolidated basic financial statements.

# Lee Memorial Health System

## Notes to Consolidated Basic Financial Statements

### September 30, 2020 and 2019

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#### 1. Description of Reporting Entity and Summary of Significant Accounting Policies

##### Description of Reporting Entity

Lee Memorial Health System (the "System") is a special purpose unit of local government created by special act of the Florida Legislature, Chapter 63-1552, Laws of Florida, Special Acts, 1963 as re-codified by Chapter 2000-439, Laws of Florida, Special Acts, 2000 (the "Enabling Act"). It is classified as an independent special district under the laws of Florida. The System operates pursuant to the Enabling Act, as amended.

The System includes four acute care hospitals, Lee Memorial Hospital, HealthPark Medical Center, Gulf Coast Medical Center and Cape Coral Hospital. Additionally, the System is comprised of other healthcare facilities and services, which include a 134-bed designated children's hospital, a 60-bed rehabilitation hospital, an 18-bed skilled nursing unit, a 75-bed skilled nursing unit, a 112-bed skilled nursing facility, a home health agency, outpatient treatment and diagnostic centers, and physicians' offices. The System operates primarily in Lee County, Florida.

Certain of these operations have been placed in subagencies for administrative purposes. Subagencies are created by resolution of the System's Board of Directors under authorization granted by its Enabling Act. These subagencies are not incorporated under the corporation laws of Florida.

The accompanying consolidated basic financial statements include the accounts of the System and its subsidiaries (referred to as "System" throughout these notes to the consolidated basic financial statements). Other System operations are carried out through subsidiary corporations, as follows, which are blended in the consolidated basic financial statements:

- Cape Coral Hospital is managed through a not-for-profit organization, Cape Memorial Hospital, Inc. ("Cape Coral Hospital"). This corporation was created by the System's Board of Directors to receive and hold the assets purchased from Cape Coral Medical Center, Inc. ("CCMC") on July 1, 1996, upon acquisition of Cape Coral Hospital. Its Board of Directors consists of the ten members of the System's Board of Directors and this is presented as a blended component unit of the System (Note 13).
- HealthPark Care Center, Inc. ("HPCC") is a not-for-profit corporation, which owns and operates the System's skilled nursing facility. Its Board of Directors consists of the ten members of the System's Board of Directors.
- Lee Memorial Home Health, Inc. is a not-for-profit corporation, which owns and operates the System's home health agency. Its Board of Directors consists of the ten members of the System's Board of Directors.
- Lee Memorial Health System Foundation, Inc. (the "Foundation") is a not-for-profit corporation created by the System's Board of Directors and community leaders to serve as a fund-raising organization in support of the System. Its Board of Directors consists of persons prominent in the community and interested in serving the community and the System's needs. Two Board positions are also reserved on an ex officio basis for the Chairman of the Board of Directors of the System or members of such board designated by the Chairman and the Chief Executive Officer of the System or his/her designee.

# Lee Memorial Health System

## Notes to Consolidated Basic Financial Statements

### September 30, 2020 and 2019

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- Lee County Trauma Services District (the “District”) is a not-for-profit organization located in Fort Myers, Florida. The District is a special purpose unit of local government created by a special act of the 2003 Florida Legislature, Chapter 63-1552, Laws of Florida, Special Acts, 1963 as recodified by Chapter 2003-357, Laws of Florida, Special Acts 2003. The District is classified as an independent special district under the laws of Florida. The District serves as an integral member of the continuum of care offered by the System. Operations of the District began on October 1, 2003.
- The System provides vital patient care services through various access points. To promote access to comprehensive preventive and primary health services for medically underserved residents members of the community regardless of their ability to pay for such services, the System sought and received, from the Health Resources and Services Administration (“HRSA”) of the United States of America (“U.S.”) Department of Health and Human Services (“HHS”), the designation of certain System clinic locations as public-entity model federally qualified health center look-alikes (“FQHC-LA”), known as public health centers. Lee Community Healthcare, Inc. (“LCH”) is a separate tax-exempt Florida not-for-profit corporation with a Board of Directors that meets independent governance (community board) standards and retains reserve powers relative to FQHC-LA operations. The System and LCH entered into a co-applicant arrangement to comply with the federal law requirements related to independent Board of Directors oversight of the designated centers. As the public entity, the System is responsible for the operation of the centers, which are located in Cape Coral, North Fort Myers, East Fort Myers, South Fort Myers and Lehigh Acres.
- The System has population health services (“Population Health”) aimed at furthering the System’s mission to be a trusted partner empowering healthier lives through care and compassion.
  - Best Care Assurance, LLC (d/b/a Vivida Health) holds the Provider Service Network (“PSN”) contract with the Florida Agency for Health Care Administration and Florida Medicaid.
  - Best Care Collaborative, LLC holds the Medicare Next Generation Accountable Care Organization (“ACO”) contract with the Centers for Medicare and Medicaid Services (“CMS”).
  - Best Care Partners, Inc. holds the Clinically Integrated Network (“CIN”) of providers as well as the provider-led Medicare Advantage and/or a commercial employer health insurance plan.

#### **Summary of Significant Accounting Policies**

All intercompany transactions have been eliminated in the accompanying consolidated basic financial statements.

#### **Basis of Presentation**

The accompanying consolidated basic financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America, including all applicable effective statements of the Governmental Accounting Standards Board (“GASB”) on the accrual basis of accounting and include the accounts of the System and its subsidiaries. Revenues and expenses are recognized on the accrual basis using the economic resources measurement focus.

# Lee Memorial Health System

## Notes to Consolidated Basic Financial Statements

### September 30, 2020 and 2019

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#### **Use of Estimates**

The preparation of consolidated basic financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated basic financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

#### **Cash and Cash Equivalents**

Cash and cash equivalents consist of amounts held as bank deposits and highly liquid investments with maturities of three months or less at date of purchase.

#### **Inventories**

Inventories consist principally of pharmaceuticals and medical and surgical supplies that are valued at the lower of net realizable value, on a first-in first-out basis, or market.

#### **Assets Whose Use Is Restricted**

Assets whose use is restricted consist primarily of investments restricted under the terms of the System's bond indenture agreements, assets restricted by donor stipulations and assets held under other contractual agreements (Note 4). The current portion of assets whose use is restricted relates to the corresponding estimated current obligations.

#### **Capital Assets**

Capital assets have been recorded at historical cost or acquisition value at date of purchase or donation, respectively. Equipment under capital leases is stated at the present value of minimum lease payments at the inception of the lease. Routine maintenance and repairs are expensed when incurred. Expenditures that materially increase the value, change the capacity or extend the useful life of an asset are capitalized. Interest costs incurred on borrowed funds during the period of construction of capital assets are capitalized as a component of the cost of acquiring those assets.

Major asset classifications and estimated useful lives are generally in accordance with those recommended by the American Hospital Association. The straight-line method of computing depreciation is used for all depreciable assets. Equipment under capital leases is amortized under the straight-line method over the shorter of the lease term or estimated useful life of the asset as summarized below:

Buildings and improvements	10–40 years
Equipment	2–15 years

#### **Impairment of Long-Lived Assets**

Long-lived assets are evaluated for recoverability whenever adverse events or changes in business climate indicate a decline in service utility of the capital asset. For the years ended September 30, 2020 and 2019, the System does not believe there were any adverse events or changes in business that would indicate that an impairment reserve is required.

#### **Bond and Note Issuance Costs**

Bond issuance costs are expensed at time of issuance.

# Lee Memorial Health System

## Notes to Consolidated Basic Financial Statements

### September 30, 2020 and 2019

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#### **Bond Premiums and Discounts**

Bond premiums and discounts are amortized over the period the bonds are outstanding using the effective interest method.

#### **Net Patient Service Revenue and Patient Accounts Receivable**

The System has agreements with third-party payors that provide for payments to the System at amounts different from its established rates. Payment arrangements include prospectively determined rates per discharge, reimbursed costs, discounted charges, and per diem payments. Net patient service revenue is reported at the estimated net realizable amounts from patients, third-party payors and others for services rendered, including estimated retroactive adjustments under reimbursement agreements with third-party payors. Retroactive adjustments are accrued on an estimated basis in the period the related services are rendered and adjusted in future periods, as final settlements are determined.

#### **Provision for Bad Debts and Allowance for Uncollectible Accounts**

The provision for bad debts is based on management's assessment of historical and expected net collections, considering business and economic conditions, trends in federal and state governmental health care coverage, and other collection indicators. Throughout the year, management assesses the adequacy of the allowance for uncollectible accounts based upon these trends. The results of this review are then used to make any modification to the provision for bad debts to establish an appropriate allowance for uncollectible accounts. Patient accounts receivable are written off after collection efforts have been followed under the System's policies.

#### **Charity Care**

The System provides care to patients who meet certain criteria under its charity care policy without charge or at amounts less than its established rates. Because the System does not pursue collection of these amounts, they are not reported as net patient service revenue. The level of direct charity care provided during the years ended September 30, 2020 and 2019 consisted of foregone revenues of approximately \$344.8 million and \$324.1 million, respectively.

#### **Investments and Investment Income**

Investment securities held by the System, including investments in companies that are deemed to be alternative investment funds as addressed in GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools*, and GASB Statement No. 72, *Fair Value Measurement and Application*, are carried at fair value. Realized gains and losses, based on the specific identification method, and unrealized gains and losses are included in investment income in the consolidated basic statements of revenues, expenses and changes in net position.

At September 30, 2020 and 2019, the System's investments in companies deemed to be alternative investment funds and the approximate ownership interest in each company were as follows:

	2020	2019
SEI Core Property Fund, LP ("Core Property Fund")	3.11%	2.99%
SEI Special Situations Fund, Ltd. ("Special Situations Fund")	6.39%	6.46%
SEI Core Property Fund, LP (held by the Foundation)	0.05%	0.05%

# Lee Memorial Health System

## Notes to Consolidated Basic Financial Statements

### September 30, 2020 and 2019

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#### **Joint Ventures**

The System has entered into various partnership agreements to form corporations that will provide additional health care services throughout the community. The System's equity interest in each corporation is 40-50%. The System's investments are reflected in other assets and are being accounted for under the equity method. Each partnership agreement has been recorded at the amount of capital contributions, including cash contributions and the fair value of fixed assets contributed, adjusted for earnings or losses for each.

#### **Business Structures**

The System has formed various legal entities that enable the System to participate in business relationships that provide investment opportunities and increase the provision of health care services throughout the community.

#### **Risk Management**

The System is exposed to various risks of loss from torts; theft of, damage to, and destruction of assets; business interruption; errors and omissions; employee injuries and illnesses; natural disasters; medical malpractice; and employee health, dental, and accident benefits. A combination of commercial insurance and self-administered, self-funded programs provide coverage for claims arising from such matters. Settled claims have not exceeded the commercial coverage in the current or preceding year.

As a public agency, the System is protected by the provisions of Florida's Waiver of Sovereign Immunity Act that limits liability to \$200,000 for an individual and \$300,000 for all individuals whose claim arises out of the same event.

#### **Self-Insurance Programs**

Estimated liabilities for self-insured medical malpractice, employee health and workers' compensation claims include estimates of the ultimate costs for both reported claims and claims incurred but not reported.

#### **Income Taxes**

The System is a special purpose unit of local government created by the Enabling Act. Certain of the System's controlled subsidiaries have been recognized by the Internal Revenue Service as tax-exempt organizations described in Section 501(c)(3) of the Internal Revenue Code (the "Code"). Income earned in furtherance of the System's tax-exempt or governmental purpose is exempt from federal and state income taxes. The Code provides for taxation of unrelated business income under certain circumstances. The System has no significant unrelated business income; however, such status is subject to final determination upon examination of the related income tax returns by the appropriate taxing authorities.

#### **Deferred Outflows and Inflows of Resources**

Deferred outflows of resources represent a consumption of net assets that is applicable to a future reporting period. Deferred inflows of resources represent an acquisition of net assets that is applicable to a future reporting period. Deferred outflows of resources have a positive effect on net position, similar to assets, and deferred inflows of resources have a negative effect on net position, similar to liabilities. Notwithstanding those similarities, deferred outflows of resources are not assets and deferred inflows of resources are not liabilities and accordingly are not included in those sections of the accompanying consolidated basic statements of net position, but rather, separately reported.

**Lee Memorial Health System**  
**Notes to Consolidated Basic Financial Statements**  
**September 30, 2020 and 2019**

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**Net Position**

Net position of the System is classified in four components. Net investment in capital assets consist of capital assets net of accumulated depreciation and reduced by the current balances of any outstanding borrowings used to finance the purchase or construction of those assets. Restricted expendable net assets are noncapital net assets that must be used for a particular purpose, as specified by creditors, grantors, or contributors external to the System, including amounts deposited with trustees as required by revenue bond indentures. Restricted nonexpendable net assets equal the principal portion of permanent endowments. Unrestricted net assets are the remaining net assets that do not meet the definition of net investment in capital assets or restricted.

Resources restricted by donors or grantors for specific operating purposes are reported in other operating revenue to the extent used in the period.

**Operating Revenues and Expenses**

The System's consolidated basic statements of revenues, expenses and changes in net position distinguish between operating and nonoperating revenues and expenses. Operating revenues result from exchange transactions associated with providing health care services, the System's principal activity. Nonexchange revenues, including taxes, grants, and contributions received for purposes other than capital asset acquisition, are reported as nonoperating items. Operating expenses are all expenses incurred to provide health care services, other than financing costs.

**Concentrations of Credit Risk**

Financial instruments which potentially subject the System to concentrations of credit risk consist principally of cash and cash equivalents, short-term investments, equity method and other investments, patient accounts receivable, other assets and assets whose use is restricted under bond indenture agreements and by the Board of Directors for future use.

The System places its cash and cash equivalents with what management believes to be high credit quality financial institutions. Included in cash and cash equivalents are bank deposits in the amount of \$230.5 million and \$55.7 million as of September 30, 2020 and 2019, respectively. These deposits may be in excess of the federal insured amount of \$250,000. However, the System is a Qualified Public Depositor with the State of Florida. As such, deposits at Qualified Public Depositories are insured at the full amount on deposit. Management does not anticipate nonperformance risk by the financial institutions. The System's short-term investments and assets whose use is restricted are primarily invested in commercial paper and money market funds, mutual funds, and alternative investment funds.

The System 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:

	2020	2019
Medicare	33%	25%
Medicaid	9%	16%
Managed care	24%	23%
Commercial insurance	8%	8%
Self-pay and other	26%	28%
	<u>100%</u>	<u>100%</u>



**Lee Memorial Health System**  
**Notes to Consolidated Basic Financial Statements**  
**September 30, 2020 and 2019**

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**Excess Consideration Provided for Acquisition**

Excess consideration provided for acquisition represents the consideration paid by the System for various acquisitions in excess of the estimated fair value of net position acquired. Pursuant to GASB Statement No. 69, *Government Combinations and Disposals of Government Operations* ("GASB No. 69"), which the System adopted in 2015, this deferred outflow is being attributed to future periods (i.e., amortized) in a systematic and rational manner over the periods presented in the table below. The System recognized approximately \$3.3 million and \$3.1 million in amortization expense for the years ended September 30, 2020 and 2019, respectively, with such amounts being included as a component of depreciation and amortization in the consolidated basic statements of revenues, expenses and changes in net position. The table below depicts the components of this balance, annual amortization, and the amortization period at the component level as well as System totals:

*(in thousands of dollars)*

	<b>2020 Balance</b>	<b>Annual Amortization</b>	<b>Amortization Period (in years)</b>
Lee Memorial Hospital	\$ 18,922	\$ 424	20
Gulf Coast Medical Center	82,505	2,427	40
Cape Coral Hospital	6,811	486	20
Total	<u>\$ 108,238</u>	<u>\$ 3,337</u>	

**Accounting Pronouncements**

In May 2020, the GASB issued GASB Statement No. 95, *Postponement of the Effective Dates of Certain Authoritative Guidance* ("GASB No. 95"). GASB No. 95 provides temporary relief to governments, in light of a global pandemic brought about by the emergence of a novel coronavirus ("COVID-19"), by extending the effective dates of certain accounting and financial reporting provisions in Statements and Implementation Guides that were effective for reporting periods or fiscal years beginning after June 15, 2018. This includes postponing the effective date of the following: GASB Statement No. 84, *Fiduciary Activities*, GASB Statement No. 87, *Leases*, GASB Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*, GASB Statement No. 90, *Majority Equity Interests-an amendment of GASB Statements No. 14 and No. 61*, GASB Statement No. 91, *Conduit Debt Obligations*, certain provisions of GASB Statement No. 92, *Omnibus 2020* and certain provisions of GASB Statement No. 93, *Replacement of Interbank Offered Rates*. GASB No. 95 is effective immediately.

