

**HIGHLANDS COUNTY HOSPITAL DISTRICT  
FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2022**



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## INDEPENDENT AUDITORS' REPORT

Board of Commissioners  
Highlands County Hospital District  
Sebring, Florida

### Report on the Audit of the Financial Statements

#### ***Opinion***

We have audited the accompanying financial statements of the Highlands County Hospital District (the District) as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the District, as of September 30, 2022, and the changes in financial position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinion***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### ***Emphasis of Matter – Change in Accounting Principle***

As discussed in Note 4 to the financial statements, effective October 1, 2021, the District adopted new accounting guidance for leases. The guidance requires lessors to recognize a lease receivable and a corresponding deferred inflow of resources for all leases with lease terms greater than twelve months. Our opinion is not modified with respect to this matter.

***Responsibilities of Management for the Financial Statements***

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

***Auditors' Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the 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 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 GAAS, 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 basic financial statements, and other knowledge we obtained during our audit of the 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.

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated February 23, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering District's internal control over financial reporting and compliance.

*CliftonLarsonAllen LLP*

**CliftonLarsonAllen LLP**

Sebring, Florida  
February 23, 2023

**HIGHLANDS COUNTY HOSPITAL DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2022**

The management of Highlands County Hospital District (the District) offers this narrative overview and analysis of the financial activities of the District for the fiscal year ended September 30, 2022.

**Financial Highlights**

The following are key financial highlights for the fiscal year:

- The District's assets exceeded its liabilities at September 30, 2022 by \$2,365,751 (net position). Of this amount, \$272,675 was invested in capital assets. As a result, \$2,093,076 (unrestricted net position) may be used to meet the District's ongoing obligations.
- The District's total net position increased by \$94,248 from the prior year.

**Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District is a stand-alone enterprise fund and, as such, engages in only business-type activities. The District's basic financial statements are described below:

The statement of net position presents information on all assets, liabilities, and net position. Over time, increases or decreases in net position may serve as an indicator of whether the financial condition of the District is improving or deteriorating.

The statement of revenues, expenses, and changes in net position presents information showing how the District's net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the event occurs regardless of the timing of related cash flows.

The cash flow statement presents all increases and decreases in cash and cash equivalents during the fiscal year. This statement also includes a reconciliation of operating income (or loss) to net cash provided (or used) by operating activities.

The notes to the financial statements provide additional information that is essential for a full understanding of the data provided in the financial statements.

**Financial Analysis**

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets exceeded liabilities by \$2,365,751 as of September 30, 2022.

**HIGHLANDS COUNTY HOSPITAL DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2022**

**Financial Analysis (Continued)**

<u>Business - Type Activities</u>	<u>2022</u>	<u>2021</u>	<u>Increase (Decrease)</u>
Current and Other Assets	\$ 5,335,722	\$ 4,908,255	\$ 427,467
Capital Assets	<u>272,675</u>	<u>388,573</u>	<u>(115,898)</u>
Total Assets	5,608,397	5,296,828	311,569
Current Liabilities	2,500	950	1,550
Long-Term Liabilities	<u>-</u>	<u>3,024,375</u>	<u>(3,024,375)</u>
Total Liabilities	<u>2,500</u>	<u>3,025,325</u>	<u>(3,022,825)</u>
Deferred Inflows of Resources	3,240,146	-	3,240,146
Net Position:			
Investment in Capital Assets	272,675	388,573	(115,898)
Unrestricted	<u>2,093,076</u>	<u>1,882,930</u>	<u>210,146</u>
Total Net Position	<u>\$ 2,365,751</u>	<u>\$ 2,271,503</u>	<u>\$ 94,248</u>

Total net position for the year ended September 30, 2022 increased by \$94,248 during the current year. Overall, net position is more than sufficient to accomplish the District's mission. The following table details changes in net position during 2022 and 2021:

	<u>2022</u>	<u>2021</u>	<u>Increase (Decrease)</u>
<b>REVENUES</b>			
Operating:			
Lease Revenue	\$ 670,375	\$ 483,870	\$ 186,505
Nonoperating:			
Investment Loss - Net of Expenses	<u>(164,394)</u>	<u>(34,919)</u>	<u>(129,475)</u>
Total Revenues	505,981	448,951	57,030
<b>EXPENSES</b>			
Operating:			
Administrative and Fiscal Services	17,210	18,371	(1,161)
Insurance	5,891	5,098	793
Depreciation	115,898	115,898	-
Contributions	<u>272,734</u>	<u>283,125</u>	<u>(10,391)</u>
Total Expenses	<u>411,733</u>	<u>422,492</u>	<u>(10,759)</u>
<b>INCREASE IN NET POSITION</b>	94,248	26,459	67,789
Net Position - Beginning of Year	<u>2,271,503</u>	<u>2,245,044</u>	<u>26,459</u>
<b>NET POSITION - END OF YEAR</b>	<u>\$ 2,365,751</u>	<u>\$ 2,271,503</u>	<u>\$ 94,248</u>

**HIGHLANDS COUNTY HOSPITAL DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2022**

**Financial Analysis (Continued)**

Total revenues increased from the prior year by \$57,030. Total expenses decreased from the prior year by \$10,759. Key elements of these changes are as follows:

- Contributions expense decreased \$10,391 due to decreased surplus funds to be used for contributions to health care organizations.
- In the current year there was an investment loss, net of related expenses of \$164,394, an increase of \$129,475 from the prior year.

There were no increases in capital assets. The only activity was current year depreciation. There is a more detailed description of capital asset activity in the notes to the financial statements.

The District has no long-term debt.

**Economic Factors and Next Year's Budget**

The District does not expect any significant changes in operations in the coming year. The District's 2023 budget was adopted on August 25, 2022.

**Requests for Information**

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Questions concerning budgets, long-term financial planning, or questions related to the management of the District's operations should be addressed to the District Clerk:

Highlands County Hospital District  
PO Box 1926  
Sebring, FL 33871-1926



**HIGHLANDS COUNTY HOSPITAL DISTRICT  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

**ASSETS**

**CURRENT ASSETS**

Cash and Cash Equivalents	\$ 627,067
Investments, at Fair Value	4,083,150
Interest Receivable	21,409
Lease Receivable	293,029
Prepaid Insurance	4,738
Total Current Assets	5,029,393

**NONCURRENT ASSETS**

Lease Receivable	306,329
Capital Assets:	
Capital Assets Not Being Depreciated	132,079
Capital Assets, Net of Accumulated Depreciation and Amortization	140,596
Net Capital Assets	272,675
Total Assets	5,608,397

**LIABILITIES**

**CURRENT LIABILITIES**

Accounts Payable	2,500
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**DEFERRED INFLOWS OF RESOURCES**

Deferred Amounts Related to Lease	3,240,146
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**NET POSITION**

Investment in Capital Assets	272,675
Unrestricted	2,093,076
Total Net Position	\$ 2,365,751

See accompanying Notes to Financial Statements.

**HIGHLANDS COUNTY HOSPITAL DISTRICT  
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION  
YEAR ENDED SEPTEMBER 30, 2022**

<b>OPERATING REVENUES</b>	
Lease Revenue	\$ 670,375
<b>OPERATING EXPENSES</b>	
Administrative and Fiscal Services	17,210
Insurance	5,891
Depreciation	115,898
Contributions	272,734
Total Operating Expenses	411,733
<b>OPERATING INCOME</b>	258,642
<b>NONOPERATING REVENUES (EXPENSES)</b>	
Investment Income (Loss), Net of Investment Fees of \$24,845	(164,394)
Total Nonoperating Revenues (Expenses)	(164,394)
<b>CHANGE IN NET POSITION</b>	94,248
Net Position - October 1, 2021	2,271,503
<b>NET POSITION - SEPTEMBER 30, 2022</b>	<b>\$ 2,365,751</b>

See accompanying Notes to Financial Statements.

