

LAKE SHORE HOSPITAL AUTHORITY
ANNUAL FINANCIAL REPORT
For the Fiscal Year Ended September 30, 2025

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FINANCIAL SECTION



Powell and Jones CPA

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INDEPENDENT AUDITOR'S REPORT

To the Board of Trustees
Lake Shore Hospital Authority
Lake City, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Lake Shore Hospital Authority (the Authority), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise Lake Shore Hospital Authority'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 respective financial position of the governmental activities and each major fund of the Authority, as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with 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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority, 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 opinions.

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 aggregate, that raise substantial doubt about the Authority'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.

Auditor's 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 auditor's report that includes our opinions. 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 generally accepted auditing standards 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 aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards 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 Authority'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 aggregate, that raise substantial doubt about Authority'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, budgetary comparison information, schedule of proportionate share of net pension liability, and schedule of contributions 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 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

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 Information

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 30, 2026, on our consideration of the Authority'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 Authority'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 the Authority's internal control over financial reporting and compliance.

A handwritten signature in cursive script that reads "Powell & Jones".

Powell and Jones CPA
Lake City, Florida
June 30, 2026

LAKE SHORE HOSPITAL AUTHORITY

Management's Discussion and Analysis

This discussion and analysis is intended to be an easily readable analysis of the Lake Shore Hospital Authority's (the Authority) financial activities based on currently known facts, decisions, or conditions. This analysis focuses on current year activities and should be read in conjunction with the financial statements that follow.

Report Layout

The Authority has implemented Governmental Accounting Standards Board (GASB) Statement 34, Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments. This statement requires governmental entities to report finances in accordance with specific guidelines. Among those guidelines are the components of this section dealing with management's discussion and analysis. Besides this Management's Discussion and Analysis (MD&A), the report consists of government-wide statements, fund financial statements, and the notes to the financial statements. The first two statements are condensed and present a government-wide view of the Authority's finances. Within this view, all Authority operations are categorized as applicable, and reported as either governmental or business-type activities. Governmental activities include basic planning-related services and general administration. The Authority had no business-type activities in this fiscal year. These government-wide statements are designed to be more corporate-like in that all activities are consolidated into a total for the Authority.

Basic Financial Statements

- The Statement of Net Position focuses on resources available for future operations. In simple terms, this statement presents a snapshot view of the assets the Authority owns and the liabilities it owes and the net difference. The net difference is further separated into amounts restricted for specific purposes and unrestricted amounts. Governmental activities are reported on the accrual basis of accounting.
- The Statement of Activities focuses on gross and net costs of the Authority's programs and the extent to which such programs rely upon general revenues. This statement summarizes and simplifies the user's analysis to determine the extent to which programs are self-supporting and/or subsidized by general revenues.
- Fund financial statements focus separately on governmental and proprietary funds, as applicable. Governmental fund statements follow the more traditional presentation of financial statements. As stated above, the Authority has no proprietary funds and business-type activities.
- The notes to the financial statements provide additional disclosures required by governmental accounting standards and provide information to assist the reader in understanding the Authority's financial condition.
- The MD&A is intended to serve as an introduction to the Authority's basic financial statements and to explain the significant changes in financial position and differences in operations between the current and prior years.

Reporting the Authority's Most Significant Funds

Fund Financial Statements

The fund financial statements provide detailed information about the most significant funds—not the Authority as a whole. Some funds are required to be established by state law and by contractual agreements. However, the Authority establishes other funds to help it control and manage funds for particular purposes or to show that it is meeting legal responsibilities for using certain grants and other money.

- **Governmental funds** - All of the Authority's services are reported in governmental funds. Governmental funds focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method identified as the modified accrual basis of accounting, which measures cash and all other financial assets that can readily be converted into cash. The governmental fund statements provide a detailed short-term view of the Authority's general government operations and the basic services it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the Authority's programs. By comparing information presented for governmental funds with similar information presented for governmental activities in the government-wide statements, readers may better understand the long-term effect of the government's near-term financing decisions. The relationships or differences between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is detailed in a reconciliation following the fund balance statements.

The Authority maintains the following governmental funds that it classifies as major funds:

General Fund - Used to account for the receipt of lease payments received from HMA Lake Shore, Inc., and the expenditure of these funds by the Authority. This is the main operating fund of the Authority.

Special Revenue Funds - Special Revenue funds are used to account for specific revenues that are restricted to expenditures for particular purposes.

- **Hospital Services Fund** - Used to account for the receipt of ad valorem taxes and the payment of eligible indigent patient care and capital purchases, as provided in the lease with HMA Lake Shore, Inc. This service will continue with a hospital services agreement with Lake City Medical Center.
- **Hospital Building Fund** – Used to account for operating expenses associated with the vacant Shands Lake Shore Hospital building, which is owned by the Authority.

Authority as a Whole

Government-wide Financial Statements

A condensed version of the Statement of Net Position as of September 30, 2025, follows:

Net Position as of September 30, 2025 and 2024

	Governmental Activities / Total Government	
	2025	2024
ASSETS		
Cash and investments	\$ 19,433,756	\$ 19,748,330
Receivables	742	740
Prepaid expenses	-	70,928
Capital assets, net of accumulated depreciation	12,799,591	13,001,101
Total assets	32,234,089	32,821,099
Deferred Outflows of Resources	43,094	63,621
Liabilities		
Current liabilities	19,990	22,748
Long-term liabilities	153,660	212,044
Total liabilities	173,650	234,792
Deferred Inflows of Resources	63,996	47,348
Net Position		
Invested in capital assets	12,799,591	13,001,101
Assigned	8,508,607	8,479,639
Unrestricted	10,731,339	11,121,841
Total net position	\$ 32,039,537	\$ 32,602,581

During the year ended September 30, 2025, the Authority had a decrease in net position of \$563,044 primarily due to administrative and maintenance costs required for the upkeep of the vacant hospital building without any significant revenue sources outside of investment earnings.

A condensed version of the Statement of Activities follows:

Governmental Activities
For the Fiscal Years Ended September 30, 2025 and 2024

	Governmental Activities / Total Government	
	2025	2024
Revenues:		
General revenues		
Ad valorem taxes	\$ 970	\$ 897
Interest and gain on investments	784,226	1,055,615
Other	-	11,982
Total Revenues	<u>785,196</u>	<u>1,068,494</u>
Expenses:		
General government	1,320,936	1,375,723
Human services	27,304	21,627
Total expenses	<u>1,348,240</u>	<u>1,397,350</u>
Change in net position	(563,044)	(328,856)
Beginning net position	32,602,581	32,931,437
Ending net position	<u>\$ 32,039,537</u>	<u>\$ 32,602,581</u>

Governmental activities

During the year ended September 30, 2025, the Authority had a decrease in net position primarily due to maintenance costs required for the upkeep of the vacant hospital building and a decrease in the fair value of managed securities during the fiscal year.

Capital Assets and Debt Administration

Capital Assets

As of September 30, 2025, the Authority has \$12,799,591 invested in capital assets, consisting primarily of land and buildings.

Capital Assets as of September 30, 2025 and 2024

	2025	2024
Land	\$ 2,872,999	\$ 2,872,999
Buildings	11,563,204	11,563,204
Office equipment	107,814	108,573
	<u>14,544,017</u>	<u>14,544,776</u>
Accumulated depreciation	<u>(1,744,426)</u>	<u>(1,543,675)</u>
Capital assets, net	<u>\$ 12,799,591</u>	<u>\$ 13,001,101</u>

Financial Contact

The Authority's financial statements are designed to present users (citizens, taxpayers, customers, and creditors) with a general overview of the Authority's finances and to demonstrate the Authority's accountability. If you have questions about the report or need additional financial information, please contact the Authority's Executive Director at 259 N.E. Franklin Street, Lake City, Florida 32055.