In January 2017, the GASB issued GASB Statement No. 84, *Fiduciary Activities* ("GASB No. 84"). The principal objective of GASB No. 84 is to enhance the consistency and comparability of fiduciary activity reporting by state and local governments. The effective date, as amended by GASB No. 95, is for reporting periods beginning after December 15, 2019. The System is currently evaluating the impact GASB No. 84 will have on its consolidated basic financial statements.

In June 2017, the GASB issued GASB Statement No. 87, *Leases* ("GASB No. 87"). GASB No. 87 establishes standards of accounting and financial reporting by lessees and lessors. GASB No. 87 will require a lessee to recognize a lease liability and an intangible right-to-use lease asset at the commencement of the lease term, with certain exceptions, and will require a lessor to recognize a lease receivable and a deferred inflow of resources at the commencement of the lease term, with certain exceptions. The effective date, as amended by GASB No. 95, is for fiscal years beginning

# Lee Memorial Health System

## Notes to Consolidated Basic Financial Statements

### September 30, 2020 and 2019

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after June 15, 2021, and all reporting periods thereafter. The System is currently evaluating the impact GASB No. 87 will have on its consolidated basic financial statements.

In June 2018, the GASB issued GASB Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period* ("GASB No. 89"). Upon adoption of GASB No. 89, interest cost incurred before the end of a construction period will be recognized as an expense in the period in which the cost is incurred. The effective date, as amended by GASB No. 95, is for periods beginning after December 15, 2020. The System is currently evaluating the impact GASB No. 89 will have on its consolidated basic financial statements.

In August 2018, the GASB issued GASB Statement No. 90, *Majority Equity Interests-an amendment of GASB Statements No. 14 and No. 61* ("GASB No. 90"). The primary objective of GASB No. 90 is to improve the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units. The effective date, as amended by GASB No. 95, is for reporting periods beginning after December 15, 2019. The System is currently evaluating the impact GASB No. 90 will have on its consolidated basic financial statements.

In May 2019, the GASB issued GASB Statement No. 91, *Conduit Debt Obligations* ("GASB No. 91"). GASB No. 91 clarifies the existing definition of a conduit debt obligation, establishes that a conduit debt obligation is not a liability of the issuer, and establishes standards for accounting and financial reporting of additional and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations. The effective date, as amended by GASB No. 95, is for reporting periods beginning after December 15, 2021. The System is currently evaluating the impact GASB No. 91 will have on its consolidated basic financial statements.

In January 2020, the GASB issued GASB Statement No. 92, *Omnibus 2020* ("GASB No. 92"). GASB No. 92 establishes accounting and financial reporting requirements for specific issues related to leases, intra-equity transfers of assets, postemployment benefits, government acquisitions, risk financing and insurance related activities of public equity risk pools, fair value measurements, and derivative instruments. The effective date of paragraphs 6 and 7 of GASB No. 92, as amended by GASB No. 95, is for fiscal years beginning after June 15, 2021. The effective date of paragraphs 8, 9, 10 and 12 of GASB No. 92, as amended by GASB No. 95, is for reporting periods beginning after June 15, 2021. The effective date of all remaining provisions of GASB No. 92 is for reporting periods beginning after June 15, 2021. The System is currently evaluating the impact GASB No. 92 will have on its consolidated basic financial statements.

In March 2020, the GASB issued GASB Statement No. 93, *Replacement of Interbank Offered Rates* ("GASB No. 93"). GASB No. 93 establishes accounting and financial reporting requirements related to the replacement of certain interbank offered rates - most notably the London Interbank Offered Rate ("LIBOR") - in hedging derivative instruments and leases, and identifies appropriate benchmark interest rates for hedging derivative instruments. LIBOR is expected to cease to exist in its current form at the end of 2021, prompting governments to amend or replace financial instruments for the purpose of replacing LIBOR with other reference rates by either changing the reference rate or adding or changing fallback provisions related to the reference rate. The removal of LIBOR as an appropriate benchmark interest rate is effective for reporting periods ending after December 31, 2021. The effective date of paragraphs 13 and 14 of GASB No. 93, as amended by GASB No. 95, is for fiscal years beginning after June 15, 2021, and all reporting periods thereafter. The effective date of all other provisions of GASB No. 93 is for reporting periods beginning after

# Lee Memorial Health System

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June 15, 2020. The System is currently evaluating the impact GASB No. 93 will have on its consolidated basic financial statements.

In March 2020, the GASB issued GASB Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements* ("GASB No. 94"). The primary objective of GASB No. 94 is to improve financial reporting and address certain issues related to public-private and public-public partnership arrangements ("PPP") and to provide guidance for accounting and financial reporting for availability payment arrangements ("APA"). A PPP is an arrangement in which a government (the transferor) contracts with an operator (a governmental or nongovernmental entity) to provide public services by conveying control of the right to operate or use a nonfinancial asset, such as infrastructure or other capital asset (the underlying PPP asset), for a period of time in an exchange or exchange-like transaction. An APA is an arrangement in which a government compensates an operator for services that may include designing, constructing, financing, maintaining, or operating an underlying nonfinancial asset for a period of time in an exchange or exchange-like transaction. GASB No. 94 is effective for fiscal years beginning after June 15, 2022. The System is currently evaluating the impact GASB No. 94 will have on its consolidated basic financial statements.

In May 2020, the GASB issued GASB Statement No. 96, *Subscription-Based Information Technology Arrangements* ("GASB No. 96"). GASB No. 96 provides guidance on the accounting and financial reporting for subscription-based information technology arrangements ("SBITA") for government end users. A SBITA is defined as a contract that conveys control of the right to use another party's information technology software, alone or in combination with tangible capital assets, as specified in the contract for a period of time in an exchange or exchange-like transaction. GASB No. 96 establishes that a SBITA results in a right-to-use subscription asset, an intangible asset, and a corresponding subscription liability, and requires additional disclosures regarding a SBITA. GASB No. 96 is effective for fiscal years beginning after June 15, 2022. The System is currently evaluating the impact GASB No. 96 will have on its consolidated basic financial statements.

In June 2020, the GASB issued GASB Statement No. 97, *Certain Component Unit Criteria, and Accounting and Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans* ("GASB No. 97"). The primary objective of GASB No. 97 is to increase the consistency and comparability of reporting fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board would typically perform for certain defined contribution pension plans, defined contribution other postemployment benefit plans, and other employee benefit plans. This Statement also enhances the relevance and comparability of the accounting and financial reporting for Internal Revenue Code Section 457 deferred compensation plans. Paragraphs 4 and 5 of GASB No. 97 are effective immediately. The requirements in paragraphs 6 - 9 are effective for fiscal years beginning after June 15, 2021 and the remainder of GASB No. 97 is effective for reporting periods beginning after June 15, 2021. The adoption of paragraphs 4 and 5 of GASB No. 97 did not have a material impact on the consolidated basic financial statements, and the System is currently evaluating the impact the remaining provisions of GASB No. 97 will have on its consolidated basic financial statements.

# Lee Memorial Health System

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#### 2. Third-Party Payors

The System has agreements with third-party payors that provide for payment at amounts different from its established rates. A summary of the basis of payment with major third-party payors is as follows:

##### **Medicare**

Inpatient acute care services, rehabilitative services, psychiatric services, skilled nursing services, hospital outpatient services and home health services rendered to Medicare program beneficiaries are paid at prospectively determined rates. These rates vary according to a patient classification system that is based on clinical, diagnostic, and other factors.

The System's Medicare cost reports have been audited and final settlements determined by the Medicare intermediary for all years through September 30, 2015. Retroactive adjustments for cost report settlements are accrued on an estimated basis in the period when the related services are rendered and adjusted in future periods when final settlements are determined.

##### **Medicaid**

Inpatient and outpatient services (except for laboratory and pathology services) rendered to Medicaid program beneficiaries have historically been reimbursed under a cost based reimbursement methodology.

The System's Medicaid cost reports have been audited and final settlements determined by the Medicaid intermediary for all years through September 30, 2015. Effective July 1, 2013, the State of Florida converted to an All Patient Refined Diagnosis Related Groups ("APR DRG") methodology for determining Medicaid inpatient hospital payments. The payments made under APR DRG are paid on a per case basis based on the APR DRG assignment that reflects severity of illness and resources related to services rendered. Effective July 1, 2017, the State of Florida implemented the Enhanced Ambulatory Patient Groups ("EAPG") methodology for determining Medicaid outpatient claim payments. Patients in each EAPG have similar clinical characteristics and similar resource use and cost. This method converts payments from a cost-based system to a prospective payment system.

The System's classification of patients and the appropriateness of their admission are subject to review by the fiscal intermediaries administering the Medicare and Medicaid programs.

##### **Other**

The System has also entered into payment arrangements with certain commercial insurance carriers, health maintenance organizations, and preferred provider organizations. The basis for payment to the System under these arrangements includes prospectively determined rates per discharge, discounts from established charges, and prospectively determined per diem rates. Some of these arrangements provide for review of paid claims for compliance with the terms of the contract and result in retroactive settlement with third parties. Retroactive adjustments for other third-party claims are recorded in the period when final settlement is determined.

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**3. Net Patient Service Revenue**

Net patient service revenue, including subagency service revenue, for the years ended September 30 consists of the following:

<i>(in thousands of dollars)</i>	<b>2020</b>	<b>2019</b>
Gross patient service revenue	\$ 9,117,775	\$ 8,891,189
Third-party payor and other contractual adjustments	(6,925,631)	(6,753,415)
Provision for doubtful accounts	<u>(235,152)</u>	<u>(244,287)</u>
Net patient service revenue	<u>\$ 1,956,992</u>	<u>\$ 1,893,487</u>

**4. Assets Whose Use Is Restricted**

Assets whose use is restricted, which are required to meet current obligations of the System, are reported in current assets. The fair market value of assets whose use is restricted at September 30 consists of the following:

<i>(in thousands of dollars)</i>	<b>2020</b>	<b>2019</b>
Held by trustee under bond indenture agreements	\$ 1,529	\$ 1,260
Held by Board of Directors for future use	413	396
Held in trust for other uses	654	902
Designated by donors for specific purposes	<u>11,641</u>	<u>9,714</u>
Total assets whose use is restricted	14,237	12,272
Less: Amounts required to meet current obligations	<u>(1,943)</u>	<u>(1,656)</u>
Assets whose use is restricted, net of amounts required to meet current obligations	<u>\$ 12,294</u>	<u>\$ 10,616</u>

Investments which comprise assets whose use is restricted are included in the general investment portfolios of the System.

**5. Investments**

The System primarily invests its resources in domestic and international equity and fixed income mutual funds, hedge funds, and money market funds. Such investments include amounts available for current operations as well as assets whose use is restricted under bond indenture agreements and by the Board of Directors for future use. The System's investment policy authorizes a strategic asset allocation that is designed to provide an optimal return over the System's investment horizon within the System's risk tolerance and cash requirements.

Interest, dividends, and gains and losses on investments, both realized and unrealized, are included in nonoperating revenues when earned.

The System's mutual fund investments are carried at fair value as determined through the use of quoted market prices (market approach). As the System's investments in hedge funds do not have readily determinable fair values, the System has established the fair value of these investments by using each investment's net asset value ("NAV") per share.

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The System categorizes its fair value measurements within the fair value hierarchy established by GASB Statement No. 72, *Fair Value Measurement and Application* ("GASB No. 72"). The hierarchy is summarized in three levels:

Level 1 – Observable inputs that reflect quoted prices for identical investments.

Level 2 – Other significant observable inputs including quoted prices for similar investments, interest rates or credit risk.

Level 3 – Unobservable inputs including entity specific inputs or inputs derived through extrapolation or interpolation that cannot be derived from market data.

The recurring fair value measurement of investments at September 30, 2020 is as follows:

*(in thousands of dollars)*

	<b>Fair Value Measurement of Investments 2020</b>			
	<b>Fair Value</b>	<b>Quoted Prices in Active Markets (Level 1)</b>	<b>Significant Other Observable Inputs (Level 2)</b>	<b>Significant Unobservable Inputs (Level 3)</b>
<b>Investments by Fair Value Level</b>				
Domestic equity mutual funds	\$ 269,837	\$ 269,837	\$ -	\$ -
International equity mutual funds	260,147	260,147	-	-
Domestic fixed income mutual funds	447,217	447,217	-	-
<b>Total Investments by Fair Value Level</b>	<b>\$ 977,201</b>	<b>\$ 977,201</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Investments Measured at the Net Asset Value (NAV) level</b>				
SEI Core Property Fund, LP	\$ 78,214			
SEI Special Situations Fund, Ltd.	55,028			
<b>Total Investments Measured at NAV</b>	<b>\$ 133,242</b>			
<b>Other</b>				
Commercial paper and money market funds	105,536			
	<b>\$ 1,215,979</b>			

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The recurring fair value measurement of investments at September 30, 2019 is as follows:

(in thousands of dollars)

	Fair Value Measurement of Investments 2019			
	Fair Value	Quoted Prices in Active Markets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
<b>Investments by Fair Value Level</b>				
Domestic equity mutual funds	\$ 214,605	\$ 214,605	\$ -	\$ -
International equity mutual funds	206,312	206,312	-	-
Domestic fixed income mutual funds	354,051	354,051	-	-
<b>Total Investments by Fair Value Level</b>	<b>\$ 774,968</b>	<b>\$ 774,968</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Investments Measured at the Net Asset Value (NAV) level</b>				
SEI Core Property Fund, LP	\$ 65,821			
SEI Special Situations Fund, Ltd.	42,216			
<b>Total Investments Measured at NAV</b>	<b>\$ 108,037</b>			
<b>Other</b>				
Commercial paper and money market funds	66,610			
	<b>\$ 949,615</b>			

The System has an investment management agreement with SEI Investments Company (“SEI”) to manage approximately 99.8% of their investments. Approximately 0.1% of investments are monitored and managed through the Lee Memorial Health System Foundation, Inc., a not-for-profit corporation created by the System and community leaders to serve as a fundraising organization in support of the System, on a quarterly basis with the remainder residing in money markets and being monitored daily.

With the exception of the SEI Core Property Fund, LP and SEI Special Situations Funds, Ltd., the System can liquidate funds within the trade date plus one business day. SEI requires a 30-day notice for termination and full liquidation of public market funds held in the portfolio. The SEI Core Property Fund, LP can liquidate 90% of holdings quarterly with a 95-day pre-notification. The SEI Special Situations Fund, Ltd. can liquidate 90% of holdings semi-annually with 95-days pre-notification. SEI holds 10% of total redemptions until completion of the funds’ audit for both hedge funds.

As of September 30, 2020 and 2019, these investments in hedge funds made up approximately 11.0% and 11.4%, respectively, of total investments in the accompanying consolidated basic statements of net position.

# Lee Memorial Health System

## Notes to Consolidated Basic Financial Statements

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The System has assessed the custodial credit risk, concentration of credit risk, credit risk and interest rate risk of its investments and assets whose use is restricted below.

- a. **Custodial Credit Risk** – The custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, the System will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The System's deposits are exposed to custodial credit risk if they are not covered by depository insurance and the deposits are uncollateralized, collateralized with securities held by the pledging financial institution or collateralized with securities held by the pledging financial institution's trust department or agent but not held in the System's name.

At September 30, 2020 and 2019, the System's investments were not exposed to custodial credit risk since the full amount of investments were insured or registered, or securities held by the System or its agent, are in the System's name.