**HIGHLANDS COUNTY HOSPITAL DISTRICT  
STATEMENT OF CASH FLOWS  
YEAR ENDED SEPTEMBER 30, 2022**

**CASH FLOWS FROM OPERATING ACTIVITIES**

Cash Payments to Suppliers for Goods and Services	\$ (21,539)
Cash Payments for Contributions	<u>(272,734)</u>
Net Cash Used by Operating Activities	<u>(294,273)</u>

**CASH FLOWS FROM INVESTING ACTIVITIES**

Purchase of Investment Securities	(719,242)
Proceeds from Sale and Maturities of Investment Securities	685,000
Earnings on Investments	70,389
Fees for Investments	<u>(24,845)</u>
Net Cash Provided by Investing Activities	11,302

**CASH FLOWS FROM CAPITAL AND RELATED FINANCING**

Receipts from Leasing Activities	<u>320,000</u>
Net Cash Provided by Capital and Related Financing	<u>320,000</u>

**NET INCREASE IN CASH AND CASH EQUIVALENTS**

37,029

Cash and Cash Equivalents - Beginning of Year

590,038

**CASH AND CASH EQUIVALENTS - END OF YEAR**

\$ 627,067

**RECONCILIATION OF OPERATING INCOME TO NET CASH  
USED BY OPERATING ACTIVITIES**

Operating Income	\$ 258,642
Adjustments to Reconcile Operating Income to Net Cash Used by Operating Activities:	
Depreciation	115,898
Decrease in Prepaid Insurance	12
Increase in Accounts Payable	1,550
Increase in Deferred Inflows of Resources for Leases	<u>(670,375)</u>
Net Cash Used by Operating Activities	<u><u>\$ (294,273)</u></u>

**SUPPLEMENTAL DISCLOSURE OF  
NONCASH INVESTING, CAPITAL, AND FINANCING ACTIVITIES**

Decrease in Fair Value of Investments	<u><u>\$ (248,352)</u></u>
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See accompanying Notes to Financial Statements.

**HIGHLANDS COUNTY HOSPITAL DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Reporting Entity**

The Board of Commissioners of the Highlands County Hospital District (the District) was established pursuant to House Bill No. 77, Chapter 61-2232, enacted by the Legislature of the state of Florida. This Bill created and incorporated a special district to be known as the Highlands County Hospital District, which includes all of Highlands County. Prior to October 1, 1990, the District was an independent special district. Effective October 1, 1990, the District (as a result of changes in Florida statutes) became a dependent special district with respect to Highlands County. The District is not subject to federal and state income taxes. The Highlands County Hospital District is governed by the District's Board of Commissioners. Although the Commissioners are appointed by the Board of County Commissioners of Highlands County, the District is not a component unit of the County because the County is not financially accountable for the District. No potential component units exist which would require consideration for inclusion in the District's financial statements.

The reporting entity of the District includes the oversight responsibilities of the Hospital lease described in Note 4.

**Budgets and Budgetary Accounting**

The District follows the procedures provided by Sections 129, 189, and 195, Florida statutes in establishing final budget balances.

The annual budgets serve as the legal authorization for expenses. Expenses cannot legally exceed the total amount budgeted for each fund. All budget amendments, which change the legally adopted total appropriation for a fund, are approved by the Board. Appropriations lapse at year-end.

Budgets are adopted on a basis that does not differ materially from accounting principles generally accepted in the United States of America.

The District's expenses did not exceed the final adopted budget during the year ended September 30, 2022.

**Cash and Cash Equivalents**

For purposes of the statement of cash flows, cash equivalents consist of highly liquid investments with an initial maturity of three months or less. The carrying value of cash and cash equivalents approximates fair value because of the short maturities of those financial instruments.

**HIGHLANDS COUNTY HOSPITAL DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Investments**

The District measures and records its investments using fair value measurement guidelines established by accounting principles generally accepted in the United States of America. These guidelines recognize a three-tiered fair value hierarchy, as follows:

*Level 1* – Quoted prices in active markets for identical assets

*Level 2* – Significant other observable inputs

*Level 3* – Significant unobservable inputs

Realized and unrealized gains and losses are reflected in the statement of revenues, expenses, and changes in net position.