Basic Financial Statements

LAKE SHORE HOSPITAL AUTHORITY
STATEMENT OF NET POSITION
September 30, 2025

	<u>Governmental Activities</u>
ASSETS	
Current assets	
Cash	\$ 1,253,080
Accounts receivable	742
Investments	<u>18,180,676</u>
Total current assets	<u>19,434,498</u>
Capital assets, net of accumulated depreciation	<u>12,799,591</u>
Total assets	<u>32,234,089</u>
DEFERRED OUTFLOWS OF RESOURCES	
Related to pensions	<u>43,094</u>
LIABILITIES	
Current liabilities	
Accounts payable	16,179
Accrued liabilities	<u>3,811</u>
Total current liabilities	<u>19,990</u>
Noncurrent liabilities	
Deposits	1,070
Compensated absences	20,672
Net pension liability	<u>131,918</u>
Total noncurrent liabilities	<u>153,660</u>
Total liabilities	<u>173,650</u>
DEFERRED INFLOWS OF RESOURCES	
Related to pensions	<u>63,996</u>
NET POSITION	
Invested in capital assets	12,799,591
Assigned	8,508,607
Unrestricted	<u>10,731,339</u>
Total net position	<u>\$ 32,039,537</u>

See notes to financial statements.

LAKE SHORE HOSPITAL AUTHORITY
STATEMENT OF ACTIVITIES
For the Fiscal Year Ended September 30, 2025

		Net (Expense) Revenue and Change in Net Position
		Governmental Activities
	Expenses	Total
Governmental activities:		
General government	\$ (1,320,936)	\$ (1,320,936)
Human services - healthcare	(27,304)	(27,304)
Total governmental activities	<u>\$ (1,348,240)</u>	<u>(1,348,240)</u>
General revenues:		
Ad valorem taxes		970
Interest		541,931
Gain (loss) on investments		242,295
Total general revenues		<u>785,196</u>
Change in net position		(563,044)
Net position at beginning of the year		32,602,581
Net position at end of year		<u>\$ 32,039,537</u>

See notes to financial statements.

LAKE SHORE HOSPITAL AUTHORITY
GOVERNMENTAL FUNDS BALANCE SHEET
September 30, 2025

		Special Revenue Funds		
	General Fund	Hospital Services	Hospital Building Fund	Total Governmental Funds
ASSETS				
Cash	\$ 808,171	\$ 324,903	\$ 120,006	\$ 1,253,080
Investments	10,150,654	8,030,022	-	18,180,676
Due from other funds	(49,966)	-	49,966	-
Accounts receivable	-	742	-	742
Total assets	<u>\$ 10,908,859</u>	<u>\$ 8,355,667</u>	<u>\$ 169,972</u>	<u>\$ 19,434,498</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ -	\$ -	\$ 16,179	\$ 16,179
Accrued liabilities	2,958	-	853	3,811
Deposit	1,070	-	-	1,070
Total liabilities	<u>4,028</u>	<u>-</u>	<u>17,032</u>	<u>21,060</u>
Fund balances:				
Assigned	-	8,355,667	152,940	8,508,607
Unassigned	10,904,831	-	-	10,904,831
Total fund balances	<u>\$ 10,904,831</u>	<u>\$ 8,355,667</u>	<u>\$ 152,940</u>	<u>19,413,438</u>

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds	12,799,591
Long-term liabilities and related deferred inflows and outflows are not due and payable in the current period and, therefore, are not reported in the funds.	(173,492)
Net position of governmental activities	<u>\$ 32,039,537</u>

See notes to financial statements.

LAKE SHORE HOSPITAL AUTHORITY
GOVERNMENTAL FUNDS
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
For the Fiscal Year Ended September 30, 2025

		Special Revenue Funds		
	General	Hospital	Hospital	Total
	Fund	Services	Building	Governmental
		Fund	Fund	Funds
REVENUES				
Taxes - ad valorem	\$ -	\$ 970	-	\$ 970
Interest	541,274	657	-	541,931
Total revenues	541,274	1,627	-	542,901
EXPENDITURES				
General government				
Personnel services:				
Salaries	94,701	-	112,888	207,589
Retirement	10,705	-	-	10,705
Payroll taxes	7,614	-	7,725	15,339
	113,020	-	120,613	233,633
Operating expenses:				
Office expenses	48,701	-	14,147	62,848
Legal and accounting	116,522	-	-	116,522
Professional services	1,841	-	185,566	187,407
Utilities	11,562	-	213,356	224,918
Insurance	113,604	-	71,606	185,210
Repairs and maintenance	14,519	-	82,095	96,614
Other	1,504	-	7,809	9,313
	308,253	-	574,579	882,832

(continued)

See notes to financial statements.

LAKE SHORE HOSPITAL AUTHORITY
GOVERNMENTAL FUNDS
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
For the Fiscal Year Ended September 30, 2025

		Special Revenue Funds		
	General	Hospital	Hospital	Total
	Fund	Services	Building	Governmental
		Fund	Fund	Funds
Operating expenses (continued)				
Capital outlay	-	-	23,241	23,241
Total general government	421,273	-	718,433	1,139,706
Human services				
Indigent health services				
Patient care	-	27,304	-	27,304
Total expenditures	421,273	27,304	718,433	1,167,010
Excess (deficiency) of revenues over expenditures	120,001	(25,677)	(718,433)	(624,109)
OTHER FINANCING SOURCES (USES)				
Interfund transfers in	-	-	673,600	673,600
Interfund transfers (out)	(673,600)	-	-	(673,600)
Gain (loss) on investments	142,817	99,478	-	242,295
Total other financing	(530,783)	99,478	673,600	242,295
Net change in fund balance	(410,782)	73,801	(44,833)	(381,814)
Fund balances at beginning of year	11,315,613	8,281,866	197,773	19,795,252
Fund balances at end of year	<u>\$ 10,904,831</u>	<u>\$ 8,355,667</u>	<u>\$ 152,940</u>	<u>\$ 19,413,438</u>

See notes to financial statements.

LAKE SHORE HOSPITAL AUTHORITY
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCES OF
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the Fiscal Year Ended September 30, 2025

Net change in fund balances - Governmental Funds	\$ (381,814)
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Amounts reported for governmental activities in the statement
of activities are different because:

Governmental funds report capital outlay as expenditures.

However, in the statement of activities, the cost of those
assets is allocated over their estimated useful lives as
depreciation expense.

Capital outlay	23,241
Less current year depreciation	(224,751)
	(201,510)

Some expenses reported in the statement of activities do not
require the use of current financial resources, therefore, are
not reported as expenditures in governmental funds

Net increase in compensated absences	(1,137)
Net decrease in net pension liability	58,592
Net decrease in deferred outflows	(20,527)
Net increase in deferred inflows	(16,648)
	20,280

Change in net position of governmental activities	\$ (563,044)
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See notes to financial statements.

LAKE SHORE HOSPITAL AUTHORITY
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Lake Shore Hospital Authority (the Authority) is a special purpose, independent special district of the State of Florida. The Authority was established on July 10, 1963, by a special act of the Florida Legislature, Chapter 63-1247 of the *Laws of Florida*. Accordingly, it is controlled by the Florida Constitution and various *Florida Statutes* as well as its enacting legislation and Authority policies. It is governed by a four-member board who are appointed by the Governor.

In June 1999, the GASB approved Statement 34 Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments. This statement provides for significant changes in financial reporting and is scheduled for phased implementation over a three-year period of time based on the size of the government. The Authority implemented these provisions in the 2004 fiscal year as required by the statement.