- b. **Concentration of Credit Risk** – This is the risk of loss attributed to the magnitude of the System's investment in a single issuer. Disclosure is required for investments in any one issuer that represent 5% or more of total investments. Investments issued or explicitly guaranteed by the U.S. Government and investments in mutual funds, alternative investment funds, and other pooled investments are excluded from this requirement. The System has no investments from any one issuer that exceeds 5%. The System's investment policy states that no corporate fixed income issue shall represent more than 5% of any portfolio at the time of purchase, nor shall any single corporate position exceed 10%. Equity assets of any one issuer, when purchased, shall represent no more than 3% of the portfolio and shall not grow to exceed 10%.
- c. **Credit Risk** – This is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The System's investment policy provides guidelines for its fund managers and lists specific allowable investments. The policy provides for the utilization of varying styles of managers so that portfolio diversification is maximized and total portfolio efficiency is enhanced.

The System currently invests in mutual funds. Due to the nature of mutual funds, credit risk rating is not consistent with the credit risk ratings of individual stocks that are measured by Moody's Investors Services and Standard & Poor's. These rating agencies do not provide credit risk rating of mutual funds.



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- d. Interest Rate Risk – This is the risk that an investment’s value will be adversely affected due to a change in the level of interest rates. The System’s investment policy authorizes a strategic asset allocation that is designed to provide an optimal return over the System’s investment horizon within the System’s risk tolerance and cash requirements.

The distribution of the System’s short-term investments and assets whose use is restricted by maturity as of September 30, 2020 is as follows:

*(in thousands of dollars)*

	Investment Maturities for 2020					N/A
	Fair Value	Less than 1 Year	13 to 24 Months	25 to 60 Months	Greater than 60 Months	
Commercial paper and money market funds	\$ 105,536	\$ -	\$ -	\$ -	\$ -	\$ 105,536
Mutual funds	977,201	-	-	-	-	977,201
External investment pools	133,242	-	-	-	-	133,242
	<u>\$ 1,215,979</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,215,979</u>

The distribution of the System’s short-term investments and assets whose use is restricted by maturity as of September 30, 2019 is as follows:

*(in thousands of dollars)*

	Investment Maturities for 2019					N/A
	Fair Value	Less than 1 Year	13 to 24 Months	25 to 60 Months	Greater than 60 Months	
Commercial paper and money market funds	\$ 66,610	\$ 64	\$ -	\$ -	\$ -	\$ 66,546
Mutual funds	774,968	-	-	-	-	774,968
External investment pools	108,037	-	-	-	-	108,037
	<u>\$ 949,615</u>	<u>\$ 64</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 949,551</u>

During the years ended September 30, 2020 and 2019, the System recorded net realized gains of approximately \$7.5 million and \$6.0 million, respectively, from the sale of investments. The calculations of realized gains and losses are independent of the calculation of the net increase in the fair value of investments. Realized gains and losses on investments that have been held for more than one fiscal year and sold in the current year may have unrealized gains and losses recognized in the prior year due to a change in the fair value of the investments.

The net increase in the fair value of investments for the year ended September 30, 2020 was approximately \$44.1 million compared to a net decrease in the fair value of investments of \$0.3 million for the year ended September 30, 2019. These amounts take into account all changes in fair value (including purchases and sales) that occurred during the year.

The total unrealized gains on investments held at September 30, 2020 and 2019 were approximately \$158.3 million and \$114.2 million, respectively. Unrealized gains or losses on investments resulting from fair value fluctuations are recorded in the accompanying consolidated basic statement of revenues, expenses and changes in net position in the period such fluctuations occur.

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**6. Capital Assets**

Capital asset additions, retirements and balances for the years ended September 30, 2020 and 2019 were as follows:

*(in thousands of dollars)*

	<b>Balance at September 30, 2019</b>	<b>Additions and Transfers</b>	<b>Retirements and Transfers</b>	<b>Balance at September 30, 2020</b>
Land	\$ 137,931	\$ 6,631	\$ -	\$ 144,562
Buildings and improvements	912,977	184,249	(11,658)	1,085,568
Equipment	1,044,979	130,022	(17,324)	1,157,677
Totals at historical cost	<u>2,095,887</u>	<u>320,902</u>	<u>(28,982)</u>	<u>2,387,807</u>
Less: Accumulated depreciation	<u>(1,061,050)</u>	<u>(127,653)</u>	<u>21,812</u>	<u>(1,166,891)</u>
Construction-in-progress	<u>221,694</u>	<u>123,169</u>	<u>(242,301)</u>	<u>102,562</u>
Capital assets, net	<u>\$ 1,256,531</u>	<u>\$ 316,418</u>	<u>\$ (249,471)</u>	<u>\$ 1,323,478</u>

*(in thousands of dollars)*

	<b>Balance at September 30, 2018</b>	<b>Additions and Transfers</b>	<b>Retirements and Transfers</b>	<b>Balance at September 30, 2019</b>
Land	\$ 137,938	\$ (7)	\$ -	\$ 137,931
Buildings and improvements	775,970	145,973	(8,966)	912,977
Equipment	981,380	92,596	(28,997)	1,044,979
Totals at historical cost	<u>1,895,288</u>	<u>238,562</u>	<u>(37,963)</u>	<u>2,095,887</u>
Less: Accumulated depreciation	<u>(983,655)</u>	<u>(112,418)</u>	<u>35,023</u>	<u>(1,061,050)</u>
Construction-in-progress	<u>237,586</u>	<u>216,415</u>	<u>(232,307)</u>	<u>221,694</u>
Capital assets, net	<u>\$ 1,149,219</u>	<u>\$ 342,559</u>	<u>\$ (235,247)</u>	<u>\$ 1,256,531</u>

Construction-in-progress ("CIP") at September 30, 2020 consists primarily of expenditures for computer equipment, surgical equipment and building renovations and improvements. There were numerous projects underway at September 30, 2020, which were being funded both through operations and by assets designated by the System's Board of Directors for the replacement of plant and equipment. For the years ended September 30, 2020 and 2019, the System capitalized interest of approximately \$0 and \$5.8 million, respectively.

Depreciation expense was approximately \$127.7 million and \$112.4 million for the years ended September 30, 2020 and 2019, respectively.

**7. Other Assets**

Other assets as of September 30 consist of the following:

*(in thousands of dollars)*

	<b>2020</b>	<b>2019</b>
Deposits and other	\$ 14,852	\$ 3,704
Investments in joint ventures	<u>20,727</u>	<u>26,036</u>
Other assets, net	<u>\$ 35,579</u>	<u>\$ 29,740</u>

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**8. Long-Term Debt**

Long-term debt as of September 30 consists of the following outstanding principal balances. Payment descriptions refer to principal payments only.

<i>(in thousands of dollars)</i>	<b>2020</b>	<b>2019</b>
<b>Business-Type Activities</b>		
<b>Bonds</b>		
Hospital Revenue Bonds, 2019 Series A ("2019 Series A Bonds"), payable in variable annual installments beginning April 2020 through April 2049. Net of unamortized premium of approximately \$55,547 and \$59,249 in 2020 and 2019, respectively	\$ 465,457	\$ 480,659
Hospital Revenue Bonds, 2019 Series B ("2019 Series B Bonds"), payable in variable annual installments beginning April 2038 through April 2049	50,315	50,315
Hospital Revenue Bonds, 2010 Series A ("2010 Series A Bonds"), payable in variable annual installments beginning April 2025 through April 2027	42,000	42,000
<b>Total Bonds</b>	<u>557,772</u>	<u>572,974</u>
<b>Direct Borrowings</b>		
2020 TD Bank Loan, payable in variable annual installments beginning April 2021 through June 2035	\$ 102,000	\$ -
2020 JP Morgan Chase Loan, payable in fixed annual installments beginning April 2021 through April 2032	52,000	-
2016 BAPCC Loan, payable in variable monthly installments beginning July 2016 through June 2023	10,146	13,730
2015 BAPCC Loan, payable in variable monthly installments beginning October 2015 through September 2025	26,227	31,170
2015 Bank of America Loan, payable in variable annual installments beginning April 2016 through April 2024	49,540	49,765
2013 BAPCC Loan, payable in variable monthly installments beginning July 2013 through June 2020	-	5,625
2012 JP Morgan Chase Loan, payable in variable annual installments beginning April 2013 through April 2020	-	2,815
2010 Bank Qualified Loan, payable in variable annual installments beginning April 2011 through April 2020	-	3,215
<b>Total notes from Direct Borrowings</b>	<u>239,913</u>	<u>106,320</u>
<b>Other Direct Borrowings</b>	71,305	62,890
<b>Capital Leases</b>	<u>39,183</u>	<u>44,509</u>
	908,173	786,693
Less: Current installments	<u>(44,731)</u>	<u>(41,210)</u>
	<u>\$ 863,442</u>	<u>\$ 745,483</u>

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Long-term debt activity for the years ended September 30, 2020 and 2019 were as follows:

*(in thousands of dollars)*

	Balance at September 30,			Balance at September 30, Due Within	
	2019	Increases	Decreases	2020	One Year
<b>Business-type activities:</b>					
<b>Bonds</b>					
2019 Series A Bonds	\$ 480,659	\$ -	\$ (15,202)	\$ 465,457	\$ 8,105
2019 Series B Bonds	50,315	-	-	50,315	-
2010 Series A Bonds	42,000	-	-	42,000	-
<b>Total bonds</b>	<b>572,974</b>	<b>-</b>	<b>(15,202)</b>	<b>557,772</b>	<b>8,105</b>
<b>Notes from direct borrowings</b>					
2020 TD Bank Loan	\$ -	\$ 102,000	\$ -	\$ 102,000	\$ 2,300
2020 JP Morgan Chase Loan	-	52,000	-	52,000	4,333
2016 BAPCC Loan	13,730	-	(3,584)	10,146	3,640
2015 BAPCC Loan	31,170	-	(4,943)	26,227	5,041
2015 Bank of America Loan	49,765	-	(225)	49,540	9,530
2013 BAPCC Loan	5,625	-	(5,625)	-	-
2012 JP Morgan Chase Loan	2,815	-	(2,815)	-	-
2010 Bank Qualified Loan	3,215	-	(3,215)	-	-
<b>Total notes from direct borrowings</b>	<b>106,320</b>	<b>154,000</b>	<b>(20,407)</b>	<b>239,913</b>	<b>24,844</b>
<b>Other Direct Borrowings</b>	<b>62,890</b>	<b>12,184</b>	<b>(3,769)</b>	<b>71,305</b>	<b>6,972</b>
<b>Capital Leases</b>	<b>44,509</b>	<b>1,891</b>	<b>(7,217)</b>	<b>39,183</b>	<b>4,810</b>
<b>Total</b>	<b>\$ 786,693</b>	<b>\$ 168,075</b>	<b>\$ (46,595)</b>	<b>\$ 908,173</b>	<b>\$ 44,731</b>

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(in thousands of dollars)

	Balance at September 30,			Balance at September 30, Due Within One Year	
	2018	Increases	Decreases	2019	
<b>Business-type activities:</b>					
<b>Bonds</b>					
2019 Series A Bonds	\$ -	\$ 480,659	\$ -	\$ 480,659	\$ 11,500
2019 Series B Bonds	-	50,315	-	50,315	-
2010 Series A Bonds	42,000	-	-	42,000	-
2007 Series A Bonds	167,314	-	(167,314)	-	-
<b>Total bonds</b>	<b>209,314</b>	<b>530,974</b>	<b>(167,314)</b>	<b>572,974</b>	<b>11,500</b>
<b>Notes from direct borrowings</b>					
2017 BAPCC Loan	101,290	-	(101,290)	-	-
2016 BAPCC Loan	17,258	-	(3,528)	13,730	3,584
2015 BAPCC Loan	36,017	-	(4,847)	31,170	4,943
2015 Bank of America Loan	49,980	-	(215)	49,765	225
2014 JP Morgan Chase Loan	13,800	-	(13,800)	-	-
2013 BAPCC Loan	13,022	-	(7,397)	5,625	5,625
2012 BAPCC Loan	35,445	-	(35,445)	-	-
2012 JP Morgan Chase Loan	5,485	-	(2,670)	2,815	2,815
2011 Bank of America Loan	77,011	-	(77,011)	-	-
2010 Bank Qualified Loan	6,515	-	(3,300)	3,215	3,215
<b>Total notes from direct borrowings</b>	<b>355,823</b>	<b>-</b>	<b>(249,503)</b>	<b>106,320</b>	<b>20,407</b>
<b>Other Direct Borrowings</b>	<b>66,441</b>	<b>-</b>	<b>(3,551)</b>	<b>62,890</b>	<b>3,769</b>
<b>Capital Leases</b>	<b>26,588</b>	<b>25,647</b>	<b>(7,725)</b>	<b>44,509</b>	<b>5,534</b>
<b>Total</b>	<b>\$ 658,166</b>	<b>\$ 556,621</b>	<b>\$ (428,093)</b>	<b>\$ 786,693</b>	<b>\$ 41,210</b>

Maturities under the long-term debt agreements, including corresponding interest, over the next five years and in five-year increments thereafter are as follows:

(in thousands of dollars)

Years Ending September 30,	Business-Type Activities					
	Notes from Direct Borrowings and					
	Bonds		Other Direct		Capital Leases	
	Principal	Interest	Principal	Interest	Principal	Interest
2021	\$ 8,105	\$ 22,738	\$ 31,816	\$ 8,588	\$ 4,810	\$ 3,275
2022	8,895	22,332	32,469	7,706	4,569	3,597
2023	4,710	21,888	37,817	6,900	4,445	3,873
2024	5,420	21,652	33,041	5,953	4,180	3,947
2025	21,860	21,381	15,474	5,058	3,634	3,823
2026-2030	117,315	89,718	56,573	19,600	8,574	10,230
2031-2035	127,755	60,723	43,626	8,936	5,500	8,938
2036-2040	94,830	28,075	17,600	5,023	3,471	6,439
2041-2045	58,320	14,908	20,000	3,242	-	-
2046-2050	55,015	4,152	22,800	1,221	-	-
	<b>\$ 502,225</b>	<b>\$ 307,567</b>	<b>\$ 311,216</b>	<b>\$ 72,227</b>	<b>\$ 39,183</b>	<b>\$ 44,122</b>

The System's outstanding bonds are secured by the Master Trust Indenture ("MTI") formed by the Obligated Group composed of entities within the System. The following information summarizes finance-related consequences. The MTI is available on the EMMA (Electronic Municipal Market Access) website for full disclosure.

# Lee Memorial Health System

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Per the MTI, the following are considered financial events of default:

1. Inability of the Obligated Group to make payment of principal, premium or interest;
2. Failure of any member of the combined group to comply with any covenant or agreement under the MTI for a period of 30 days within written notice of such failure;
3. Failure of any member of the Obligated Group to make any required payment with respect to indebtedness, which indebtedness is in an aggregate principal amount greater than 1% of total revenues for the most recent fiscal year; or
4. Consent of petition seeking reorganization, arrangement adjustment or composition under the U.S. Bankruptcy Code.

In the event of default, the Master Trustee may declare all obligations outstanding immediately due and payable in an amount equal to the total principal amount of all determined obligations, plus all interest accrued to the date of acceleration. The Master Trustee shall enforce its rights and the rights of the holders by enforcing payment of amounts due or becoming due under the obligations; suit upon all or any part of the obligations; or civil action to require any person holding moneys, documents, or other property pledged to secure payment of amounts due or becoming due on the obligations.

The System's direct borrowings primarily require compliance with the MTI and, in some (but not all) cases, are secured by the MTI. In addition, the loan or lease agreements underlying the direct borrowings may contain additional and/or more restrictive covenants and additional events of default than are contained in the MTI and, in the case of the leases, different remedies upon default, as noted in the individual descriptions of the direct borrowings below.