Money market investments are reported as cash equivalents at amortized cost.

**Capital Assets**

Capital assets are recorded at historical cost or acquisition value at date of donation. Depreciation is computed using the straight-line method over estimated useful lives ranging from 5 to 50 years.

**Leases**

**Lessor Arrangements**

The District determines if an arrangement is a lease at inception. Leases are included in lease receivables and deferred inflows of resources in the statements of net position.

Lease receivables represent the District's claim to receive lease payments over the lease term, as specified in the contract, in an exchange or exchange-like transaction. Lease receivables are recognized at commencement date based on the present value of expected lease payments over the lease term, reduced by any provision for estimated uncollectible amounts. Interest revenue is recognized ratably over the contract term.

Deferred inflows of resources related to leases are recognized at the commencement date based on the initial measurement of the lease receivable, plus any payments received from the lessee at or before the commencement of the lease term that relate to future periods, less any lease incentives paid to, or on behalf of, the lessee at or before the commencement of the lease term. The deferred inflows related to leases are recognized as lease revenue in a systematic and rational manner over the lease term.

The individual lease contract does not provide information about the discount rate implicit in the lease. Therefore, the District has elected to use their incremental borrowing rate to calculate the present value of expected lease payments.

**HIGHLANDS COUNTY HOSPITAL DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Basis of Accounting**

The District is accounted for as a single enterprise fund. Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises, utilizing the flow of economic resources measurement focus. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted as needed.

The accrual basis of accounting is followed. Accordingly, revenue is recorded when earned and expenses recorded when incurred.

The operating revenues result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Nonoperating revenues, such as investment earnings, result from nonexchange transactions or ancillary activities.

The basic financial statements required for enterprise funds are a statement of net position, a statement of revenues, expenses, and changes in net position and a statement of cash flows.

**Use of Estimates**

The financial statements and related disclosures are prepared in conformity with accounting principles generally accepted in the United States of America. Management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and revenue and expenses during the period reported. Estimates and assumptions are reviewed periodically and the effects of revisions are reflected in the financial statements in the period they are determined to be necessary. Actual results could differ from the estimates.

**HIGHLANDS COUNTY HOSPITAL DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Adoption of New Accounting Standards:**

In June 2017, the Governmental Accounting Standards Board (GASB) issued GASB Statement No. 87, *Leases*. This standard requires the recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and as inflows of resources or outflows of resources recognized based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this standard, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources.

The District adopted the requirements of the guidance effective October 1, 2021 and has elected to apply the provisions of this standard to the beginning of the period of adoption. The adoption of this guidance resulted in the District recording a lease receivable and deferred inflow of resources.

**NOTE 2 DEPOSITS AND INVESTMENTS**

**Deposits**

At September 30, 2022, the bank balances of the District's deposits were \$539,222.

A reconciliation to the amount shown as cash and cash equivalents on the statement of net position is as follows:

Demand Deposits	\$ 539,222
Money Market	87,845
Total	\$ 627,067

**Investments**

The District's investment policy authorizes the District to invest in the Local Government Surplus Funds Trust Fund (administered by the state of Florida), money market funds with the highest credit quality rating from a nationally recognized rating agency, time deposits or savings accounts in Florida qualified public depositories, and direct obligations of the U.S. Treasury.

Investments consist of the following at September 30, 2022:

<u>Investments</u>	<u>Fair Value</u>	<u>Fair Value Measurement Using</u>		
		<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
		<u>Inputs</u>	<u>Inputs</u>	<u>Inputs</u>
Debt Securities:				
U.S. Treasury Notes	\$ 4,083,150	\$ 4,083,150	\$ -	\$ -

Debt securities classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those securities.