The financial statements of the Lake Shore Hospital Authority have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental entities. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the Authority's accounting policies are described below:

A. Reporting entity - The Authority's financial statements include all funds over which the Board of Trustees exercises oversight responsibility. Oversight responsibility includes such aspects as appointment of governing body members, designation of management, the ability to significantly influence operations, and accountability for fiscal matters. Based upon the application of these criteria, management determined that no potential component units existed which should be included within the reporting entity. Likewise the Authority is not includible as a component unit within another reporting entity.

B. Adoption of New Accounting Pronouncements – GASB 101 was adopted in the 2025 fiscal year but did not have a material effect on the financial statements.

C. Fund Accounting - The Authority uses funds to report on its financial position and the results of its operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions or activities. A fund is a separate accounting entity with a self-balancing set of accounts. The various funds are grouped in the financial statements in this report into two fund types and three separate major funds as follows:

Governmental Funds

General Fund – The General Fund is used to account for and report all financial resources not accounted for and reported in another fund. The Authority maintains the General Fund to account for revenues from its lease payment receipts as well as its administrative expenses.

Special Revenue Funds - Special Revenue funds are used to account for specific revenues that are legally or contractually restricted to expenditures for particular purposes. The Authority maintains two separate special revenue funds which are the Hospital Services Fund which is used to provide patient services and the Health Building Fund which is used to maintain the hospital and other medical buildings.

D. Basic Financial Statements - Basic financial statements are presented at both the government-wide and fund financial level. Both levels of statements categorize primary activities as either governmental or business-type.

Government-wide financial statements report information about the reporting unit as a whole. For the most part, the effect of any interfund activity has been removed from these statements. These statements focus on the sustainability of the Authority as an entity and the change in aggregate financial position resulting from the activities of the year. These aggregated statements consist of the Statement of Net Position and the Statement of Activities.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function. Other items not reported as program revenues are reported instead as general revenues.

Fund financial statements report information at the individual fund level. Each fund is considered to be a separate accounting entity. The Authority reports the General Fund and Special Revenue Funds.

E. Measurement focus, basis of accounting - The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. Governmental fund financial statements are reported as using a current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. Operating statements of these funds present increases (i.e., revenues and other financing sources) and decreases (i.e., expenditures and other financing uses) in net position.

The modified accrual basis of accounting is used by all governmental fund types. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they become both measurable and available). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. The Authority considers most revenues as available if they are collected within sixty days after year end. Expenditures are recorded when the related fund liability is incurred. Principal and interest on general long-term debt are recorded as fund liabilities when amounts have been accumulated for payments to be made early in the following year.

F. Cash and cash equivalents

Deposits with Financial Institutions - The Authority's cash at September 30, 2025, consists of legally authorized deposits in institutions which are certified as Qualified Public Depositories under

the Florida Public Deposits Act. Therefore, the Authority's cash at September 30, 2025, is insured through the Bureau of Collateral Securities, Division of Treasury, State Department of Insurance.

Investments - Section 218.415, *Florida Statutes*, authorizes the Authority to invest in the Local Government Surplus Funds Trust, direct obligations of the United States Government, obligations unconditionally guaranteed by the United States, time deposits and savings accounts of Florida Qualified Depositories, and Securities and Exchange Commission restricted money market funds with the highest credit quality rating from a nationally recognized rating agency.

GASB Standard No. 3, "Deposits with Financial Institutions, Investments (including Repurchase Agreements), and Reverse Repurchase Agreements," stipulates that investments should be classified in credit risk categories to give an indication of the level of risk assumed at year end. Category 1 includes deposits that are insured or registered, or for which the securities are held by the Authority or its agent in the Authority's name. Category 2 includes uninsured and unregistered deposits for which the securities are held by the counterparty's trust department or agent in the Authority's name. At year end, Authority investments consisted of certificates of deposit at qualified depositories which are insured. The investments are stated at the lower of cost or fair market value as prescribed by generally accepted accounting principles.

<u>Description</u>	Category		Cost	Market Value
	1	2		
Certificates of Deposit	\$ 18,180,676	\$ -	\$ 18,180,676	\$ 18,180,676
	\$ 18,180,676	\$ -	\$ 18,180,676	\$ 18,180,676

G. Receivables and Payables - Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

H. Encumbrances - Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditures of monies are recorded in order to reserve that portion of the applicable appropriation, is not utilized by the Authority.

I. Capital Assets - Capital assets, which include property, plant, and equipment are reported in the government-wide financial statements. Capital assets are defined by the Authority as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. Assets are recorded at historical cost. Donated capital assets are recorded at estimated acquisition value at the date of donation.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

Property, plant, and equipment of the Authority are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Building and improvements	15 - 40
Machinery and equipment	3 - 20
Street and related infrastructure	20 - 40

J. Unearned Revenues – Unearned revenues reported in government-wide financial statements represent revenues received but not earned. The unearned revenues will be recognized as revenue in the fiscal year they are earned in accordance with the accrual basis of accounting. Unearned revenues represent unearned revenues which are measurable but not available and, in accordance with the modified accrual basis of accounting, are reported as unearned revenues.

K. Accrued Compensated Absences – The Authority accrues accumulated unpaid vacation and sick leave when earned by the employee. The current portion is the amount estimated to be used in the following year. The non-current portion is the amount estimated to be used in subsequent fiscal years. Both the current and non-current estimated accrued compensated absences amounts for governmental funds are maintained separately and represent a reconciling item between the fund and government-wide presentation, as applicable, year to year.

The Authority's policies provide for the accumulation or vesting of vacation benefits by employees which are fully payable upon satisfactory separation. Accumulated leave is recognized as a liability to the extent it meets the recognition criteria under GASB Statement No. 101.

Recognition and Measurement

In accordance with GASB Statement No. 101, compensated absences are recognized as a liability when leave is attributable to services already rendered, it accumulates, and it is more likely than not to be used or otherwise paid.

The liability is measured using pay rates in effect at the financial statement date. Salary-related payments that are directly and incrementally associated with payments for leave are included in the measurement of the liability. These include applicable employer payroll taxes and employer contributions to defined contribution plans. Employer contributions to defined benefit pension and other postemployment benefit (OPEB) plans are not included in the compensated absences liability and are recognized separately in accordance with applicable standards.

The Authority uses a last-in, first-out (LIFO) flow assumption for purposes of determining which leave balances are expected to be used or paid.

Financial Statement Presentation

The compensated absences liability is reported in the Statement of Net Position. In the governmental fund financial statements, expenditures are recognized only when payments come due and payable (matured). The portion of the compensated absences liability expected to be paid or used within one year is reported as a current liability. The remaining portion is reported as a noncurrent liability. Compensated absences are generally liquidated by the fund in which the employee's services are recorded.

L. Prepaid Items – Significant payment made to vendors for goods or services that will benefit periods beyond September 30, 2025, are recorded as prepaid items.

M. Restricted Assets - Certain assets of the Authority are classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation, or by restrictions imposed externally by creditors, grantors, contributors, or laws or regulations of other governments. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted assets then from unrestricted.

N. Due From (To) Other Funds – During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as “due from other funds” or “due to other funds” on the balance sheet.

O. Inventories - The costs of governmental funds inventories are recorded as expenditures when purchased rather than consumed. The actual amounts of any inventory type goods on hand at year end would not be material.

P. Budgets - Budgets are adopted on a basis consistent with generally accepted accounting principles. Annual appropriated budgets are adopted for the Authority’s governmental funds. All annual appropriations lapse at fiscal year end. Budgeted amounts are as originally adopted or as amended by the Board of Trustees.