#### **Bonds**

##### *2019 Series A Bonds*

In April 2019, the System issued Hospital Revenue Bonds, 2019 Series A, in the amount of \$421.4 million. The proceeds of the bonds were used to finance capital improvements to the health care facilities of the system as well as refund the 2007 Series A Bonds, 2017 BAPCC Loan, 2014 JP Morgan Chase Loan, 2012 BAPCC Loan and the 2011 Bank of America Loan. Costs of bond issuance were covered through proceeds of the bond. The 2019 Series A Bonds were issued in two interest rate modes: (1) 2019 Series A-1 as fixed rate and (2) 2019 Series A-2 as term rate. Both modes are paid semi-annually on April 1 and October 1 each year with the term rate of 5.0%. The refunding of the 2007 A Series Bonds resulted in a gain of approximately \$3.5 million, attributable to the derecognition of the related bond premium established at issuance. The issuance of the 2019 Series A Bonds resulted in a premium of \$60.9 million to be amortized over the life of the bonds and bond issuance costs of \$3.0 million.

##### *2019 Series B Bonds*

In April 2019, the System issued Hospital Revenue Bonds, 2019 Series B, in the amount of \$50.3 million. The proceeds of the 2019 Series B Bonds were used to finance capital improvements to the health care facilities of the system. Costs of bond issuance were covered through proceeds of the bonds. The 2019 Series B Bonds were issued as variable in the R-FLOATS mode with interest rates reset weekly and payable monthly. Weekly rates are determined by the remarketing agent based off of current relevant market conditions and credit rating factors. If the remarketing agent fails to determine the weekly rate, an alternate rate based off of the Securities Industry and Financial Markets Association ("SIFMA") index is utilized. Principal is paid annually in April. No premiums or discounts were recognized in the issuance of this debt.

# Lee Memorial Health System

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#### *2010 Series A Bonds*

In May 2010, the System issued Hospital Revenue Bonds, 2010 Series A (Build America Bonds - Direct Payment) in the amount of \$42.0 million. The proceeds of the 2010 Series A Bonds were used to finance a portion of the costs of acquisition, equipping and construction of the System's healthcare facilities. The 2010 Series A Bonds were issued as fixed rate bonds with interest payable semiannually on April 1 and October 1 of each year at 7.281% with a 32.935% interest paid rebate from the Internal Revenue Service, which becomes an effective rate of 4.883%.

#### *2007 Series A Bonds*

In April 2019, the System refunded the 2007 Series A Bonds with the issuance of the 2019 Series A-1 Bonds. In April 2007, the System issued Hospital Revenue Bonds, 2007 Series A, in the amount of \$270.9 million. The 2007 Series A Bonds were issued as fixed-rate bonds with interest payable semiannually on April 1 and October 1 of each year. The proceeds of the 2007 Series A Bonds were used to replace the temporary bank loan established with Bank of America, N.A. to fund the purchase of Southwest Regional Medical Center and Gulf Coast Hospital. At the time of issuance, the 2007 Series A Bonds are comprised of approximately \$262.4 million of serial bonds bearing interest at a rate ranging from 4.5% to 5.25% as the bonds mature, and approximately \$8.5 million in term bonds bearing interest at 4.0% to 5.0%. Effective April 12, 2017, the System refunded and refinanced approximately \$101.3 million of the 2007 Series A Bonds with a new 2017 BAPCC Loan. Prior to the refunding and refinancing, the 2007 Series A Bonds had an outstanding principal balance of approximately \$265.0 million. Following the refunding and refinancing, the outstanding balance of the 2007 Series A Bonds was reduced to \$163.7 million. The refinancing resulted in a gain of approximately \$2.4 million, attributable to the derecognition of the related bond premium established at issuance. The 2007 Series A Bonds were fully refunded in the year ended September 30, 2019.

#### **Direct Borrowings**

##### *2020 TD Bank Loan*

In March 2020, the System's Board of Directors approved the issuance of the new direct bank loan in the amount of \$102 million to reimburse the System for prior capital expenditures. The 2020 TD Bank Loan closed June 25, 2020 and is secured by Obligation No. 33 issued under the MTI. Principal payments are paid annually in April and amortized over 30 years with a mandatory purchase date of June 25, 2035. Interest is payable quarterly accruing at a fixed rate of 1.88% per annum and is subject to adjustments. The loan agreement includes covenants and events of default that are more expansive than the MTI and provides that Obligation No. 33 is an accelerable instrument upon an event of default. Obligation No. 33 and the loan agreement is located on the EMMA website for full disclosure. Issuance costs were paid with internal funds.

##### *2020 JP Morgan Chase Loan*

In January 2020, the System's Board of Directors approved the issuance of the new direct bank loan in the amount of \$52 million to reimburse the System for prior capital expenditures related to the expansion of Gulf Coast Medical Center. The 2020 JP Morgan Chase Loan (DNT Asset Trust) closed March 3, 2020 and is secured by Obligation No. 32 under the MTI. Principal payments are paid annually in April with the loan set to mature in April 2032. Interest is payable semi-annually in October and April accruing at a fixed rate of 1.68% per annum. The loan agreement includes covenants and events of default that are more expansive than the MTI and provides that Obligation No. 32 is an accelerable instrument upon an event of default. Obligation No. 32 and the loan agreement is located on the EMMA website for full disclosure. Issuance costs were paid with internal funds.

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#### *2017 BAPCC Loan*

In April 2019, the System refunded the 2017 BAPCC Loan through the issuance of the 2019 Series A Bonds. On March 30, 2017, the System's Board of Directors approved a partial refunding and refinancing of the 2007 Series A Bonds with the 2017 BAPCC Direct Bank Loan in the approximate amount of \$101.3 million. Principal was to be paid annually beginning April 2021 and was set to mature April 2032. Monthly interest payments are variable based on 67% LIBOR plus 70 basis points. Issuance costs were paid with internal funds. The refinancing resulted in a gain of approximately \$2.4 million attributed to the derecognition of the 2007 Series A bonds-related premiums. Bonds-related premiums and the estimated economic gain (the difference between the present value of the old and new debt service payments) was approximately \$17.6 million. The 2017 BAPCC Loan was fully refunded in the year ended September 30, 2019.

#### *2016 BAPCC Loan*

On April 28, 2016, the System's Board of Directors approved the issuance of new debt in the amount of \$25 million to reimburse the System for prior capital expenditures through a lease under a master lease agreement. The 2016 BAPCC Loan bears a fixed rate of 1.55% paid monthly and matures in June 2023. Issuance costs were paid with internal funds. If the System is unable to make payment within 30 days of written notice, it will be considered in default. The lessor may terminate the lease, demand payment of all amounts up to the original term and any contemplated renewal terms and require the return of all equipment under the lease.

#### *2015 BAPCC Loan*

On August 27, 2015, the System's Board of Directors approved the issuance of new debt in the amount of \$50 million to reimburse the System for prior capital expenditures through a lease under a master lease agreement. The 2015 BAPCC Loan bears a fixed interest rate of 1.97% paid monthly and matures in September 2025. Issuance costs were paid with internal funds. If the System is unable to make payment within 30 days of written notice, it will be considered in default. The lessor may terminate the lease, demand payment of all amounts up to the original term and any contemplated renewal terms and require the return of all equipment under the lease.

#### *2015 Bank of America Loan*

On June 25, 2015, the System's Board of Directors approved the refunding and refinancing of the Hospital Revenue Refunding Bonds, 2005 Series A with a direct bank loan of \$50.85 million. Principal payments of the 2015 Bank of America Loan are paid annually in April while the interest payments are paid semi-annually in October and April at a fixed rate of 2.79%. The 2015 Bank of America Loan is set to mature in April 2024. Although the refunding resulted in the recognition of an accounting loss of \$0.2 million for the year ended September 30, 2015, the System obtained an economic gain of \$6.39 million. Issuance costs were paid with internal funds. Inability to make debt service payments for this loan or any general debt obligations, or the inability to meet specified debt covenants will be considered an event of default. If such events occur, at the discretion of the lender, the balance outstanding of this loan along with other obligations of the System to the lender, become immediately due and payable within 15 days of declaration and/or the rate of interest on the unpaid principal shall be increased at the lenders discretion, to the lesser of the prime rate plus 3% per annum, or the maximum rate permitted by law. Unpaid interest or fees, for the purpose of calculating interest, may become part of the principal balance and compounded on a daily basis until the entire outstanding principal and interest balance is paid.

#### *2014 JP Morgan Chase Loan*

In April 2019, the System refunded the 2014 JP Morgan Chase Loan through the issuance of the 2019 Series A. On June 26, 2014, the System's Board of Directors approved the refunding and refinancing of the 2009 Series C Bonds with the 2014 JP Morgan Bank Loan in the amount of



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\$18.445 million. This transaction closed October 8, 2014. Principal payments of the 2014 JP Morgan Bank Loan were paid annually in April while the interest payments were paid semi-annually in October and April. Interest payments are variable based on 67% of LIBOR plus 73 basis points. The 2014 JP Morgan Bank Loan was set to mature in April 2033. Although the advanced refunding resulted in the recognition of an accounting loss of approximately \$1.96 million for the year ended September 30, 2015, the System was able to eliminate the need of the letter of credit securing the 2009 Series C Bonds and reduce the interest rate. Issuance costs were paid with internal funds. The 2014 JP Morgan Chase Loan was fully refunded in the year ended September 30, 2019.

#### *2013 BAPCC Loan*

On June 28, 2013, the System's Board of Directors approved the financing of the EPIC software system consisting of clinical and revenue cycle applications in the amount of \$50 million. The 2013 BAPCC Loan had a fixed interest rate of 1.58%. The 2013 BAPCC Loan matured and was paid in full in June 2020. Issuance costs were paid with internal funds.

#### *2012 BAPCC Loan*

In April 2019, the System refunded the 2012 BAPCC Loan through the issuance of the 2019 Series A Bonds. On June 20, 2016, the System's Board of Directors approved the modification of the 2012 BAPCC Loan in the amount of \$41.2 million in which the tender date was extended from May 31, 2019 to May 31, 2023. Principal payments of the 2012 BAPCC Loan were paid annually in April while the interest payments were paid quarterly. Interest payments were variable based on 67% of LIBOR plus 62 basis points and matures in April 2029. On November 30, 2012, the System's Board of Directors approved the refunding and refinancing of the Compass Loan, utilizing a direct bank loan in the amount of \$50.3 million. The 2012 BAPCC Loan had a variable interest rate of 67% of LIBOR plus 95 basis points and matured in April 2029. Issuance costs were paid with internal funds. The advanced refunding resulted in the recognition of an accounting loss of approximately \$100,000. Although the refunding resulted in the recognition of an accounting loss of approximately \$100,000, the System obtained an economic gain (the difference between the present values of the old and new debt service payments) of approximately \$5.7 million. This loan was modified on June 20, 2016 in the amount of \$41.2 million to extend the tender date. The 2012 BAPCC Loan was fully refunded in the year ended September 30, 2019.

#### *2012 JP Morgan Chase Loan*

On January 19, 2012, the System's Board of Directors approved the refunding and refinancing of the 2002 Series A Bonds, utilizing a direct bank loan in the amount of \$25.9 million. The 2012 JP Morgan Chase Loan paid a fixed interest rate of 1.92%. The 2012 JP Morgan Chase Loan matured and was paid in full in April 2020. Issuance costs were paid with internal funds. The advanced refunding resulted in the recognition of an accounting loss of approximately \$2.2 million. Although the current refunding resulted in the recognition of an accounting loss of approximately \$2.2 million, the System obtained an economic gain of approximately \$2.9 million.

#### *2011 Bank of America Loan*

In April 2019, the System refunded the 2011 Bank of America Loan through the issuance of the 2019 Series A Bonds. On September 1, 2011, the System's Board of Directors approved the refunding and refinancing of the 2009 Series A and 2009 Series B Bonds, utilizing a direct bank loan in the amount of approximately \$109.5 million. The 2011 Bank Loan had a variable interest rate of 65.1% of LIBOR plus 72 basis points and matured in April 2033. Issuance costs were paid with internal funds. This loan also terminated the line of credit ("LOC") that was in place for the 2009 Series A and 2009 Series B Bonds. Although the advanced refunding resulted in the recognition of an accounting loss of \$0.9 million, the System obtained an economic gain of

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approximately \$8.7 million. The 2011 Bank of America Loan was fully refunded in the year ended September 30, 2019.

#### *2010 Bank Qualified Loan*

On November 18, 2010, the System's Board of Directors approved the refunding and refinancing of the 1997 Series C Bonds, utilizing a direct bank qualified fixed rate loan in the amount of \$30.0 million. The 2010 Bank Loan paid a fixed interest rate of 2.794%. The 2010 Bank Qualified Loan matured and was paid in full in April 2020. The transaction was completed on December 22, 2010. Issuance costs were paid with internal funds. Although the advanced refunding resulted in the recognition of an accounting loss of approximately \$2.2 million, the System in effect reduced its aggregate debt service payments by approximately \$3.2 million and obtained an economic gain of approximately \$2.9 million.

#### **Other Direct Borrowings**

In September 2005, the System entered into a ground lease with CB Medical South, LLC and a ground lease with CB Medical North, LLC (collectively, the "Lessors"), whereby CB Medical South, LLC and CB Medical North, LLC are leasing constructed medical office buildings to the System. Since the System had continuing involvement with the assets as discussed in lease guidance addressing sale-leaseback transactions involving real estate, the System was unable to remove the assets and related debt from its consolidated basic statements of net position after construction of the assets were completed.

On August 26, 2010, the System's Board of Directors approved the acquisition of the ownership interest in CB Medical North, LLC, which owns the land and building housing the Lee Memorial Regional Cancer Center at the Sanctuary and CB Medical South, LLC, which owns the land and building housing the Outpatient Center at the Sanctuary. The System acquired full ownership effective October 1, 2010. As part of the transaction, the System assumed the mortgages on the properties which totaled approximately \$62.0 million plus approximately \$2.3 million in cash. The System was required to update the previous capital asset and long-term debt recordings to reflect the purchase transaction. The CB Medical South, LLC and CB Medical North, LLC values for capital assets and long-term debt reported as of September 30, 2010 reflected the lease guidance addressing sale-leaseback transactions. The CB Medical South, LLC and CB Medical North, LLC values for capital assets and long-term debt reported as of September 30, 2014 reflect the full ownership interest resulting from the October 1, 2010 acquisition transaction. At September 30, 2020 and 2019, the value included in capital assets, net of accumulated depreciation, amounted to approximately \$22.6 million and \$22.7 million, respectively, for the Sanctuary Regional Cancer Center, and the total outstanding debt amounted to approximately \$22.6 million and \$23.4 million, respectively. At September 30, 2020 and 2019, the value included in capital assets, net of accumulated depreciation, amounted to approximately \$25.6 million and \$25.7 million, respectively, for the Sanctuary Outpatient Center, and the total outstanding debt amounted to approximately \$30.4 million and \$31.3 million, respectively.

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In April 2018, the System entered into a Purchase Money Mortgage with Lee Healthcare Resources, a Florida not-for-profit corporation, in the amount of \$10.3 million plus approximately \$1.9 million in cash for the Med Plaza One Building. Principal payments of \$2.1 million plus interest will be paid annually through April 2023. Interest on the principal sum of this note as of September 2020 was 0.99% per annum and is subject to annual adjustment based on the Applicable Federal Rate. The Med Plaza One Building is comprised of medical and administrative offices. If principal or interest payments are not made within 30 days of the due date, the System will be considered in default. In the event of default, interest on principal outstanding shall be computed at the rate of 10% per annum, but not in excess of the maximum rate permitted by Florida law. The holder may, at its option and without notice, require full payment of principal and accrued interest outstanding.

In November 2018, the System entered into a 20-year lease agreement with Plantation Medical Center SNU, LLC, a Florida Limited Liability Company. The System utilizes the 57,650 square foot facility as the Skilled Nursing Unit at GCMC. The System has accounted for the debt obligation in its consolidated basic financial statements with a total value of \$22.0 million and the remaining balance of \$20.0 million as of September 30, 2020. There is a 2.5% annual increase to the rent obligation each November until the 11th year of the agreement, at which point the rent is adjusted to the Market Lease Rate as determined by an appraiser. The rate will continue to increase annually by 2.5% for the remainder of the lease. The System has the option to purchase the premises at year ten and every five years thereafter.