**HIGHLANDS COUNTY HOSPITAL DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022**

**NOTE 2 DEPOSITS AND INVESTMENTS (CONTINUED)**

**Custodial Risk**

Custodial credit risk is the risk that in the event of a failure of the counterparty, the District may not be able to recover the value of its deposits and securities that are in the possession of an outside party. The District's interest-bearing bank balance is collateralized pursuant to Chapter 280, Florida statutes. Under this Chapter, in the event of default by a participating financial institution, a qualified public depository, all participating institutions are obligated to reimburse the governmental entity for the loss. Cash equivalents were held in money market accounts by two brokerage firms in the amount of \$87,845. These money market funds are either insured by the brokerage firm, SIPC or are collateralized by government securities.

**Interest Rate Risk**

Interest rate risk is the risk that changes in market interest rates will adversely affect the value of an investment. The District limits interest rate risk by maintaining an investment portfolio with maturities as follows:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Less than 1 Year</u>	<u>1-5 Years</u>	<u>Over 5 Years</u>
U.S. Treasury Notes	\$ 4,083,150	\$ 2,448,129	\$ 1,635,021	\$ -

**Credit Risk**

Generally, credit risk is the risk that an issuer of a debt type investment will not fulfill its obligations to the holder of the investment. This is measured by assignment of a rating by a nationally recognized rating organization. U.S. government securities or obligations explicitly guaranteed by the U.S. government are not considered to have credit risk exposure.

**NOTE 3 CAPITAL ASSETS**

Capital asset activity for the year ended September 30, 2022 was as follows:

	<u>Balance October 1, 2021</u>	<u>Additions</u>	<u>Deductions</u>	<u>Balance September 30, 2022</u>
Capital Assets Not Being Depreciated:				
Land	\$ 132,079	\$ -	\$ -	\$ 132,079
Capital Assets Being Depreciated:				
Buildings and Improvements	10,433,326	-	-	10,433,326
Less: Accumulated Depreciation:				
Buildings and Improvements	<u>(10,176,832)</u>	<u>(115,898)</u>	<u>-</u>	<u>(10,292,730)</u>
Total Capital Assets, Net of Accumulated Depreciation	<u>256,494</u>	<u>(115,898)</u>	<u>-</u>	<u>140,596</u>
Business Type Capital Assets, Net	<u>\$ 388,573</u>	<u>\$ (115,898)</u>	<u>\$ -</u>	<u>\$ 272,675</u>



**HIGHLANDS COUNTY HOSPITAL DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022**

**NOTE 4 LEASE OF HOSPITAL**

Effective August 1, 1985, the District (Lessor) entered into an agreement with Health Management Associates, Inc. (HMA) (Lessee) to lease the Hospital premises (including all real property, improvements, furniture, equipment, and all government licenses and permits) for a period of 20 years.

HMA purchased the remaining assets, except for accumulated tax revenues, and assumed all obligations of the District. The assumption of the District's obligations was considered a prepayment on the lease and is recorded as deferred inflows of resources which is amortized over the term of the lease.

Amounts recorded at September 30, 2022 in the accompanying financial statements as property and plant represent the District's investment in real property leased to HMA and its successors.

On December 22, 1994 and effective January 1, 1995, the 1985 lease was amended and restated (the Restated Lease). Among other things, the Restated Lease extended the term of the 1985 lease to July 31, 2025, provided for annual lease payments of \$320,000 to the Lessor and set aside the Lessor's obligations to repay prepaid rent in the event of early termination of the lease.

On September 23, 2011, the restated lease was amended to include an additional \$420,000 per quarter. The payments were discontinued after the June 15, 2013 payment.

On September 23, 2013, the restated lease was amended a second time to include an additional \$420,000 per quarter. The payments were discontinued after the June 30, 2014 payment.

On October 1, 2014, the restated lease was amended a third time to extend the term of the lease for an additional two years, making the new termination date July 31, 2027. In the third amendment, the Lessee agreed to pay the Lessor prepaid rent in the amount of \$2,129,540 on or before October 15, 2014 (Extension Term Prepaid Rent).

During the year ended September 30, 2022, the District recognized \$151,911 and \$37,707 in lease revenue and interest revenue, respectively, for current year receipts pursuant to these contracts. The District also recognized \$518,464 in lease revenue from prepayments on the contract.