Q. Estimates - The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

R. Fund Balances – Governmental Funds – As of September 30, 2025, fund balances of the governmental funds are classified as follows:

Nonspendable – amounts that cannot be spent either because they are in non-spendable form or because they are legally or contractually required to be maintained intact.

Restricted – amounts that can be spent only for specific purposes because of constitutional provisions, charter requirements, or enabling legislation or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments.

Committed – amounts that can be used only for specific purposes determined by a formal action of the Board. The Board is the highest level of decision-making authority for the Authority. Commitments may be established, modified, or rescinded only through resolutions approved by the Board.

Assigned – amounts that do not meet the criteria to be classified as restricted or committed but that are intended to be used for specific purpose. Under the Authority’s adopted policy, only the Board may assign amounts for specific purposes.

Unassigned – all other spendable amounts.

As of September 30, 2025, fund balances are composed of the following:

	General Fund	Hospital Services	Hospital Building	Total Governmental Funds
Assigned:				
Hospital services	\$ -	\$ 8,355,667	\$ -	\$ 8,355,667
Hospital building	-	-	152,940	152,940
Unassigned funds	10,904,831	-	-	10,904,831
Total Fund Balances	<u>\$ 10,904,831</u>	<u>\$ 8,355,667</u>	<u>\$ 152,940</u>	<u>\$ 19,413,438</u>

NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

A. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the Authority’s Governmental Funds \$19,413,438 differs from “Net Position” of governmental activities \$32,039,537 reported in the statement of net position. This difference results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheet.

Capital related items

When capital assets (property, plant, equipment) that are to be used in governmental activities are purchased or constructed, the cost of these assets are reported as expenditures in governmental funds. However, the statement of net position includes those capital assets among the capital assets of the Authority as a whole.

Property, plant and equipment of the Authority are depreciated using the straight-line method over the following estimated useful lives:

Cost of capital assets	\$ 14,544,017
Accumulated depreciation	(1,744,426)
Total	<u>\$ 12,799,591</u>

Long-term debt transactions

Long-term liabilities to the Authority’s governmental activities are not due and payable in the current period and accordingly, are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the statement of net position. Balances at September 30, 2025 were:

Compensated absences	\$ (20,672)
Net pension liability	(131,918)
Deferred inflows of resources	(63,996)
Deferred outflows of resources	43,094
	<u>\$ (173,492)</u>

LAKE SHORE HOSPITAL AUTHORITY

NOTE 2. – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

A. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-Wide Statement of Net Position

	Total Governmental Funds	Capital Related Items	Long-term Debt	Statement of Net Position
ASSETS				
Cash and cash equivalents	\$ 19,433,756	\$ -	\$ -	\$ 19,433,756
Accounts receivable	742	-	-	742
Capital assets, net	-	12,799,591	-	12,799,591
Total assets	\$ 19,434,498	\$ 12,799,591	\$ -	\$ 32,234,089
DEFERRED OUTFLOWS OF RESOURCES	-	-	43,094	43,094
LIABILITIES AND FUND BALANCES				
Liabilities				
Accounts payable	\$ 16,179	\$ -	\$ -	\$ 16,179
Accrued liabilities	3,811	-	-	3,811
Deposit	1,070	-	-	1,070
Compensated absences	-	-	20,672	20,672
Net pension liability	-	-	131,918	131,918
Total liabilities	21,060	-	152,590	173,650
DEFERRED INFLOWS OF RESOURCES	-	-	63,996	63,996
Fund balances/net position				
Invested in capital assets	-	12,799,591	-	12,799,591
Assigned	8,508,607	-	-	8,508,607
Unassigned	10,904,831	-	(173,492)	10,731,339
Total net position	19,413,438	12,799,591	(173,492)	32,039,537
Total liabilities and fund balances/ net position	\$ 19,434,498	\$ 12,799,591	\$ 43,094	\$ 32,277,183

B. Explanation of Differences Between Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for the Governmental Funds \$(381,814) differs from the “change in net position” for governmental activities \$(563,044) reported in the statement of activities. The differences arise primarily from the long-term economic focus of the statement of activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the statement of activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decreases by the amount of depreciation expense charges for the year.

Acquisition of capital assets	\$ 23,241
Depreciation expense	(224,751)
	<u>\$ (201,510)</u>

Long-term debt transactions

Some expenses reported in the statement of activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net decrease in compensated absences	\$ (1,137)
Net decrease in net pension liability	58,592
Net decrease in deferred outflows	(20,527)
Net increase in deferred inflows	(16,648)
Change in liability	<u>\$ 20,280</u>

LAKE SHORE HOSPITAL AUTHORITY

NOTE 2. – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

B. Explanation of Differences Between Government Fund Operating Statements and the Statement of Activities

	Total Governmental Funds	Capital Related Items	Long-term Debt	Statement of Activities
REVENUES				
Taxes	\$ 970	\$ -	\$ -	\$ 970
Interest	541,931	-	-	541,931
Total revenues	<u>542,901</u>	<u>-</u>	<u>-</u>	<u>542,901</u>
EXPENDITURES				
Current expenditures				
General government	1,139,706	201,510	(20,280)	1,320,936
Human services	27,304	-	-	27,304
Total expenditures	<u>1,167,010</u>	<u>201,510</u>	<u>(20,280)</u>	<u>1,348,240</u>
Excess (deficiency) of revenues over expenditures	(624,109)	(201,510)	20,280	(805,339)
OTHER FINANCING SOURCES (USES)				
Gain on investments	242,295	-	-	242,295
	<u>242,295</u>	<u>-</u>	<u>-</u>	<u>242,295</u>
Net change in fund balance	(381,814)	(201,510)	20,280	(563,044)
Fund balances at beginning of year	19,795,252	13,001,101	(193,772)	32,602,581
Fund balances at end of year	<u>\$ 19,413,438</u>	<u>\$ 12,799,591</u>	<u>\$ (173,492)</u>	<u>\$ 32,039,537</u>

NOTE 3. PROPERTY TAX

As provided in the prior "Indigent Care Agreement" between the Authority and HMA Lake Shore Hospital, Inc., and as allowed by its enacting laws, the Authority annually levied ad valorem property taxes in Columbia County to fund emergency indigent health care to eligible residents of the County.

Procedures for collecting delinquent taxes, including applicable tax certificate sales, tax deed sales and tangible personal property seizure and sales are provided for by the laws of Florida. Collections of Authority taxes and remittances, including delinquent taxes, are accounted for in the County Tax Collector's office in accordance with applicable Florida laws. Due to these collection procedures, no material amounts of unpaid taxes were outstanding at year end.

NOTE 4. COST-SHARING MULTIPLE EMPLOYER DEFINED BENEFIT PENSION PLANS – FLORIDA RETIREMENT SYSTEM PLAN AND THE RETIREE HEALTH INSURANCE SUBSIDY PROGRAM

Florida Retirement System:

General Information - All of the Authority's employees participate in the Florida Retirement System (FRS). As provided by Chapters 121 and 112, *Florida Statutes*, the FRS provides two cost sharing, multiple employer defined benefit plans administered by the Florida Department of Management Services, Division of Retirement, including the FRS Pension Plan ("Pension Plan") and the Retiree Health Insurance Subsidy ("HIS Plan"). Under Section 121.4501, *Florida Statutes*, the FRS also provides a defined contribution plan ("Investment Plan") alternative to the FRS Pension Plan, which is administered by the State Board of Administration ("SBA"). As a general rule, membership in the FRS is compulsory for all employees working in a regularly established position for a state agency, county government, district school board, state university, community college, or a participating Authority or special district within the State of Florida. The FRS provides retirement and disability benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. Benefits are established by Chapter 121, *Florida Statutes*, and Chapter 60S, Florida Administrative Code. Amendments to the law can be made only by an act of the Florida State Legislature.