In February 2020, the System entered into a promissory note with Lee Healthcare Resources, a Florida not-for-profit corporation, in the amount of \$12.2 million for the purchase of land and medical offices that the System had been previously leasing. The Pine Island/Bass Road Note is payable in equal payments of \$3.2 million each over four years beginning February 20, 2021, including interest accruing at a fixed rate of 1.75% per annum. The Pine Island/Bass Road Note is not secured by the MTI. If principal or interest payments are not made within 30 days of the due date, the System will be considered in default. In the event of default, interest on principal outstanding shall be computed at the rate of 10% per annum, but not in excess of the maximum rate permitted by Florida law. Upon an event of default, the holder may, at its option and without notice, require full payment of principal and accrued interest outstanding.

The MTI and direct borrowing loan and lease agreements require the System to maintain specified financial ratios, the most restrictive of which are a minimum debt service coverage ratio, long-term debt to capital ratio, and minimum cash and investment balances, and provide a pledge of revenues of the System on a parity basis. The System was in compliance with the financial covenants for the years ended September 30, 2020 and 2019. The nonobligated group members include Lee County Trauma Services District, Lee Memorial Home Health, Inc., HealthPark Care Center, Inc., Lee Memorial Health System Foundation, Inc., Lee Community Healthcare, Inc., Best Care Assurance, LLC., Best Care Collaborative, LLC, Best Care Partners, Inc., Bonita Community Health Centers, Inc., Paramount Surgery Center, LLC.

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**9. Capital Lease Obligations**

At September 30, 2020 and 2019, assets under capital leases included in capital assets were approximately \$58.0 million and \$64.9 million, respectively. The accumulated amortization for these assets was approximately \$20.4 million and \$24.7 million as of September 30, 2020 and 2019, respectively. Amortization expense of approximately \$5.2 million and \$5.1 million is included in depreciation and amortization expense in the accompanying consolidated basic statements of revenues, expenses and changes in net position for the years ended September 30, 2020 and 2019, respectively. At September 30, 2020 and 2019, an approximate obligation of \$39.2 million and \$35.2 million, respectively, was outstanding under the capital leases. During the years ended 2020 and 2019, interest expense of approximately \$3.3 million and \$4.2 million, respectively, was incurred.

Future minimum lease payments are as follows:

*(in thousands of dollars)*

<b>Years Ending September 30,</b>	
2021	\$ 8,577
2022	8,229
2023	8,318
2024	8,095
2025	7,597
Later years	<u>43,060</u>
Total minimum lease payments	83,876
Less: Amount representing interest	<u>(43,413)</u>
Present value of net minimum lease payments	<u>\$ 40,463</u>

**10. Retirement Plans**

**Tax Sheltered Annuity Plan**

The System provides a single-employer tax deferred annuity program for all eligible employees who elect to participate in the program. The annuity program is administered by the System. The Lee Memorial Hospital Tax Sheltered Annuity Plan (the "Plan") purchases annuity contracts for participating employees through salary reduction, thereby deferring taxability of these amounts. For employees with one year or more of eligible service, the System participates in the Plan by matching approximately 5% of the participating employees' salaries. The Board of Directors of the System has the sole discretion to amend the Plan and change the contribution amount. Contribution expense incurred by the System in connection with the Plan was \$22.8 million and \$22.1 million for the years ended September 30, 2020 and 2019, respectively.

**Retiree Health Insurance Plan**

The System sponsors the Retiree Health Insurance Plan (the "RHI Plan"), which is a post-employment benefit plan ("OPEB").

**Plan Description**

As of September 30, 2020, the System's RHI Plan, which provides medical benefits to active employees, also provides medical benefits to eligible retired employees under a defined benefit post-employment healthcare plan.

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The contribution requirements of the RHI Plan members and the System are established and may be amended by the System's Board of Directors. Current retiree RHI Plan members who are receiving benefits do not contribute to the RHI Plan as the System covered their health insurance based on current Medicare regulations which made the RHI Plan the secondary payer with Medicare paying as the primary payer.

Effective January 1, 2009, employees who retire at age 65 or later with 20 years of continuous full-time service or equivalent part-time service will receive, if they elect retiree health coverage, a \$2,500 check each year for the rest of their life which will be increased in subsequent years by 2%.

**Benefits Provided**

The RHI Plan provides for a \$2,500 per retiree benefit to be paid on an annual basis. The RHI Plan also sets forth an increase of 2% per year after retirement. To be eligible for benefits an employee must meet one of four eligibility requirements. The first is to retire after attaining age 65 with 20 years of continuous full-time (or equivalent) service and retire after January 1, 2009. The second is to be age 63 or older on May 1, 1993 and retire after attaining age 65 with 20 years full-time (or equivalent) service. The third is to become disabled with 20 years continuous full-time (or equivalent) service, before attaining age 65. Last, an employee would need to have 30 or more years of full-time (or equivalent) service on September 30, 2009. Part-time services count as one-half of full-time service. Temporary or PRN service is not eligible.

**Contributions**

The System's funding policy is to fund on a pay-as-you-go basis so there are no contributions.

**Employees Covered by Benefit Terms**

As of April 1, 2018, the census date for the OPEB liability, the following employees were covered by the benefit terms:

Participant data as of April 1, 2018

Retirees	397
Fully Eligible	52
Other	3,273
	<u>3,722</u>

**Net OPEB Liability**

The System's net OPEB liability was measured as of December 31, 2019. The service cost and total OPEB liability were measured as of the census date based on participant data as of the census date.

The total OPEB liability in the September 30, 2020 actuarial valuation was projected from the measurement date using standard methodology, adjusting for benefit payments, expected growth in benefit obligations, changes in key assumptions and plan provisions, and any significant changes in plan demographics that occurred during the year.

Current Health Care Cost Trend Rate 6.25%

Investment Rate of Return 0.0%, due to the RHI Plan is a pay-as-you-go plan

Salary increases 3.0%

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Healthy mortality rates were based on the following demographic assumptions: a base table of Pri-2012, a base mortality table year 2012, table type – no collar, table weighting – headcount, blending of separate rates for annuitants and non-annuitants (based on Employees table), blending of retirees and contingent annuitants of combined non-disabled annuitant mortality. The mortality improvement scale (male table for males and female table for females) was MP-2019.

The disability mortality rates (non-sunset employees only) were based on the following demographic assumptions: a base table of Pri-2012, base mortality table year 2012, table type – no collar, table weighting – headcount and a base scale of MP-2019.

The actuarial cost method used is Entry Age Normal (“EAN”).

The discount rate used to measure the total OPEB liability was 2.75%. The individual EAN Cost Method is used in completing the actuarial valuation. Under this method the normal cost is the level percentage of pay contribution that would have been required from age on the valuation date coincident with or next following the date the employee is hired in order to fund the employed participant’s OPEB benefits if the current plan provisions regarding accrual of benefits had always been in effect. The total OPEB liability is the excess of the present value of future benefits over the present value of future service costs for employed participants. The service cost and total OPEB liability for the RHI plan are the sums of the individually computed service costs and OPEB liabilities for all plan participants.

The discount rate for an unfunded OPEB plan is based on a 20-year high-quality municipal bond rate as of the last business day preceding or coincident with the measurement date. The discount rate used in the valuation was determined using the 20-year yields on the Fidelity AA Municipal General Obligation Fund (rounded to 2 decimal places).

Changes in the net OPEB liability are summarized in the following table:

*(in thousands of dollars)*

	<u>Increase (Decrease)</u>
	<u>Total OPEB</u>
	<u>Liability (a)</u>
<b>Balance at October 1, 2019</b>	\$ 54,963
Changes for the year:	
Service cost	640
Interest cost	1,994
Changes in benefit terms	-
Differences between expected and actual experience	(450)
Changes of assumptions	6,947
Benefit payments	(1,376)
Net changes	<u>7,755</u>
<b>Balance at September 30, 2020</b>	<u>\$ 62,718</u>

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**Sensitivity of the Net OPEB Liability to Changes in the Discount Rate**

The following table presents, as of September 30, 2020, the System's net OPEB liability calculated using the discount rate of 2.75%, as well as the net OPEB liability using a discount rate that is 1% lower (1.75%) or 1% higher (3.75%):

*(in thousands of dollars)*

	<b>1% Decrease (1.75%)</b>	<b>Current Discount Rate (2.75%)</b>	<b>1% Increase (3.75%)</b>
Net OPEB liability	\$ 70,011	\$ 62,718	\$ 53,603

**Sensitivity of the Net OPEB Liability to Changes in the Healthcare Cost Trend Rate**

The following presents, as of September 30, 2020, the System's net OPEB liability calculated using the healthcare cost trend rate of 6.25%, as well as the net OPEB liability using a rate that is 1% lower (5.25%) or 1% higher (7.25%):

*(in thousands of dollars)*

	<b>1% Decrease (5.25%)</b>	<b>Current Healthcare Cost Trend Rate (6.25%)</b>	<b>1% Increase (7.25%)</b>
Net OPEB liability	\$ 59,691	\$ 62,718	\$ 62,911

The System is currently funding the OPEB obligation on a pay-as-you-go basis so no assets have been segregated and/or restricted to provide the postemployment benefits.

Significant actuarial assumptions used as of the measurement date are as follows:

Discount Rate on 20-Year General Obligation Municipal Bonds

- 2.75% as of the last business day preceding the measurement date.

Rates of Increase in Compensation

- 3.0% based on the System's budgetary salary increase for the fiscal year 2021 budget year.

**Lee Memorial Health System**  
**Notes to Consolidated Basic Financial Statements**  
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**OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB**

The System recognized OPEB expense of approximately \$4.0 million and \$0.7 million for the years ended September 30, 2020 and 2019, respectively. At September 30, 2020, the System reported \$4.4 million in deferred outflows and \$1.3 million in deferred inflows of resources related to OPEB from the following sources:

*(in thousands of dollars)*

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$ 801	\$ 310
Changes of assumptions	<u>3,641</u>	<u>967</u>
Total	<u>\$ 4,442</u>	<u>\$ 1,277</u>

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

*(in thousands of dollars)*

**Year Ending September 30,**

2021	1,365
2022	1,471
2023	330
2024	-
2025	-
Thereafter	-

**Payable to the OPEB Plan**

As of September 30, 2020, there are no payables to the Plan.

**Defined Benefit Pension Plan  
Plan Description**

Effective July 1, 1996, the System became the sponsor of the frozen retirement plan of former Cape Coral Medical Center, Inc. employees (the "CCMC Plan"). The CCMC Plan was frozen on September 30, 1995 by the management in place at that time. The CCMC Plan is a noncontributory, single-employer defined benefit plan, administered by a committee appointed by the System. Under the provisions of the CCMC Plan, the System has the authority to make amendments. There have been no new members of the CCMC Plan since the date the CCMC Plan was frozen. The CCMC Plan provides Life-Only annuity benefits to plan members and beneficiaries. An actuarial report is prepared each year effective June 30 and is available from the System. The funding policy of the System is to contribute an amount at least equal to the annual required contribution prescribed by GASB Statement No. 67, *Financial Reporting for Pension Plans – An Amendment of GASB Statement No. 25*, and GASB Statement No. 68, *Accounting and Financial Reporting for Pensions and Amendment of GASB No. 27* ("GASB No. 68"), and determined by the actuary. For the years ended September 30, 2020 and 2019, the Annual Required Contribution ("ARC") was \$1.7 million and \$1.2 million, respectively.



**Lee Memorial Health System**  
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**Benefits Provided**

The Plan provides for retirement and death benefits. Retirement benefits are determined based upon varying formulas dependent on years of service. All employees of the Employer were eligible to participate in the CCMC Plan as of the first day of the month coincident with or next following the date on which they completed one Year of Vesting Service. All other employees became participants as of the first day of the month coincident with or next following the completion of one year of service during which they accumulated at least 1,000 hours of service. No new participants entered after September 30, 1995, unless they had previously been participants before September 30, 1995.

The accrued benefit is calculated using the formula for the normal retirement benefit, based upon the average monthly compensation and years of benefit service as of the date of the calculation. The accrued benefit is payable at the normal retirement date in the normal form of payment. Accrued benefits were frozen as of September 30, 1995. The normal retirement benefit is calculated by taking 2% of the average monthly compensation multiplied by years of benefit service up to a maximum of 20 years. Benefit terms also provide for annual cost-of-living adjustments to retired participants based upon the Secretary of the Treasury for cost-of-living increases.

**Employees Covered by Benefit Terms**

At July 1, 2020, the measurement date for the pension liability, the following employees were covered by the benefit terms:

Participant data as of July 1, 2020

Active	84
Terminated vested	427
Retired	442
	<hr/>
	953
	<hr/>

**Contributions**

The CCMC plan sponsor's funding policy is to make contributions to meet the minimum funding requirements of Internal Revenue Code Sections 412(a) and 430 as determined by an independent actuary. Additionally, the Plan Sponsor may contribute an amount above the required contribution. For the years ended September 30, 2020 and 2019, the Plan Sponsor's contributions of approximately \$1.1 million and \$0.7 million, respectively, meet the minimum funding requirements of ERISA.

**Net Pension Liability**

The System's net pension liability was measured as of July 1, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of September 30, 2020.

The total pension liability in the September 30, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods in the measurement:

Inflation	2.1%
Investment Rate of Return	5.4%, net of pension plan investment expense, including inflation
Salary increases	Not applicable due to plan freeze

Effective September 30, 2020, the assumption for mortality has been changed from RP-2006 mortality with fully generational projections using Scale MP-2018 to amounts weighted rates from

**Lee Memorial Health System**  
**Notes to Consolidated Basic Financial Statements**  
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the Pri-2012 mortality study projected generationally from 2012 with Scale MP-2019. The change was made based on a recommendation of the Society of Actuaries.

The long-term expected rate of return on pension plan investments was determined using a building block method in which best-estimate ranges of expected real rates of return (expected returns, net of plan investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and adding expected inflation. The best estimates of geometric real rates of return for each major asset class included in the pension plan's target asset allocation as of September 30, 2020 are summarized in the following table:

<b>Asset Class</b>	<b>Target Allocation</b>	<b>Real Rate of Return</b>
Domestic equity	30.6%	4.75%
Emerging markets equity	2.0%	5.90%
International equity	15.6%	5.30%
Corporate fixed income	14.9%	0.00%
Government fixed income	27.0%	0.73%
Real estate	4.8%	3.70%
Cash	5.1%	-1.00%
Total	<u>100.0%</u>	

The discount rate used to measure the total pension liability was 5.40%. The projection of cash flows used to determine the discount rate assumed that employer contributions will be made in amounts equal to the actuarially determined contributions. Based on that assumption, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. For the year ended September 30, 2020, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was 5.40%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

**Lee Memorial Health System**  
**Notes to Consolidated Basic Financial Statements**  
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Changes in the net pension liability (asset) are summarized in the following table:

*(in thousands of dollars)*

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a)-(b)
<b>Balances at October 1, 2019</b>	\$ 31,191	\$ 25,500	\$ 5,691
Changes for the year:			
Interest	1,922	-	1,922
Difference between expected and actual experience	314	-	314
Changes of assumptions	2,560	-	2,560
Net investment income	-	850	(850)
Benefit payments	(1,870)	(1,870)	-
Contributions from the Employer	-	1,073	(1,073)
Administrative expense	-	(114)	114
Net changes	2,926	(61)	2,987
<b>Balances at September 30, 2020</b>	\$ 34,117	\$ 25,439	\$ 8,678

Plan fiduciary net position as a percentage of the total pension liability 75%

**Sensitivity of the Net Pension Liability to Changes in the Discount Rate**

The following presents, as of September 30, 2020, the System's net pension liability calculated using the discount rate of 5.40%, as well as the net pension liability using a discount rate that is 1% lower (4.40%) or 1% higher (6.40%):

*(in thousands of dollars)*

	1% Decrease (4.40%)	Current Discount Rate (5.40%)	1% Increase (6.40%)
Net pension liability	\$ 12,102	\$ 8,678	\$ 5,760

**Lee Memorial Health System**  
**Notes to Consolidated Basic Financial Statements**  
**September 30, 2020 and 2019**

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**Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Defined Benefit Pension**

The System recognized pension benefit expense of approximately \$3.7 million and \$0.5 million for the years ended September 30, 2020 and 2019, respectively. At September 30, 2020, the System reported deferred outflows of resources and deferred inflows of resources related to defined benefit pension from the following sources:

*(in thousands of dollars)*

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$ -	\$ -
Changes of assumptions	-	-
Net differences between projected and actual earnings on pension plan investments	541	-
Contributions made during the year ended September 30, 2020 not yet recognized in net fiduciary position	<u>302</u>	<u>-</u>
Total	<u>\$ 843</u>	<u>\$ -</u>

Amounts reported as deferred outflows of resources and deferred inflows of resources related to defined benefit pension will be recognized in pension expense as follows:

*(in thousands of dollars)*

**Year Ending September 30,**

2021	\$ 33
2022	194
2023	167
2024	148
2025	-
Thereafter	-

**Payable to the Defined Benefit Pension Plan**

As of September 30, 2020 and 2019, there are no payables to the CCMC Plan.