The future minimum rentals under the noncancellable (except for events of default) lease as of September 30, 2022 are as follows (including amounts provided in the Restated Lease and amendments):

Year Ending September 30,	Principal	Interest	Total
2023	\$ 293,029	\$ 26,971	\$ 320,000
2024	306,329	13,671	320,000
Total Minimum Lease Payments	<u>\$ 599,358</u>	<u>\$ 40,642</u>	<u>\$ 640,000</u>

**HIGHLANDS COUNTY HOSPITAL DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022**

**NOTE 4 LEASE OF HOSPITAL (CONTINUED)**

Deferred inflows of resources related to the lease will be recognized as revenue over the remainder of the lease as follows:

Year Ending September 30,	Deferred Inflows of Resources
2023	\$ 670,375
2024	670,375
2025	670,375
2026	670,375
2027	558,646
Total Deferred Inflows of Resources	\$ 3,240,146

**NOTE 5 RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District purchases commercial insurance coverage relating to property, general liability, and public officials. The District is liable for deductibles on certain coverage. Insurance settlements have not exceeded the District's insurance coverage in any of the most recent three fiscal periods.



**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS  
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED  
IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

Board of Commissioners  
Highlands County Hospital District  
Sebring, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Highlands County Hospital District (the District), as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated February 23, 2023.

***Report on Internal Control Over Financial Reporting***

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

***Report on Compliance and Other Matters***

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

***Purpose of this Report***

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*CliftonLarsonAllen LLP*

**CliftonLarsonAllen LLP**

Sebring, Florida  
February 23, 2023



## MANAGEMENT LETTER

Board of Commissioners  
Highlands County Hospital District  
Sebring, Florida

### **Report on the Financial Statements**

We have audited the financial statements of the Highlands County Hospital District (the District), as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated February 23, 2023.

### **Auditors' Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

### **Other Reporting Requirements**

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*, and Independent Accountants' Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 23, 2023, should be considered in conjunction with this management letter.

### **Prior Audit Findings**

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no recommendations made in the preceding financial audit report.

### **Official Title and Legal Authority**

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The reporting entity contains no component units. See Note 1 in the notes to the financial statements.

### **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District met one or more of the conditions described in Section 218.503(1), Florida statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Special District Component Units**

Section 10.554(1)(i)5.c, Rules of the Auditor General, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit, within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida statutes. Highlands County Hospital District contains no special district component units.

### **Special District Specific Information**

As required by Section 218.39(3)(c), Florida statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Highlands County Hospital District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as \$-0-.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's' fiscal year as \$-0-.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$-0-.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$-0-.
- e. There are no construction projects with a total cost of at least \$65,000 approved by the District that are scheduled to begin on or after October 1 of the fiscal year being reported. The total expenditures for such projects were \$-0-.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida statutes, before the beginning of the fiscal year being reported if the district amends a final adopted budget under Section 189.016(6), Florida statutes, as \$21,001.

**Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

***Purpose of this Letter***

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, federal and other granting agencies, the District's Commissioners and applicable management and is not intended to be, and should not be, used by anyone other than these specified parties.

*CliftonLarsonAllen LLP*

**CliftonLarsonAllen LLP**

Sebring, Florida  
February 23, 2023



## INDEPENDENT ACCOUNTANTS' REPORT

Board of Commissioners of the Highlands County Hospital District  
and the Florida Auditor General  
Sebring, Florida

We have examined the Highlands County Hospital District's (the District) compliance with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2022. Management of the District is responsible for the District's compliance with the specified requirements. Our responsibility is to express an opinion on the District's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with Section 218.415, Florida statutes, regarding the investment of public funds during the year ended September 30, 2022.

This report is intended solely for the information and use of the District and the Auditor General, state of Florida and is not intended to be, and should not be, used by anyone other than these specified parties.

*CliftonLarsonAllen LLP*

**CliftonLarsonAllen LLP**

Sebring, Florida  
February 23, 2023