The State of Florida annually issues a publicly available financial report that includes financial statements and required supplementary information for the FRS. The latest available report may be obtained by writing to the State of Florida Division of Retirement, Department of Management Services, P.O. Box 9000, Tallahassee, Florida 32315-9000, or from the Web site: www.dms.myflorida.com/workforce_operations/retirement/publications.

Pension Plan

Plan Description – The Pension Plan is a cost-sharing multiple-employer defined benefit pension plan, with a Deferred Retirement Option Program ("DROP") for eligible employees.

Benefits Provided - Benefits under the Pension Plan are computed on the basis of age, average final compensation, and service credit. For Pension Plan members enrolled before July 1, 2011, Regular class members who retire at or after age 62 with at least six years of credited service or 30 years of service regardless of age are entitled to a retirement benefit payable monthly for life, equal to 1.6% of their final average compensation based on the five highest years of salary, for each year of credited service. Vested members with less than 30 years of service may retire before age 62 and receive reduced retirement benefits. Special Risk Administrative Support class members who retire at or after age 55 with at least six years of credited service or 25 years of

service regardless of age are entitled to a retirement benefit payable monthly for life, equal to 1.6% of their final average compensation based on the five highest years of salary, for each year of credited service. Special Risk class members (sworn law enforcement officers, firefighters, and correctional officers) who retire at or after age 55 with at least six years of credited service, or with 25 years of service regardless of age, are entitled to a retirement benefit payable monthly for life, equal to 3.0% of their final average compensation based on the five highest years of salary for each year of credited service. Senior Management Service class members who retire at or after age 62 with at least six years of credited service or 30 years of service regardless of age are entitled to a retirement benefit payable monthly for life, equal to 2.0% of their final average compensation based on the five highest years of salary for each year of credited service. Elected Officers' class members who retire at or after age 62 with at least six years of credited service or 30 years of service regardless of age are entitled to a retirement benefit payable monthly for life, equal to 3.0% (3.33% for judges and justices) of their final average compensation based on the five highest years of salary for each year of credited service.

For Plan members enrolled on or after July 1, 2011, the vesting requirement is extended to eight years of credited service for all these members and increasing normal retirement to age 65 or 33 years of service regardless of age for Regular, Senior Management Service, and Elected Officers' class members, and to age 60 or 30 years of service regardless of age for Special Risk and Special Risk Administrative Support class members. Also, the final average compensation for all these members will be based on the eight highest years of salary.

As provided in Section 121.101, *Florida Statutes*, if the member is initially enrolled in the Pension Plan before July 1, 2011, and all service credit was accrued before July 1, 2011, the annual cost-of-living adjustment is three percent per year. If the member is initially enrolled before July 1, 2011, and has service credit on or after July 1, 2011, there is an individually calculated cost-of-living adjustment. The annual cost-of-living adjustment is a proportion of three percent determined by dividing the sum of the pre-July 2011 service credit by the total service credit at retirement multiplied by three percent. Plan members initially enrolled on or after July 1, 2011, will not have a cost-of-living adjustment after retirement.

In addition to the above benefits, the DROP program allows eligible members to defer receipt of monthly retirement benefit payments while continuing employment with a FRS employer for a period not to exceed 60 months after electing to participate. Deferred monthly benefits are held in the FRS Trust Fund and accrue interest. There are no required contributions by DROP participants.

Contributions

Contributions – Effective July 1, 2011, all enrolled members of the FRS, other than DROP participants, are required to contribute three percent of their salary to the FRS. In addition to member contributions, governmental employers are required to make contributions to the FRS based on state-wide contribution rates established by the Florida Legislature. These rates are updated as of July 1 of each year. The employer contribution rates by job class for the periods from October 1, 2024 through June 30, 2025 and from July 1, 2025 through September 30, 2025, respectively, were as follows:

Class	October 1, 2024 - June 30, 2025	July 1, 2025 - September 30, 2025
Regular Class	13.63%	14.03%
Special Risk Class	32.79%	35.19%
Special Risk Administrative Support	39.82%	39.48%
County Elected Officers	58.68%	54.57%
Senior Management Class	34.52%	33.24%
Deferred Retirement Option Program (DROP)	21.13%	22.02%

The Authority's contributions, including employee contributions, to the Pension Plan totaled \$18,910 for the fiscal year ended September 30, 2025.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions – At September 30, 2025, the Authority reported a liability of \$76,384 for its proportionate share of the Pension Plan's net pension liability. The net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2025. The Authority's proportionate share of the net pension liability was based on the Authority's 2023-24 fiscal year contributions relative to the 2024-25 fiscal year contributions of all participating members. At June 30, 2025 the Authority's proportionate share was .000246121 percent, which was a decrease of 11.43 percent from its proportionate share measured as of June 30, 2024.

For the fiscal year ended September 30, 2025, the Authority recognized pension expense of \$14,962. In addition, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 8,159	\$ -
Changes in assumptions	8,870	-
Net difference between projected and actual earnings on Pension Plan investments	-	12,753
Changes in proportion and differences between Authority's Pension Plan contributions and proportionate share of contributions	11,892	14,664
Authority Pension Plan contributions subsequent to the measurement date	4,030	-
Total	\$ 32,951	\$ 27,417

The deferred outflows of resources related to the Pension Plan, totaling \$4,030 resulting from Authority contributions to the Plan subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the fiscal year ended September 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the Pension Plan will be recognized in pension expense as follows:

Fiscal Year Ending	
2026	\$ 4,355
2027	(774)
2028	(1,158)
2029	(919)
2030	-
Thereafter	-
	<u>\$ 1,504</u>

Actuarial Assumptions – The total pension liability in the June 30, 2025 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.40%
Salary increases	3.50%, average, including inflation
Investment rate of return	6.70%, net of pension plan investment expense, including inflation

Mortality rates were based on the PUB 2010 base table generational mortality using generational specific MP-2018 mortality impairment projection scale.

The actuarial assumptions used in the July 1, 2024, valuation were based on the results of an actuarial experience study for the period July 1, 2018 through June 30, 2023.

The long-term expected rate of return on Pension Plan investments was not based on historical returns, but instead is based on a forward-looking capital market economic model. The allocation policy's description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions and includes an adjustment for the inflation assumption. The target allocation and best estimates of arithmetic and geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation (1)	Annual Arithmetic Return	Compound Annual (Geometric) Return	Standard Deviation
Cash	1.00%	3.20%	3.20%	1.10%
Fixed income	29.00%	5.50%	5.40%	4.00%
Global equity	45.00%	8.50%	6.90%	18.30%
Real estate (property)	12.00%	8.40%	7.10%	16.80%
Private equity	11.00%	12.40%	8.80%	28.40%
Strategic investments	2.00%	6.50%	6.10%	8.70%
Total	100.00%			
Assumed Inflation - Mean			2.40%	1.50%

Discount Rate - The discount rate used to measure the total pension liability was 6.70%. 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 discount rate for calculating the total pension liability is equal to the long-term expected rate of return.

Sensitivity of the Authority's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate - The following represents the Authority's proportionate share of the net pension liability calculated using the discount rate of 6.70%, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (5.70%) or one percentage point higher (7.70%) than the current rate:

	1% Decrease 5.70%	Current Discount Rate 6.70%	1% Increase 7.70%
Authority's proportionate share of the net pension liability	\$ 149,902	\$ 76,384	\$ 14,747

Pension Plan Fiduciary Net Position - Detailed information regarding the Pension Plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State-Administered Systems Comprehensive Annual Financial Report.