**Lee Memorial Health System**  
**Notes to Consolidated Basic Financial Statements**  
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**11. Commitments and Contingencies**

**Operating Leases**

The System leases various equipment, office space and land under operating leases, which expire at various times. Total rental expense for all operating leases was approximately \$8.2 million and \$8.4 million for the years ended September 30, 2020 and 2019, respectively.

The remaining rental commitments under operating leases that have initial or remaining noncancelable lease terms in excess of one year are approximately as follows:

*(in thousands of dollars)*

<b>Year Ending September 30,</b>	
2021	\$ 7,159
2022	3,353
2023	2,276
2024	1,834
2025	1,558
Thereafter	44,163
	<u>\$ 60,343</u>

**Professional Liability Insurance**

The System is subject to various medical malpractice claims arising in the normal course of its business activities. The System is self-insured for professional liability claims and is relying on a limitation of its liability established by the Waiver of Sovereign Immunity Act of the State of Florida (the "Act"). The Act limits the amount of damages the Hospital would be required to pay up to \$100,000 per claimant or \$200,000 per incident. Effective October 1, 2011, the sovereign immunity limits in Florida have been increased to \$200,000 per claimant or \$300,000 per incident. In 1986, the Florida Supreme Court affirmed the constitutionality of the Act and its applicability to public hospitals. Various suits and claims arising in the ordinary course of business are pending against the System. Management is of the opinion that future potential uninsured losses from incidents occurring prior to September 30, 2020, if any, will not be materially different from the amounts recorded in the accompanying consolidated basic financial statements.

The System has been named as a defendant in a number of malpractice lawsuits. In the event that a claim exceeds its sovereign immunity level, the System may incur charges in excess of its established reserves that could have an adverse impact on the System's change in net position and net cash flows in the period in which it is recorded or paid. The Act provides that with regard to judgments exceeding those limits, that the plaintiff may seek enactment of a legislative claim bill by the Florida Legislature, seeking recovery of an amount in excess of those limits. A claims bill must be presented and sponsored by a Senator or Representative of the State of Florida, passed through Committee, and signed by the Governor of Florida according to Florida Statute 768.28. Without waiving its entitlement to the rights and benefits of the Florida Waiver of Sovereign Immunity Act, the System has insurance protection not to exceed \$25 million, subject to a \$5 million per claim self-insured retention. This excess insurance is written on a claims-made basis, effective August 1, 2012, with a retroactive date of May 1, 2010. In accordance with Florida law, the purchase of this insurance does not operate as a waiver of the limits on damages as described above. Management does not record a liability for estimated malpractice claims in excess of the liability established pursuant to the Act until claim is approved for settlement through the claims bill process.

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Management of the System has established a liability that provides for estimated malpractice claims identified under the System's risk management program based on several factors including the nature of each claim, past experience, advice from legal counsel and actuarial studies, which reflect liabilities discounted at 4% for the years ended September 30, 2020 and 2019. The estimated claims incurred, payments on claims, and the balance of the reserve for professional liability claims for the years ended September 30, 2020 and 2019, excluding the amounts payable pursuant to the claims bill process described above, were as follows:

<i>(in thousands of dollars)</i>	<b>2020</b>	<b>2019</b>
<b>Amount of claims liabilities at the beginning of the year</b>	\$ 17,614	\$ 16,094
Incurred claims	2,190	4,980
Payments on claims attributable to events of both the current fiscal year and prior fiscal years	<u>(3,833)</u>	<u>(3,460)</u>
<b>Amount of claims liabilities at the end of the year</b>	<u>\$ 15,971</u>	<u>\$ 17,614</u>

Cape Coral Hospital, Inc.'s and Lee Memorial Home Health, Inc.'s professional malpractice liability insurance is covered under the System's established program under the Act, effective for claims occurring on or after October 1, 2001 and January 1, 2005, respectively.

The System's Board of Directors opted to cover its nursing home for professional liability using its established program under the Act, effective for claims occurring on and after October 1, 2000.

As a provider of health care services, the System is subject to malpractice claims and litigation through the normal course of operations. Losses which are subject to the deductible provisions have been estimated and accrued in the accompanying consolidated basic financial statements. The System has employed independent actuaries to estimate the ultimate costs, if any, of the settlement of such claims. Management believes the established reserves are adequately stated as of September 30, 2020 and 2019.

**Health Insurance**

The System is self-insured for group health insurance. Expenses net of employee contributions under this program amounted to approximately \$89.5 million and \$80.8 million for the years ended September 30, 2020 and 2019, respectively. The total reserve for group health insurance claims payable, including an estimate for incurred but not reported claims, was approximately \$16.7 million and \$16.5 million at September 30, 2020 and 2019, respectively. Management believes the established reserve is adequately stated as of September 30, 2020 and 2019. The estimated claims incurred, payments on claims and the balance of reserves for group health insurance claims for the years ended September 30, 2020 and 2019 were as follows:

<i>(in thousands of dollars)</i>	<b>2020</b>	<b>2019</b>
<b>Amount of claims liabilities at the beginning of the year</b>	\$ 16,548	\$ 7,744
Incurred claims	111,161	108,992
Payments on claims attributable to events of both the current fiscal year and prior fiscal years	<u>(110,998)</u>	<u>(100,188)</u>
<b>Amount of claims liabilities at the end of the year</b>	<u>\$ 16,711</u>	<u>\$ 16,548</u>

**Lee Memorial Health System**  
**Notes to Consolidated Basic Financial Statements**  
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**Workers' Compensation Insurance**

The System is self-insured for workers' compensation insurance. Management of the System has established a liability for these types of claims based on actuarial evaluations in 2020 and 2019. The reserve for workers' compensation claims included in the consolidated basic financial statements was discounted at a rate of 4% for the years ended September 30, 2020 and 2019. The estimated claims incurred, payments on claims and the balance of the reserve for workers' compensation claims for the years ended September 30, 2020 and 2019 were as follows:

<i>(in thousands of dollars)</i>	<b>2020</b>	<b>2019</b>
<b>Amount of claims liabilities at the beginning of the year</b>	\$ 15,683	\$ 15,370
Incurred claims	(700)	1,637
Payments on claims attributable to events of both the current fiscal year and prior fiscal years	<u>(2,472)</u>	<u>(1,324)</u>
<b>Amount of claims liabilities at the end of the year</b>	<u>\$ 12,511</u>	<u>\$ 15,683</u>

**Other Industry Risks**

The health care industry is subject to numerous complex laws and regulations imposed by federal, state, and local governments. Compliance with these laws and regulations can be subject to government review and interpretation by both the System with respect to implementation as well as the government with respect to retrospective review. These laws and regulations include, but are not necessarily limited to, matters such as licensure, accreditation, government health care program participation requirements, reimbursement for patient services, and Medicare and Medicaid fraud and abuse. Government activity has increased with respect to investigations and allegations concerning possible violations of fraud and abuse statutes and regulations by healthcare providers. Such investigations and allegations often take multiple years to resolve. Violations of these laws and regulations could result in significant fines and penalties, including repayments for patient services previously reimbursed.

From time to time, the System receives requests for certain information from governmental agencies, and with the assistance of legal counsel, submits the required information. Management believes that the System is in compliance with current laws and regulations. To the extent that issues with noncompliance are identified, the System's management takes the appropriate steps to correct such matters. Management of the System believes that the exposure from any such matters would not have a material effect on the consolidated basic financial statements of the System.

**Litigation**

The System is involved in litigation and regulatory examinations arising in the normal course of business. After consultation with legal counsel, management believes that these matters will be resolved without material adverse effect on the System's future consolidated financial position, results of operations or cash flows.

# Lee Memorial Health System

## Notes to Consolidated Basic Financial Statements

### September 30, 2020 and 2019

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#### 12. Related Party Transactions and Relationships

Prior to September 1, 2010, the System had a 50% membership interest in a not-for-profit organization with another local-area governmental health care system. On September 1, 2010, the System along with the other governmental health care system conveyed a combined 11.11% membership interest to a third healthcare system which resulted in a new membership interest for the System of 44.445%. The System is accounting for its interest in the not-for-profit organization under the equity method of accounting. The purpose of the membership was to develop a regional service center, LeeSar, Inc. ("LeeSar"), to meet the materials services and distribution needs of its member health care systems. The membership interest in LeeSar, which is included in long-term other assets, was approximately \$20.7 million and \$19.8 million at September 30, 2020 and 2019, respectively. Excess of revenues over expenses for LeeSar was approximately \$2.1 million and \$0.5 million for the years ended September 30, 2020 and 2019, respectively. The change in excess of revenues over expenses from 2019 to 2020 was driven primarily by an increase in income from operations of \$0.8 million, as well as a reduction in non-operating losses of \$0.7 million.

As of September 30, 2019, the System had a 50% membership interest in Bonita Community Health Center ("BCHC"), a not-for-profit organization. BCHC operates an urgent care center, an ambulatory surgical care center, a diagnostic imaging center and an outpatient rehabilitation center in Estero, Florida. The membership interest in BCHC was accounted for using the equity method. On November 29, 2019 the System purchased the remaining 50% membership interest in BCHC from Naples Community Hospital, Inc. ("NCH") by: i) the assumption of all loans and the release of NCH from any loan guarantees for BCHC (\$18.0 million); and ii) payment of \$5.0 million in cash. As a result of this transaction, BCHC became a consolidated affiliate of the System. The acquisition value of the net position acquired was \$18.0 million and the excess of consideration provided for the acquisition was recorded as a deferred outflow of resources.

On December 24, 2019, the System acquired a 51% membership interest with Paramount Surgery Center, LLC, which is a specialized orthopedic ambulatory surgical center, for a purchase price of \$20.5 million. As a result of this transaction, Paramount Surgery Center, LLC is a consolidated affiliate of the System. The consideration in excess of the value of the net assets was expensed.



**Lee Memorial Health System**  
**Notes to Consolidated Basic Financial Statements**  
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**13. Major Component Unit Information**

GASB No. 61, *The Financial Reporting Entity: Omnibus – an amendment of GASB Statements No. 14 and No. 34*, requires disclosure of condensed combining information for major blended component units, including a condensed statement of net position, a condensed statement of revenues, expenses and changes in net position, and a condensed statement of cash flows. Cape Memorial Hospital, Inc. is the System's only major component unit. A statement of net position and a statement of revenues, expenses and changes in net position are presented in the accompanying supplemental consolidating information. The condensed statement of cash flows of Cape Memorial Hospital, for the year ended September 30, 2020, is as follows:

*(in thousands of dollars)*

	<b>System (excluding Cape Memorial Hospital, Inc.)</b>	<b>Cape Memorial Hospital, Inc.</b>	<b>Total</b>
<b>Net cash provided by (used in)</b>			
Operating activities	\$ 297,967	\$ 94,018	\$ 391,985
Noncapital financing activities	148,103	(79,796)	68,307
Capital and related financing activities	(115,894)	(14,378)	(130,272)
Investment activities	(188,578)	14	(188,564)
	<u>141,598</u>	<u>(142)</u>	<u>141,456</u>
<b>Cash and cash equivalents</b>			
Beginning of year	120,964	142	121,106
End of year	<u>\$ 262,562</u>	<u>\$ -</u>	<u>\$ 262,562</u>

The condensed statement of cash flows of Cape Memorial Hospital, for the year ended September 30, 2019, is as follows:

*(in thousands of dollars)*

	<b>System (excluding Cape Memorial Hospital, Inc.)</b>	<b>Cape Memorial Hospital, Inc.</b>	<b>Total</b>
<b>Net cash provided by (used in)</b>			
Operating activities	\$ 193,009	\$ 66,845	\$ 259,854
Noncapital financing activities	56,908	(51,491)	5,417
Capital and related financing activities	(93,383)	(15,265)	(108,648)
Investment activities	(68,765)	53	(68,712)
	<u>87,769</u>	<u>142</u>	<u>87,911</u>
<b>Cash and cash equivalents</b>			
Beginning of year	33,195	-	33,195
End of year	<u>\$ 120,964</u>	<u>\$ 142</u>	<u>\$ 121,106</u>

# Lee Memorial Health System

## Notes to Consolidated Basic Financial Statements

### September 30, 2020 and 2019

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#### 14. COVID-19 Pandemic

The System's operations and financial condition have been significantly impacted by the emergence of a novel coronavirus ("COVID-19"), which has evolved into a global pandemic. On March 20, 2020, Florida Governor DeSantis issued an Executive Order prohibiting medically unnecessary, non-urgent or non-emergency procedures or surgeries which, if delayed, would not place a patient's immediate health, safety, or well-being at risk. The Executive Order was subsequently lifted effective May 4, 2020, however, while the Executive Order was in effect, patient volumes and related revenues for most of the System's services were significantly and adversely impacted.

In response to COVID-19 and its effects on the U.S. economy and the health care delivery system, Congress passed various stimulus bills which have provided certain financial benefits to the System. Principal among these was the Coronavirus Aid, Relief, and Economic Security Act ("CARES Act"), enacted on March 27, 2020. The CARES Act authorized \$100 billion in direct funding to hospitals and other healthcare providers from Provider Relief Funds, and provided other financial benefits including the expansion of the Medicare Accelerated and Advance Payment Program. The authorized funding was later increased to \$175 billion. Under the CARES Act, the System received approximately \$37.8 million as part of general distributions, approximately \$42.7 million in targeted high-impact funds, and approximately \$0.7 million in other funds. Of the \$81.2 million received, \$61.2 million was recorded as nonoperating grant revenue within federal and state appropriations in the consolidated basic statement of revenues, expenses and changes in net position for the year ended September 30, 2020 with a liability recorded in the consolidated basic statement of net position as of September 30, 2020 for the remaining \$20 million for amounts at risk for potential payback based on the eligibility criteria published by HHS as of September 30, 2020. The System also received approximately \$162.6 million as part of the expanded Accelerated and Advance Payment Program under the CARES Act. As of September 30, 2020, such accelerated payments are interest free for 12 months, and the program currently requires CMS to recoup the payments beginning 120 days after receipt for most providers, by withholding future Medicare fee-for-service payments for claims until the full accelerated payment has been recouped. The Continuing Appropriations Act, 2021 and Other Extensions Act was signed into law on October 1, 2020 and resulted in any advances received through this program will be repaid to the Medicare program beginning in April 2021 over seventeen months through either offsets to future payments from the Medicare program or through direct repayment. As this law is an unrecognized subsequent event in fiscal year 2020, these amounts are included in Medicare advance payments as current liabilities in the accompanying consolidated basic statement of net position.

Management anticipates that the extent of COVID-19's adverse impact on the System's operating results and financial position will be driven by many factors, most of which are beyond management's control and ability to forecast. The ultimate impact on operating results will be a function of the duration and scope of the COVID-19 outbreak in areas served by the System and its effect on patient volumes. As a result, at this time, management cannot reasonably estimate the future impact on operations of a prolonged continuation of the COVID-19 pandemic, but such impact could be material.

# Lee Memorial Health System

## Notes to Consolidated Basic Financial Statements

### September 30, 2020 and 2019

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#### 15. Subsequent Events

The System has assessed the impact of subsequent events through January 28, 2021, the date the audited consolidated basic financial statements were issued, and has concluded that the following items require disclosure in the consolidated basic financial statements.

Subsequent to September 30, 2020 and through our assessment period for subsequent events, HHS released updated guidance on reporting the appropriate use of Provider Relief Funds received under the CARES Act. Management is aware that the Provider Relief Funds received are subject to audit, and certain amounts could be at risk of being paid back in the future. However, based on the estimated financial impact of COVID-19 through September 30, 2020, management does not believe such amounts, if any, would be material to the consolidated basic financial statements.

On Thursday, October 1, 2020, the President signed into law the Continuing Appropriations Act, 2021 and Other Extensions Act (the "Continuing Appropriations Act"). This new law changed the repayment terms associated with the expanded Accelerated and Advance Payment Program under the CARES Act. Initially, the recoupment period was to begin 120 days after issuance of the advance and continue until the advance was fully settled. As a result of the Continuing Appropriations Act, the recoupment period will begin one year after the date of the advance. Instead of recouping 100% of Medicare fee-for-service claims payments each month until the advance is settled, CMS will recoup a portion of claims payments over an 18-month settlement period. If a balance remains, a demand letter is issued, and interest will accrue. This did not impact the classification of the related funds received by the System as this is an unrecognized subsequent event in fiscal year 2020.

On Sunday, December 27, 2020, the President signed into law the Consolidated Appropriations Act, 2021 (the "Consolidated Appropriations Act"), providing additional coronavirus emergency response and relief. As this event is an unrecognized subsequent event in fiscal year 2020, management is currently evaluating the impact of the new law on the System in fiscal year 2021.

**REQUIRED SUPPLEMENTARY INFORMATION**  
(UNAUDITED)

# Lee Memorial Health System

## Schedule of Changes in the Net Pension Liability and Related Ratios (Unaudited)

### October 1, 2013 through September 30, 2020

<i>(in thousands of dollars)</i>	2020	2019	2018	2017	2016	2015*	2014*
Total pension liability							
Service cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	1,922	1,999	2,072	2,018	1,992	1,955	-
Changes of benefit terms	-	-	-	-	-	-	-
Differences between expected and actual experience	314	240	(108)	292	415	45	-
Changes of assumptions	2,560	2,306	617	130	(402)	-	-
Benefit payments	(1,870)	(1,810)	(1,747)	(1,718)	(1,586)	(1,458)	-
Net change in total pension liability	2,926	2,735	834	722	419	542	-
Total pension liability – beginning	31,191	28,456	27,622	26,900	26,481	25,939	-
Total pension liability – ending (a)	<u>\$ 34,117</u>	<u>\$ 31,191</u>	<u>\$ 28,456</u>	<u>\$ 27,622</u>	<u>\$ 26,900</u>	<u>\$ 26,481</u>	<u>\$ 25,939</u>
Plan fiduciary net position							
Employer contributions	\$ 1,073	\$ 502	\$ 687	\$ 774	\$ 903	\$ 977	\$ -
Net investment income	850	1,686	1,720	2,561	260	463	-
Benefit payments	(1,870)	(1,810)	(1,747)	(1,718)	(1,586)	(1,458)	-
Administrative expense	(114)	(108)	(140)	(108)	(105)	(108)	-
Net change in plan fiduciary net position	(61)	270	520	1,509	(528)	(126)	-
Plan fiduciary net position – beginning	25,500	25,230	24,710	23,201	23,729	23,855	-
Plan fiduciary net position – ending (b)	<u>\$ 25,439</u>	<u>\$ 25,500</u>	<u>\$ 25,230</u>	<u>\$ 24,710</u>	<u>\$ 23,201</u>	<u>\$ 23,729</u>	<u>\$ 23,855</u>
Net pension liability (asset) – ending (a)-(b)	<u>\$ 8,678</u>	<u>\$ 5,691</u>	<u>\$ 3,226</u>	<u>\$ 2,912</u>	<u>\$ 3,699</u>	<u>\$ 2,752</u>	<u>\$ 2,084</u>
Plan fiduciary net position as a percentage of total pension liability	74.57%	81.76%	88.66%	89.46%	86.25%	89.61%	91.97%

\* 2015 opening balances and 2014 ending balances established for purpose of GASB No. 68 year-one disclosure requirements effective 10/1/2014.

#### Notes to Schedule

Covered payroll information is not provided as the plan is frozen and contributions are not determined by current payroll as benefit accruals ceased September 30, 1995.

**Lee Memorial Health System**  
**Schedule of Employer Contributions (Unaudited)**  
**October 1, 2013 through September 30, 2020**

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<i>(in thousands of dollars)</i>	2020	2019	2018	2017	2016	2015	2014
Actuarially determined contribution	\$ 1,208	\$ 669	\$ 658	\$ 774	\$ 903	\$ 949	\$ 1,062
Contributions in relation to the actuarially determined contribution	<u>1,073</u>	<u>502</u>	<u>687</u>	<u>774</u>	<u>903</u>	<u>977</u>	<u>1,062</u>
Contribution deficiency (excess)	<u>\$ 135</u>	<u>\$ 167</u>	<u>\$ (29)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (28)</u>	<u>\$ -</u>

**Notes to Schedule**

Covered payroll information is not provided as the plan is frozen and contributions are not determined by current payroll as benefit accruals ceased September 30, 1995.

Assumptions and methods used to determine those contributions vary by year, but for the most recent year are:

Valuation date	July 1
Actuarial cost method	Unit Credit with various closed amortization periods for unfunded liability
Asset valuation method	5 year smoothing
Investment rate of return	5.4% net of pension plan investment expense, including inflation
Salary increase	Not Applicable due to plan freeze
IRS Limit Increases	2.50%
Retirement age	65

**Lee Memorial Health System**  
**Schedule of Investment Returns (Unaudited)**  
**October 1, 2014 through September 30, 2020**

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	2020	2019	2018	2017	2016	2015
Annual money-weighted rate of return, net of investment expense	3.4%	6.9%	7.1%	11.3%	1.1%	2.0%

\* Reported returns for GASB No. 67 disclosure requirements effective October 1, 2014 or fiscal year 2015.

**Lee Memorial Health System**  
**Schedule of Changes in Total Other Post-Employment Benefits (“OPEB”) Liability**  
**(Unaudited)**  
**September 30, 2020 and 2019**

(in thousands of dollars)

	2020	2019	2018
Total OPEB liability			
Service cost	\$ 640	\$ 673	\$ 683
Interest	1,994	1,870	1,728
Changes of benefit terms	-	-	-
Differences between expected and actual experience	(450)	2,114	-
Changes of assumptions	6,947	(2,552)	-
Benefit payments	(1,376)	(1,207)	(1,104)
Net change in total OPEB liability	7,755	898	1,307
Total OPEB liability – beginning	54,963	54,065	52,758
Total OPEB liability – ending (a)	<u>\$ 62,718</u>	<u>\$ 54,963</u>	<u>\$ 54,065</u>
Plan fiduciary net position*			
Employer contributions	\$ -	\$ -	\$ -
Net investment income	-	-	-
Benefit payments	-	-	-
Administrative expense	-	-	-
Net change in plan fiduciary net position	-	-	-
Plan fiduciary net position – beginning	-	-	-
Plan fiduciary net position – ending (b)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Net OPEB liability (asset) – ending (a)-(b)	<u>\$ 62,718</u>	<u>\$ 54,963</u>	<u>\$ 54,065</u>
Plan fiduciary net position as a percentage of total OPEB liability	0.0%	0.0%	0.0%
Covered employee payroll	\$ 255,827	\$ 255,827	\$ 268,355
Net OPEB liability as a percentage of covered employee payroll	23.9%	21.5%	20.1%

**Notes to Schedule**

*Changes of assumptions.* The discount rate decreased from 3.71% to 2.75% from September 30, 2019 to 2020. Also, per capita claims costs were decreased for post-65 retirees and increased for pre-65 retirees based on the most recent claims experience and to reflect changes in distribution of enrollment by plan options.

\*The System is currently funding the Other Post-Employment Benefits (“OPEB”) obligation on a pay-as-you-go basis so no assets have been segregated and/or restricted to provide the postemployment benefits.



**Lee Memorial Health System**  
**Schedule of Total Other Post-Employment Benefits (“OPEB”) Contributions**  
**(Unaudited)**  
**September 30, 2020 and 2019**

(in thousands of dollars)

	2020	2019	2018
Actuarially determined contribution	\$ -	\$ -	\$ -
Contributions in relation to the actuarially determined contribution	<u>-</u>	<u>-</u>	<u>-</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered-employee payroll	\$ 255,827	\$ 255,827	\$ 268,355
Contributions as a percentage of covered-employee payroll	0.0%	0.0%	0.0%

**Notes to Schedule**

Valuation date: Actuarially determined contribution rates are calculated as of December 31, 2019, December 31, 2018 and December 31, 2017 for fiscal years 2020, 2019 and 2018, respectively.

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry Age
Amortization method	Average remaining service life of all participants
Asset valuation method	None, no plan assets
Rate of compensation increase	3.0 percent
Healthcare cost trend rates	6.25 (2020) and 6.5 (2019 and 2018) percent initial, decreasing 0.5 percent per year to an ultimate rate of 5.0 percent
Salary increases	3.0 percent, average, including inflation
Investment rate of return	0.0 percent, no plan assets
Retirement age	<i>Sunset Employees:</i> Employees who had 30 or more years of full-time (or equivalent) service as of September 30, 2009. These employees are entitled to retiree health plan coverage starting when they retire on or after age 55 or the \$2,500 subsidy on or after retiring at age 65. <i>Non-Sunset Employees:</i> Employees hired prior to July 1, 2008 who had not attained 30 or more years of full-time (or equivalent) service as of September 30, 2009. These employees are only entitled to receive the \$2,500 subsidy benefit when they retire on or after age 65.
Mortality	<i>2020: Healthy mortality rates:</i> MP-2019 Mortality Improvement Scale for males and females, Base table Pri-2012, no collar, healthy, table weighting: headcount, blending of annuitants and non-annuitants (based on Employee table), Separate rates for annuitants and non-annuitants (based on Employees table), Blending of retirees and contingent annuitants: Combined non-disabled annuitant mortality <i>2020: Disabled mortality rates:</i> MP-2019 Mortality Improvement Scale for males and females. Base table: Pri-2012; Base mortality table year: 2012; Table type: no collar; Healthy or Disabled: Disabled; Table weighting: headcount. <i>2018 &amp; 2019: Healthy mortality rates:</i> RP-2014 Employee and Annuitant Mortality Tables for males and females with Scale MP-2014 backed out to 2006 and then projected forward to 2006 using generational projection Scale MP-2018 for males and females <i>2018 &amp; 2019: Disabled mortality rates:</i> RP-2014 Disabled Mortality Tables for males and females with Scale MP-2014 backed out to 2006 and then projected forward to 2006 using generational Scale MP-2017 for males and females

**SUPPLEMENTAL CONSOLIDATING INFORMATION**

**Lee Memorial Health System**  
**Consolidating Basic Statement of Net Position**  
**September 30, 2020**

**Schedule I**

(in thousands of dollars)

	Total Lee Memorial Hospital	Cape Memorial Hospital, Inc.	Gulf Coast Medical Center	Lee County Trauma Services District	Lee Memorial Home Health, Inc.	Health Park Care Center, Inc.	Lee Community Healthcare, Inc.	Lee Memorial Health System Foundation, Inc.	Total Population Health	Other	Eliminations	Total
<b>Assets</b>												
Current assets												
Cash and cash equivalents	\$ 193,365	\$ -	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ 30,433	\$ 38,762	\$ -	\$ -	\$ 262,562
Short-term investments	1,201,742	-	-	-	-	-	-	-	-	-	-	1,201,742
Assets whose use is restricted	414	-	1,529	-	-	-	-	-	-	-	-	1,943
Patient accounts receivable, net	139,344	29,274	52,167	547	1,800	1,926	1,463	-	-	-	-	226,521
Inventories	21,325	3,986	11,496	-	282	12	574	-	-	-	-	37,675
Other current assets	32,794	916	1,321	160	-	-	-	5,273	3,334	-	-	43,798
Total current assets	1,588,984	34,176	66,513	709	2,082	1,938	2,037	35,706	42,096	-	-	1,774,241
Noncurrent assets												
Assets whose use is restricted	432	-	-	-	-	12	-	11,851	(1)	-	-	12,294
Capital assets, net	791,356	81,024	436,762	154	795	4,211	4,541	60	4,575	-	-	1,323,478
Due from subsidiaries	-	462,122	-	-	(39,768)	-	-	-	-	-	(422,354) (a)	-
Other assets, net	(b) 20,889	-	-	-	3	-	-	12,449	-	2,238	-	35,579
Total assets	2,401,661	577,322	503,275	863	(36,888)	6,161	6,578	60,066	46,670	2,238	(422,354)	3,145,592
<b>Deferred outflows of resources</b>												
Deferred loss on debt refunding	-	871	-	-	-	-	-	-	-	-	-	871
Deferred outflows on pension	5,286	-	-	-	-	-	-	-	-	-	-	5,286
Excess consideration provided for acquisition	18,922	6,811	82,505	-	-	-	-	-	-	-	-	108,238
Total deferred outflows of resources	\$ 24,208	\$ 7,682	\$ 82,505	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114,395

(a) To eliminate intercompany receivables and payables.

(b) Elimination of investments in subsidiaries included in this item.

**Lee Memorial Health System**  
**Consolidating Basic Statement of Net Position**  
**September 30, 2020**

**Schedule I**

(in thousands of dollars)

	Total Lee Memorial Hospital	Cape Memorial Hospital, Inc.	Gulf Coast Medical Center	Lee County Trauma Services District	Lee Memorial Home Health, Inc.	Health Park Care Center, Inc.	Lee Community Healthcare, Inc.	Lee Memorial Health System Foundation, Inc.	Total Population Health	Other	Eliminations	Total
<b>Liabilities</b>												
Current liabilities												
Accounts payable	\$ 79,071	\$ 1,053	\$ 5,234	\$ 355	\$ 30	\$ 180	\$ 89	\$ -	\$ 7,807	\$ -	\$ -	\$ 93,819
Current installments of long-term debt	25,275	10,259	9,197	-	-	-	-	-	-	-	-	44,731
Accrued expenses												
Employee compensation	49,656	4,475	6,739	187	873	502	189	145	-	-	-	62,766
Interest	1,946	935	9,966	-	-	-	-	-	-	-	-	12,847
Other	58,710	5,566	7,218	14	-	472	-	39	8,580	-	-	80,599
Medicare advance payments	95,729	15,387	51,458	-	-	-	-	-	-	-	-	162,574
Estimated third-party payor settlements	2,126	6,965	15,901	-	-	15	-	-	-	-	-	25,007
Total current liabilities	312,513	44,640	105,713	556	903	1,169	278	184	16,387	-	-	482,343
Noncurrent liabilities												
Long-term debt, excluding current installments	307,038	49,999	506,405	-	-	-	-	-	-	-	-	863,442
Due to subsidiaries	576,933	-	(243,081)	(13)	-	44,845	22,014	4,695	16,961	-	(422,354) (a)	-
Other liabilities	76,125	18,182	24,710	320	1,404	1,151	73	273	-	544	-	122,782
Total liabilities	1,272,609	112,821	393,747	863	2,307	47,165	22,365	5,152	33,348	544	(422,354)	1,468,567
<b>Deferred inflows of resources</b>												
Deferred gain on debt refunding	(1,702)	72	4,907	-	-	-	-	-	-	-	-	3,277
Deferred inflows on pension	1,277	-	-	-	-	-	-	-	-	-	-	1,277
Deferred inflows on split interest agreements	-	-	-	-	-	-	-	299	-	-	-	299
Total deferred inflows of resources	(425)	72	4,907	-	-	-	-	299	-	-	-	4,853
<b>Net position</b>												
Restricted for												
Nonexpendable	-	-	-	-	-	-	-	7,839	-	830	-	8,669
Expendable	-	-	-	-	-	-	-	43,365	-	-	-	43,365
Net investment in capital assets	459,043	20,765	(78,838)	154	795	4,212	4,540	60	4,576	-	-	415,307
Unrestricted	(b) 694,642	451,346	265,964	(154)	(39,990)	(45,216)	(20,327)	3,351	8,746	864	-	1,319,226
Total net position	\$ 1,153,685	\$ 472,111	\$ 187,126	\$ -	\$ (39,195)	\$ (41,004)	\$ (15,787)	\$ 54,615	\$ 13,322	\$ 1,694	\$ -	\$ 1,786,567

(a) To eliminate intercompany receivables and payables.