Payables to the Pension Plan - At September 30, 2025, the Authority had \$1,767 in payables to report for outstanding contributions to the Pension Plan required for the fiscal year ended September 30, 2025

HIS Plan

Plan Description - The HIS Plan is a cost-sharing multiple-employer defined benefit pension plan established under Section 112.363, *Florida Statutes*, and may be amended by the Florida legislature at any time. The benefit is a monthly payment to assist retirees of State-administered retirement systems in paying their health insurance costs and is administered by the Florida Department of Management Services, Division of Retirement.

Benefits Provided - For the fiscal year ended September 30, 2025, eligible retirees and beneficiaries received a monthly HIS payment equal to the number of years of creditable service completed at the time of retirement multiplied by \$7.5, with a minimum HIS payment of \$45 and a maximum HIS payment of \$225 per month. To be eligible to receive these benefits, a retiree under a State-administered retirement system must provide proof of health insurance coverage, which may include Medicare.

Contributions – The HIS Plan is funded by required contributions from FRS participating employers as set by the Florida Legislature. Employer contributions are a percentage of gross compensation for all active FRS members. For the fiscal year ended September 30, 2025, the HIS contribution for the period October 1, 2024 through June 30, 2025 and from July 1, 2025 through September 30, 2025 was 2.00% and 2.00%, respectively. The Authority contributed 100% of its statutorily required contributions for the current and preceding three years. HIS Plan contributions are deposited in a separate trust fund from which payments are authorized. HIS Plan benefits are not guaranteed and are subject to annual legislative appropriation. In the event legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or cancelled.

The Authority's contributions, including employee contributions to the HIS Plan, totaled \$4,982 for the fiscal year ended September 30, 2025.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions – At September 30, 2025, the Authority reported a liability of \$55,534 for its proportionate share of the HIS Plan's net pension liability. The net pension liability was measured as of June 30, 2025 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2025. The Authority's proportionate share of the net pension liability was based on the Authority's 2023-24 fiscal year contributions relative to the 2024-25 fiscal year contributions of all participating members. At June 30, 2025, the Authority's proportionate share was .000433270 percent, which was a decrease of 21.70 percent from its proportionate share measured as of June 30, 2024.

For the fiscal year ended September 30, 2025, the Authority recognized pension expense of \$6,455. In addition, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 332	\$ 88
Changes in assumptions	492	13,432
Net difference between projected and actual earnings on HIS Plan investments	-	46
Changes in proportion and differences between Authority HIS Plan contributions and proportionate share of contributions	8,329	23,013
Authority HIS Plan contributions subsequent to the measurement date	990	-
Total	<u>\$ 10,143</u>	<u>\$ 36,579</u>

The deferred outflows of resources related to the HIS Plan, totaling \$990 resulting from Authority contributions to the HIS Plan subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the fiscal year ended September 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the HIS Plan will be recognized in pension expense as follows:

Fiscal Year	
Ending	
2026	\$ (6,050)
2027	(7,244)
2028	(6,099)
2029	(4,887)
2030	(3,146)
Thereafter	-
	<u>\$ (27,426)</u>

Actuarial Assumptions – The total pension liability in the July 1, 2025, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.40%
Salary increases	3.50%, average, including inflation
Investment rate of return	6.70%, net of pension plan investment expense, including inflation

Mortality rates were based on the PUB 2010 base table generational mortality using generational specific MP-2018 mortality impairment projection scale.

The actuarial assumptions used in the July 1, 2025, valuation were based on the results of an actuarial experience study for the period July 1, 2024 through June 30, 2025.

Discount Rate - The discount rate used to measure the total pension liability was 5.20%. In general, the discount rate for calculating the total pension liability is equal to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the HIS benefit is essentially funded on a pay-as-you-go basis, the depletion date is considered to be immediate, and the single equivalent discount rate is equal to the municipal bond rate selected by the HIS Plan sponsor. The Bond Buyer General Obligation 20-Bond Municipal Bond Index was adopted as the applicable municipal bond index.

Sensitivity of the Authority's Proportionate Share of the Net Position Liability to Changes in the Discount Rate - The following represents the Authority's proportionate share of the net pension liability calculated using the discount rate of 5.20%, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (4.20%) or one percentage point higher (6.20%) than the current rate:

	1% Decrease 4.20%	Current Discount Rate 5.20%	1% Increase 6.20%
Authority's proportionate share of the net pension liability	\$ 62,624	\$ 55,534	\$ 49,588

Pension Plan Fiduciary Net Position - Detailed information regarding the HIS Plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State-Administered Systems Comprehensive Annual Financial Report.

Payables to the Pension Plan - At September 30, 2025, the Authority had \$466 in payables to report for outstanding contributions to the HIS Plan required for the fiscal year ended September 30, 2025.

NOTE 5. DEPOSITS

The bank balances of the Authority's deposits were fully insured by federal depository insurance or pledged collateral under state law.

NOTE 6. INTERFUND ASSETS/LIABILITIES

Due from/to other funds:

Payable Fund	Receivable Fund	Net Amount
Operating	Hospital Building	\$ 49,966

Interfund balances generally occur when one fund pays expenses on behalf of another fund, and the reimbursements are received at a later date. All balances are anticipated to be liquidated within the next year.

NOTE 7. CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Governmental activities				
Capital assets:				
Non-depreciable capital assets				
Land	\$ 2,872,999	\$ -	\$ -	\$ 2,872,999
Total non-depreciable capital assets	2,872,999	-	-	2,872,999
Depreciable capital assets:				
Building and improvements	11,563,204	-	-	11,563,204
Improvements other than buildings	-	-	-	-
Equipment	108,573	23,241	(24,000)	107,814
Total depreciable capital assets	11,671,777	23,241	(24,000)	11,671,018
Less accumulated depreciation				
Building and improvements	(1,389,540)	(221,919)	-	(1,611,459)
Equipment	(154,135)	(2,832)	24,000	(132,967)
Total accumulated depreciation	(1,543,675)	(224,751)	24,000	(1,744,426)
Total depreciable capital assets, net	10,128,102	(201,510)	-	9,926,592
Governmental activities capital assets, net	\$ 13,001,101	\$ (201,510)	\$ -	\$ 12,799,591

NOTE 8. LONG-TERM LIABILITIES

Long-term liability activity for the year ended September 30, 2025, was as follows:

	Balance 9/30/2024	Additions	Deductions	Balance 9/30/2025	Due within one year
Compensated Absences	\$ 19,535	\$ 1,137	\$ -	\$ 20,672	\$ -
Net pension liability	190,510	-	58,592	131,918	-
	\$ 210,045	\$ 1,137	\$ 58,592	\$ 152,590	\$ -

The compensated absences liability and net pension liability will be liquidated through normal operations.

NOTE 9. RISK MANAGEMENT

The Authority is exposed to various risks of loss related to theft of, damage to and destruction of assets; and injury or death on the job of all employees. These risks are primarily covered by commercial insurance purchased from independent third parties. Settled claims from these risks have not exceeded commercial or workers' compensation insurance coverage for the past three years. There has been no reduction in insurance coverage from the previous year.

NOTE 10. SUBSEQUENT EVENTS

In preparing these financial statements, the Authority has evaluated events and transactions for potential recognition or disclosure through June 30, 2026, the date the financial statements were available to be issued.

NOTE 11. OTHER POST-EMPLOYMENT BENEFITS PLAN (OPEB)

The Authority is legally required to include any retirees for whom it provides health insurance coverage in the same insurance pool as its active employees, whether the premiums are paid by the Authority or the retiree. Participating retirees are considered to receive a secondary benefit known as an “implicit rate subsidy”. This benefit relates to the assumption that the retiree is receiving a more favorable premium rate than they would otherwise be able to obtain if purchasing insurance on their own, due to being included in the same pool with the Authority’s younger and statistically healthier active employees. GASB Statement 75 requires governments to report this cost and related liability in their financial statements.

Due to the fact that no retirees participated in the plan during the year and that it is anticipated that this situation will continue in the future because most employees work until they are eligible for Medicare benefits, management had determined that the Authority’s OPEB obligation at year end would be of a de minimis amount. Management will monitor this situation in the future and take appropriate steps to properly comply with this GASB Statement.

NOTE 12 – CHANGE IN ACCOUNTING PRINCIPALS

Effective October 2024, the Authority adopted Governmental Accounting Standards Board Statement No. 101, Compensated Absences. This statement updates the accounting and financial reporting requirements for compensated absences.

REQUIRED SUPPLEMENTARY INFORMATION

LAKE SHORE HOSPITAL AUTHORITY
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
For the Fiscal Year Ended September 30, 2025

	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Interest	\$ 350,000	\$ 350,000	\$ 541,274	\$ 191,274
Other	500	500	-	(500)
Total revenues	350,500	350,500	541,274	190,774
EXPENDITURES				
General government				
Personnel services				
Salaries	132,816	132,816	94,701	38,115
Payroll taxes	10,123	10,123	7,614	2,509
Retirement	17,900	17,900	10,705	7,195
	160,839	160,839	113,020	47,819
Operating expenses				
Legal and accounting	65,000	65,000	116,522	(51,522)
Professional services	17,600	17,600	1,841	15,759
Insurance	85,000	85,000	113,604	(28,604)
Office related expenses	54,250	54,250	48,701	5,549
Repairs and maintenance	10,600	10,600	14,519	(3,919)
Utilities	13,000	13,000	11,562	1,438
Other	-	-	1,504	(1,504)
	245,450	245,450	308,253	(62,803)
Total general government	406,289	406,289	421,273	(14,984)
Total expenditures	406,289	406,289	421,273	(14,984)
Excess of revenues over (under) expenditures	(55,789)	(55,789)	120,001	175,790
OTHER FINANCING SOURCES (USES)				
Interfund transfers out	(250,000)	(620,000)	(673,600)	(53,600)
Investment gain in fair value	-	-	142,817	142,817
Total other financing sources (uses)	(250,000)	(620,000)	(530,783)	89,217
Net change in fund balance	(305,789)	(675,789)	(410,782)	265,007
Fund balance at beginning of year	11,315,613	11,315,613	11,315,613	-
Fund balance at end of year	\$ 11,009,824	\$ 10,639,824	\$ 10,904,831	\$ 265,007

See notes to financial statements.

LAKE SHORE HOSPITAL AUTHORITY
HOSPITAL SERVICES FUND
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
For the Fiscal Year Ended September 30, 2025

	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Ad valorem taxes	\$ 407	\$ 407	\$ 970	\$ 563
Interest	-	-	657	657
Total revenues	<u>407</u>	<u>407</u>	<u>1,627</u>	<u>1,220</u>
EXPENDITURES				
Indigent health services	<u>400,000</u>	<u>400,000</u>	<u>27,304</u>	<u>372,696</u>
	<u>400,000</u>	<u>400,000</u>	<u>27,304</u>	<u>372,696</u>
Total expenditures	<u>400,000</u>	<u>400,000</u>	<u>27,304</u>	<u>372,696</u>
Excess of revenues over (under) expenditures	<u>(399,593)</u>	<u>(399,593)</u>	<u>(25,677)</u>	<u>373,916</u>
NONOPERATING REVENUES (EXPENSES)				
OTHER FINANCING SOURCES (USES)				
Investment Gain in fair value	<u>300,000</u>	<u>300,000</u>	<u>99,478</u>	<u>(200,522)</u>
Total other financing sources (uses)	<u>300,000</u>	<u>300,000</u>	<u>99,478</u>	<u>(200,522)</u>
Net change in fund balance	(99,593)	(99,593)	73,801	173,394
Fund balance at beginning of year	<u>8,281,866</u>	<u>8,281,866</u>	<u>8,281,866</u>	<u>-</u>
Fund balance at end of year	<u>\$ 8,182,273</u>	<u>\$ 8,182,273</u>	<u>\$ 8,355,667</u>	<u>\$ 173,394</u>

See notes to financial statements.

LAKE SHORE HOSPITAL AUTHORITY
HOSPITAL BUILDING FUND
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
For the Fiscal Year Ended September 30, 2025

	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
EXPENDITURES				
Governmental Expenditures				
Salaries	\$ 28,706	\$ 87,706	\$ 112,888	\$ (25,182)
Payroll taxes	-	-	7,725	(7,725)
	<u>28,706</u>	<u>87,706</u>	<u>120,613</u>	<u>(32,907)</u>
Operating Expenditures				
Office Supplies	-	1,800	14,147	(12,347)
Insurance	80,000	80,000	71,606	8,394
Repair and maintenance	19,500	87,300	82,095	5,205
Utilities	57,100	129,400	213,356	(83,956)
Security services	40,000	140,000	185,566	(45,566)
Other	3,000	13,500	7,809	5,691
	<u>199,600</u>	<u>452,000</u>	<u>574,579</u>	<u>(122,579)</u>
Capital Outlay				
Capital Outlay	-	-	23,241	(23,241)
Total expenditures	<u>228,306</u>	<u>539,706</u>	<u>718,433</u>	<u>(178,727)</u>
Excess of revenues over (under) expenditures	(228,306)	(539,706)	(718,433)	(178,727)
OTHER FINANCING SOURCES (USES)				
Interfund transfers in	<u>250,000</u>	<u>540,000</u>	<u>673,600</u>	<u>133,600</u>
Total other financing sources (uses)	<u>250,000</u>	<u>540,000</u>	<u>673,600</u>	<u>133,600</u>
Net change in fund balance	21,694	294	(44,833)	(45,127)
Fund balance at beginning of year	<u>197,773</u>	<u>197,773</u>	<u>197,773</u>	<u>-</u>
Fund balance at end of year	<u>\$ 219,467</u>	<u>\$ 198,067</u>	<u>\$ 152,940</u>	<u>\$ (45,127)</u>

See notes to financial statements.

LAKE SHORE HOSPITAL AUTHORITY
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
For the Fiscal Year Ended September 30, 2025

A. Budgetary Information:

An annual budget is adopted on a basis consistent with accounting principles generally accepted in the United States of America for all funds. All annual appropriations lapse at fiscal year end.

The Authority generally follows these procedures in establishing the budgetary data for the governmental funds as reflected in the financial statements:

1. Prior to September 30, the Executive Director submits to the Board of Trustees a proposed operating budget for the fiscal year commencing the following October. The operating budget includes proposed expenditures and the means of financing them.
2. Public hearings are conducted following preliminary examination and revision of the proposed operating budget by the Board of Trustees.
3. After public hearings and necessary revisions have been completed, the budget is approved.
4. The legal level of budgetary control is the fund level.
5. Formal budgetary integration is employed as a management control device during the year for all funds of the Authority.