(b) Elimination of investments in subsidiaries included in this item.

**Lee Memorial Health System**  
**Consolidating Basic Statement of Net Position**  
**September 30, 2019**

**Schedule I**

(in thousands of dollars)

	Total Lee Memorial Hospital	Cape Memorial Hospital, Inc.	Gulf Coast Medical Center	Lee County Trauma Services District	Lee Memorial Home Health, Inc.	Health Park Care Center, Inc.	Lee Community Healthcare, Inc.	Lee Memorial Health System Foundation Inc.	Total Population Health	Eliminations	Total
<b>Assets</b>											
<b>Current assets</b>											
Cash and cash equivalents	\$ 47,018	\$ 142	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ 29,585	\$ 44,360	\$ -	\$ 121,106
Short-term investments	937,343	-	-	-	-	-	-	-	-	-	937,343
Assets whose use is restricted	396	-	1,260	-	-	-	-	-	-	-	1,656
Patient accounts receivable, net	163,642	31,817	51,171	456	2,273	2,341	970	-	-	-	252,670
Inventories	18,685	3,798	10,519	-	252	26	161	-	-	-	33,441
Other current assets	29,699	663	898	168	1	-	-	6,204	1,142	-	38,775
Total current assets	1,196,783	36,420	63,848	625	2,526	2,367	1,131	35,789	45,502	-	1,384,991
<b>Noncurrent assets</b>											
Assets whose use is restricted	653	-	-	-	-	7	-	9,956	-	-	10,616
Capital assets, net	784,256	81,379	373,093	42	710	4,507	2,345	65	10,134	-	1,256,531
Due from subsidiaries	-	384,282	-	-	(35,855)	-	-	-	-	(348,427) (a)	-
Other assets, net (b)	26,226	-	-	-	4	-	-	3,510	-	-	29,740
Total assets	2,007,918	502,081	436,941	667	(32,615)	6,881	3,476	49,320	55,636	(348,427)	2,681,878
<b>Deferred outflows of resources</b>											
Deferred loss on debt refunding	281	1,120	-	-	-	-	-	-	-	-	1,401
Deferred outflows on pension	310	-	-	-	-	-	-	-	-	-	310
Excess consideration provided for acquisition	8,077	7,297	84,932	-	-	-	-	-	-	-	100,306
Total deferred outflows of resources	\$ 8,668	\$ 8,417	\$ 84,932	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,017

(a) To eliminate intercompany receivables and payables.

(b) Elimination of investments in subsidiaries included in this item.

**Lee Memorial Health System**  
**Consolidating Basic Statement of Net Position**  
**September 30, 2019**

**Schedule I**

(in thousands of dollars)

	Total Lee Memorial Hospital	Cape Memorial Hospital, Inc.	Gulf Coast Medical Center	Lee County Trauma Services District	Lee Memorial Home Health, Inc.	Health Park Care Center, Inc.	Lee Community Healthcare, Inc.	Lee Memorial Health System Foundation, Inc.	Total Population Health	Eliminations	Total
<b>Liabilities</b>											
<b>Current liabilities</b>											
Accounts payable	\$ 69,286	\$ 876	\$ 1,931	\$ 333	\$ 130	\$ 117	\$ 208	\$ -	\$ 862	\$ -	\$ 73,743
Current installments of long-term debt	33,050	1,260	6,900	-	-	-	-	-	-	-	41,210
<b>Accrued expenses</b>											
Employee compensation	52,619	2,414	3,332	86	434	271	108	69	-	-	59,333
Interest	1,410	941	8,951	-	-	-	-	-	-	-	11,302
Other	41,021	5,358	6,989	13	-	460	-	40	8,718	-	62,599
Estimated third-party payor settlements	1,747	2,908	9,820	-	-	88	-	-	-	-	14,563
Total current liabilities	199,133	13,757	37,923	432	564	936	316	109	9,580	-	262,750
<b>Noncurrent liabilities</b>											
<b>Long-term debt, excluding current installments</b>											
Due to subsidiaries	218,659	60,425	466,399	-	-	-	-	-	-	-	745,483
Other liabilities	451,051	-	(166,359)	(34)	-	29,529	15,159	4,197	14,884	(348,427) (a)	-
Total noncurrent liabilities	71,706	14,136	19,078	269	1,440	1,857	72	283	-	-	108,841
Total liabilities	940,549	88,318	357,041	667	2,004	32,322	15,547	4,589	24,464	(348,427)	1,117,074
<b>Deferred inflows of resources</b>											
Deferred gain on debt refunding	(1,838)	97	5,247	-	-	-	-	-	-	-	3,506
Deferred inflows on pension	5,407	-	-	-	-	-	-	-	-	-	5,407
Deferred inflows on split interest agreements	-	-	-	-	-	-	-	360	-	-	360
Total deferred inflows of resources	3,569	97	5,247	-	-	-	-	360	-	-	9,273
<b>Net position</b>											
<b>Restricted for</b>											
Nonexpendable	-	-	-	-	-	-	-	7,243	-	-	7,243
Expendable	-	-	-	-	-	-	-	33,977	-	-	33,977
Net investment in capital assets	532,546	19,694	(100,205)	42	710	4,507	2,345	65	10,133	-	469,837
Unrestricted	(b) 539,922	402,389	259,790	(42)	(35,329)	(29,948)	(14,416)	3,086	21,039	-	1,146,491
Total net position	\$ 1,072,468	\$ 422,083	\$ 159,585	\$ -	\$ (34,619)	\$ (25,441)	\$ (12,071)	\$ 44,371	\$ 31,172	\$ -	\$ 1,657,548

(a) To eliminate intercompany receivables and payables.

(b) Elimination of investments in subsidiaries included in this item.

**Lee Memorial Health System**  
**Consolidating Basic Statement of Revenues, Expenses and Changes in Net Position**  
**Year Ended September 30, 2020**

**Schedule II**

(in thousands of dollars)

	Lee Memorial Hospital	Physicians	Others	Total Lee Memorial Hospital	Cape Memorial Hospital, Inc.	Gulf Coast Medical Center	Lee County Trauma Services District	Lee Memorial Home Health, Inc.	Health Park Care Center, Inc.	Lee Community Healthcare, Inc.	Lee Memorial Health System Foundation, Inc.	Total Population Health	Other	Total
<b>Operating revenues</b>														
Net patient service revenue	\$ 1,047,611	\$ 149,045	\$ 19	\$ 1,196,675	\$ 284,919	\$ 418,362	\$ 1,988	\$ 21,281	\$ 21,156	\$ 12,611	\$ -	\$ -	\$ -	\$ 1,956,992
Other revenue	26,865	5,032	8,150	40,047	2,608	2,604	379	2,778	17	1,128	4,237	43,134	9,307	106,239
Total operating revenues	<u>1,074,476</u>	<u>154,077</u>	<u>8,169</u>	<u>1,236,722</u>	<u>287,527</u>	<u>420,966</u>	<u>2,367</u>	<u>24,059</u>	<u>21,173</u>	<u>13,739</u>	<u>4,237</u>	<u>43,134</u>	<u>9,307</u>	<u>2,063,231</u>
<b>Operating expenses</b>														
Salaries, wages and benefits	528,475	228,021	5,027	761,523	126,144	192,121	5,321	14,951	24,208	13,985	2,618	3,470	-	1,144,341
Supplies and other services	273,813	21,322	2,463	297,598	59,724	115,330	125	11,744	5,559	2,099	1,323	34,240	4,894	532,636
Purchased services	109,894	14,112	201	124,207	35,844	39,136	(2,605)	1,360	3,357	535	423	20,615	-	222,872
Depreciation and amortization	73,959	8,359	583	82,901	13,542	29,915	40	573	2,607	693	50	886	-	131,207
Total operating expenses	<u>986,141</u>	<u>271,814</u>	<u>8,274</u>	<u>1,266,229</u>	<u>235,254</u>	<u>376,502</u>	<u>2,881</u>	<u>28,628</u>	<u>35,731</u>	<u>17,312</u>	<u>4,414</u>	<u>59,211</u>	<u>4,894</u>	<u>2,031,056</u>
Operating income (loss)	<u>88,335</u>	<u>(117,737)</u>	<u>(105)</u>	<u>(29,507)</u>	<u>52,273</u>	<u>44,464</u>	<u>(514)</u>	<u>(4,569)</u>	<u>(14,558)</u>	<u>(3,573)</u>	<u>(177)</u>	<u>(16,077)</u>	<u>4,413</u>	<u>32,175</u>
<b>Nonoperating items</b>														
Interest expense	(7,128)	(1,590)	-	(8,718)	(2,252)	(17,363)	-	(7)	(1,005)	(142)	(51)	7	-	(29,531)
Investment income, including realized and unrealized gains on investments	74,741	-	130	74,871	14	371	-	-	-	-	315	88	-	75,659
Contributions and grants	-	-	-	-	-	-	-	-	-	-	10,916	-	-	10,916
Investment activity on restricted nonexpendable investments	-	-	-	-	-	-	-	-	-	-	(932)	-	-	(932)
Loss on sale of capital assets	(207)	(196)	(22)	(425)	(7)	69	-	-	-	(1)	-	(4,868)	-	(5,232)
Transfer to Population Health	(3,000)	-	-	(3,000)	-	-	-	-	-	-	-	3,000	-	-
Federal and state appropriations	-	-	61,218	61,218	-	-	-	-	-	-	-	-	-	61,218
Other	(14,418)	1	1,195	(13,222)	-	-	514	-	-	-	173	-	(2,719)	(15,254)
Total nonoperating income (loss)	<u>49,988</u>	<u>(1,785)</u>	<u>62,521</u>	<u>110,724</u>	<u>(2,245)</u>	<u>(16,923)</u>	<u>514</u>	<u>(7)</u>	<u>(1,005)</u>	<u>(143)</u>	<u>10,421</u>	<u>(1,773)</u>	<u>(2,719)</u>	<u>96,844</u>
Increase (decrease) in net position	<u>\$ 138,323</u>	<u>\$ (119,522)</u>	<u>\$ 62,416</u>	<u>81,217</u>	<u>50,028</u>	<u>27,541</u>	<u>-</u>	<u>(4,576)</u>	<u>(15,563)</u>	<u>(3,716)</u>	<u>10,244</u>	<u>(17,850)</u>	<u>1,694</u>	<u>129,019</u>
<b>Net position</b>														
Beginning of year				1,072,468	422,083	159,585	-	(34,619)	(25,441)	(12,071)	44,371	31,172	-	1,657,548
End of year				<u>\$ 1,153,685</u>	<u>\$ 472,111</u>	<u>\$ 187,126</u>	<u>\$ -</u>	<u>\$ (39,195)</u>	<u>\$ (41,004)</u>	<u>\$ (15,787)</u>	<u>\$ 54,615</u>	<u>\$ 13,322</u>	<u>\$ 1,694</u>	<u>\$ 1,786,567</u>

\* For purposes of the consolidating basic statement of revenues, expenses and changes in net position, "Total Lee Memorial Hospital" is comprised of Lee Memorial Hospital, Physicians, and Others and is shown separately for Agency for HealthCare Administration reporting purposes only.

**Lee Memorial Health System**  
**Consolidating Basic Statement of Revenues, Expenses and Changes in Net Position**  
**Year Ended September 30, 2019**

**Schedule II**

(in thousands of dollars)

	Lee Memorial Hospital	Physicians	Others	Total Lee Memorial Hospital	Cape Memorial Hospital, Inc.	Gulf Coast Medical Center	Lee County Trauma Services District	Lee Memorial Home Health, Inc.	Health Park Care Center, Inc.	Lee Community Healthcare, Inc.	Lee Memorial Health System Foundation, Inc.	Total Population Health	Total
<b>Operating revenues</b>													
Net patient service revenue	\$ 1,023,859	\$ 144,878	\$ (967)	\$ 1,167,770	\$ 271,546	\$ 406,928	\$ 1,832	\$ 19,313	\$ 19,487	\$ 6,611	\$ -	\$ -	\$ 1,893,487
Other revenue	14,128	2,712	15,994	32,834	3,561	3,726	916	348	50	194	4,956	33,791	80,376
Total operating revenues	1,037,987	147,590	15,027	1,200,604	275,107	410,654	2,748	19,661	19,537	6,805	4,956	33,791	1,973,863
<b>Operating expenses</b>													
Salaries, wages and benefits	492,899	204,635	10,107	707,641	117,080	167,147	5,338	13,468	19,167	8,968	2,945	2,005	1,043,759
Supplies and other services	260,582	23,767	3,197	287,546	57,734	117,714	113	9,376	5,031	1,243	1,214	2,659	482,630
Purchased services	109,886	15,786	570	126,242	37,767	40,368	(8,087)	1,456	2,345	550	510	28,476	229,627
Depreciation and amortization	65,810	8,124	736	74,670	13,027	24,438	24	415	2,203	321	52	436	115,586
Total operating expenses	929,177	252,312	14,610	1,196,099	225,608	349,667	(2,612)	24,715	28,746	11,082	4,721	33,576	1,871,602
Operating income (loss)	108,810	(104,722)	417	4,505	49,499	60,987	5,360	(5,054)	(9,209)	(4,277)	235	215	102,261
<b>Nonoperating items</b>													
Interest expense	(6,692)	(1,716)	-	(8,408)	(2,108)	(11,102)	-	6	(865)	(13)	(46)	(10)	(22,546)
Investment income, including realized and unrealized gains on investments	32,808	-	144	32,952	53	431	-	-	-	-	296	37	33,769
Contributions and grants	-	-	5	5	-	-	-	-	-	-	816	-	821
Investment activity on restricted nonexpendable investments	-	-	-	-	-	-	-	-	-	-	424	-	424
Loss on sale of capital assets	(211)	(22)	(3)	(236)	(33)	(13)	-	-	(11)	-	-	-	(293)
Transfer to Population Health	(33,232)	-	-	(33,232)	-	-	-	-	-	-	-	33,232	-
Other	8,732	111	(649)	8,194	(4)	-	(5,360)	-	-	-	(22)	-	2,808
Total nonoperating income (loss)	1,405	(1,627)	(503)	(725)	(2,092)	(10,684)	(5,360)	6	(876)	(13)	1,468	33,259	14,983
Increase (decrease) in net position	\$ 110,215	\$ (106,349)	\$ (86)	3,780	47,407	50,303	-	(5,048)	(10,085)	(4,290)	1,703	33,474	117,244
<b>Net position</b>													
Beginning of year				1,068,688	374,676	109,282	-	(29,571)	(15,356)	(7,781)	42,668	(2,302)	1,540,304
End of year				\$ 1,072,468	\$ 422,083	\$ 159,585	\$ -	\$ (34,619)	\$ (25,441)	\$ (12,071)	\$ 44,371	\$ 31,172	\$ 1,657,548

\* For purposes of the consolidating basic statement of revenues, expenses and changes in net position, "Total Lee Memorial Hospital" is comprised of Lee Memorial Hospital, Physicians, and Others and is shown separately for Agency for HealthCare Administration reporting purposes only.

**Note to Supplemental Consolidating Information**

The accompanying consolidating information presents the financial position and results of operations of each of the significant component operating units and affiliates of the System as of September 30, 2020 and 2019 and for the years then ended, in conformity with accounting principles generally accepted in the United States of America, including applicable statements of the GASB, on the accrual basis of accounting. The accompanying consolidating information presents adjustments necessary to eliminate significant intercompany accounts and transactions. The accompanying consolidating information is presented for purposes of additional analysis of the consolidated basic financial statements rather than to present the financial position and results of operations of the individual companies and is not a required part of the consolidated basic financial statements.