LAKE SHORE HOSPITAL AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY
FLORIDA RETIREMENT SYSTEM AND HEALTH INSURANCE SUBSIDY PROGRAM
LAST 10 FISCAL YEARS*

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Authority's proportion of the FRS net pension liability (asset)	0.000246121%	0.000277887%	0.000277867%	0.000186372%	0.000186372%	0.000162722%	0.000384476%	0.000621245%	0.000630881%	1.111658922%
Authority's proportionate share of the FRS net pension liability (asset)	\$ 76,384	\$ 124,094	\$ 124,094	\$ 103,389	\$ 14,078	\$ 70,526	\$ 132,408	\$ 187,122	\$ 186,610	\$ 166,378
Authority's proportion of the HIS net pension liability (asset)	0.000433270%	0.000553365%	0.000512604%	0.000452829%	0.000452829%	0.000446346%	0.000462872%	0.000567156%	0.000580905%	0.006049830%
Authority's proportionate share of the HIS net pension liability (asset)	55,534	96,438	96,438	54,293	55,546	54,498	51,791	60,028	62,113	70,508
Authority's proportionate share of the total net pension liability (asset)	<u>\$ 131,918</u>	<u>\$ 220,532</u>	<u>\$ 220,532</u>	<u>\$ 157,682</u>	<u>\$ 69,624</u>	<u>\$ 125,024</u>	<u>\$ 184,199</u>	<u>\$ 247,150</u>	<u>\$ 248,723</u>	<u>\$ 236,886</u>
Authority's covered-employee payroll	\$ 241,600	\$ 241,600	\$ 241,600	\$ 172,220	\$ 148,207	\$ 176,479	\$ 153,874	\$ 177,713	\$ 185,107	\$ 189,252
Authority's proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	54.60%	91.28%	91.28%	91.56%	46.98%	70.84%	119.71%	139.07%	134.37%	125.17%
Plan fiduciary net position as a percentage of the total pension liability	83.70%	77.04%	77.04%	79.09%	91.09%	74.46%	78.22%	79.86%	79.30%	79.36%

Note 1) The amounts presented for each year were determined as of the June 30 year end of the Florida Retirement System

LAKE SHORE HOSPITAL AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CONTRIBUTIONS
FLORIDA RETIREMENT SYSTEM AND HEALTH INSURANCE SUBSIDY PROGRAM
LAST 10 FISCAL YEARS*

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually required FRS contribution	\$ 18,910	\$ 21,001	\$ 21,418	\$ 17,157	\$ 2,580	\$ 6,906	\$ 11,951	\$ 21,945	\$ 22,974	\$ 23,187
Contractually required HIS contribution	4,982	6,252	5,711	4,488	10,181	5,337	4,674	3,813	4,300	4,075
Total Contractually Required Contributions	23,892	27,253	27,129	21,645	12,761	12,243	16,625	25,758	27,274	27,262
Contributions in relation to the contractually required contribution	(23,892)	(27,253)	(27,129)	(21,645)	(12,761)	(12,243)	(16,625)	(25,758)	(27,274)	(27,262)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Authority's covered-employee payroll	\$ 241,600	\$ 241,600	\$ 241,600	\$ 172,220	\$ 148,207	\$ 176,479	\$ 153,874	\$ 177,713	\$ 185,107	\$ 189,252
Contributions as a percentage of covered-employee payroll	9.89%	11.28%	11.23%	12.57%	8.61%	6.94%	10.80%	14.49%	14.73%	14.41%

Note 1) The amounts presented for each year were determined as of the June 30 year end of the Florida Retirement System

See notes to the financial statements for the actuarial assumptions.

COMPLIANCE SECTION



Powell and Jones CPA

204 N. Marion Ave.
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Phone 386.755.4200

INDEPENDENT AUDITOR'S 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

To the Board of Trustees
Lake Shore Hospital Authority
Lake City, 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 governmental activities of Lake Shore Hospital Authority (the Authority), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise Lake Shore Hospital Authority's basic financial statements, and have issued our report thereon dated June 30, 2026.

Internal Control Over Financial Reporting

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

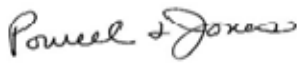
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Authority'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 determination of financial statement amounts. 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.

A handwritten signature in cursive script that reads "Powell & Jones".

Powell and Jones CPA
Lake City, Florida
June 30, 2026



Powell and Jones CPA

204 N. Marion Ave.
Lake City, FL 32055
Phone 386.755.4200

MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550, RULES OF THE AUDITOR GENERAL

To the Board of Trustees
Lake Shore Hospital Authority
Lake City, Florida

Report On The Financial Statements

We have audited the financial statements of the Lake Shore Hospital Authority (the Authority), as of and for the year ended September 30, 2025, and have issued our report thereon dated June 30, 2026. We have also issued our report on compliance and on internal control over financial reporting. That report should be considered in conjunction with this management letter.

Auditor's Responsibility

We conducted our audit in accordance with 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. Additionally, our audit was conducted in accordance with the provisions of Chapter 10.550, *Rules of the Auditor General*, which govern the conduct of local governmental entity audits performed in the State of Florida and require that certain items be addressed in this letter.

Prior Year 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 applicable findings or recommendations in the preceding financial audit report.

Financial Condition And Management

Sections 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 Authority 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 Authority 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 Authority. It is management's responsibility to monitor the Authority's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by 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.

Specific Special District Information –Lake Shore Hospital Authority

The following items have been provided to us to comply with state reporting requirements and have not been audited by us. We did not audit the following information within this section, nor were we required to perform any procedures to verify the accuracy or the completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any form of assurance on this data.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Authority reported the following unaudited data:

- a. The total number of district employees compensated in the last pay period of the district's fiscal year: 3.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year: 4.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$233,632.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$28,509.
- e. Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as:
 - a. No such projects noted.
- 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 follows: There were amendments between the original and final total district in the amount of \$382,680 due to adjusting budgeted transfer balances between funds.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Authority reported:

- a. The millage rate or rates imposed by the district: 0.0001.
- b. The total amount of ad valorem taxes collected by or on behalf of the district: \$970.
- c. The total amount of outstanding bonds issued by the district and the terms of such bonds: No such outstanding bonds noted.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the Authority did not have a property assessed clean energy (PACE) program that finances qualifying improvements authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, operated within the Authority's geographical boundaries during the fiscal year under audit.

Additional Matters

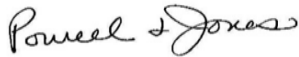
Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material but warrants 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 Board Members, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

CONCLUSION

We very much enjoyed the challenge and experiences associated with this year's audit of the Authority. We are pleased with the continuing fiscal strength of the Authority. We look forward to working with you in the future.



Powell and Jones CPA
Lake City, Florida
June 30, 2026



Powell and Jones CPA

204 N. Marion Ave.
Lake City, FL 32055
Phone 386.755.4200

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH FLORIDA STATUTES RELATING TO LOCAL GOVERNMENT INVESTMENTS

To the Board of Trustees
Lake Shore Hospital Authority
Lake City, Florida

We have examined the Lake Shore Hospital Authority's (the Authority) compliance with Section 218.415, *Florida Statutes*, regarding the investment of public funds during the year ended September 30, 2025. Management is responsible for the Authority's compliance with those requirements. Our responsibility is to express an opinion on the Authority's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Authority's compliance with specified requirements.

In our opinion, the Authority complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

This report is intended solely for the information and use of the Authority 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.

Powell and Jones CPA
Lake City, Florida
June 30, 2026



Powell and Jones CPA

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Phone 386.755.4200

Communication with Those Charged with Governance

To the Board of Trustees
Lake Shore Hospital Authority
Lake City, FL

We have audited the financial statements of Lake Shore Hospital Authority (the Authority) for the year ended September 30, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Authority are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2025 outside of the adoption of GASB 101. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. There are no sensitive estimates affecting the Authority's financial statements.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. There are no sensitive disclosures affecting the financial statements.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level

of management. Any such misstatements were communicated to the appropriate level of management.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated June 30, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

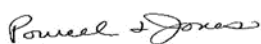
We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the governmental unit's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Information in Documents Containing Audited Financial Statements

With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

This information is intended solely for the use of the Board of Trustees and management of the Authority, and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,



Powell and Jones CPA
Lake City, Florida
June 30, 2026