

**THE LOWER FLORIDA KEYS HOSPITAL DISTRICT**

**FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022**

## TABLE OF CONTENTS

	<u>PAGE</u>
<b>INDEPENDENT AUDITOR’S REPORT</b>	1
<b>MANAGEMENT’S DISCUSSION AND ANALYSIS</b>	4
<b>FINANCIAL STATEMENTS</b>	
Statements of Net Position	7
Statements of Revenues, Expenses and Changes in Net Position	8
Statements of Cash Flows	9
Notes to Financial Statements	10
<b>ADDITIONAL SUPPLEMENTAL INFORMATION</b>	
Schedules of Administrative Services	18
<b>REQUIRED SUPPLEMENTAL INFORMATION</b>	
Schedule of Revenues and Expenses – Budget and Actual	19
<b>SUPPLEMENTAL INDEPENDENT AUDITOR’S REPORTS</b>	
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 <i>Government Auditing Standards</i>	20
Independent Auditor’s Management Letter	22
Independent Accountant’s Report on Compliance Pursuant to Section 218.415 Florida Statutes	24



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## INDEPENDENT AUDITOR'S REPORT

The Board of Commissioners  
The Lower Florida Keys Hospital District  
Key West, Florida

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the business type activities of The Lower Florida Keys Hospital District ("the District"), a taxing district in the Lower Florida Keys, Monroe County, as of and for the years ended September 30, 2022 and 2021, and the related notes to the financial statements, which comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the business type activities of the District as of September 30, 2022 and 2021, and the respective changes in financial position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis of 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 District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities Management's Responsibility for the Financial Statements***

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

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

#### ***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 the 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 the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

#### ***Required Supplemental Information***

Accounting principles generally accepted in the United States of America require that management's discussion and analysis and the schedule of revenue and expenses – budget and actual, as listed in the table of contents, 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 Government Auditing 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***

Management is responsible for the other information included in the annual report. The other information comprises the schedule of administrative services as listed in the table of contents but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

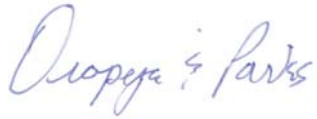
In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. 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* and Chapter 10.550, Rules of the Florida Auditor General**

In accordance with *Government Auditing Standards*, we have also issued our report dated May 15, 2023 on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial

reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

In accordance with Chapter 10.550, Rules of the Florida Auditor General, Local Governmental Entity Audits we have also issued our reports dated May 15, 2023. The purpose of those reports is to communicate certain matters prescribed by Chapter 10.550, Rules of the Florida Auditor General.

A handwritten signature in blue ink, appearing to read "Oropesa & Parks".

May 15, 2023

## MANAGEMENT'S DISCUSSION AND ANALYSIS

The Lower Florida Keys Hospital District (the "District") offers readers of the District's financial statements this narrative overview and analysis of the District's financial activities for the fiscal year ended September 30, 2022.

### Overview

Serving Monroe County, Florida, the District is a special purpose government, as defined by the Governmental Accounting Standards Board (GASB) Statement No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments*, engaged only in business-type activities and has no other material operations. The District has determined there are no organizations for which it is financially accountable (component units) and is required to include in its financial statements, as defined by the accounting standards.

The District was created by the legislature of the State of Florida in 1967 to establish and operate a hospital in Monroe County, Florida for the people of the District, which extends south of the Seven Mile Bridge to and including the City of Key West. The Enabling Act provides for a Board of Commissioners, appointed by the Governor, of nine (9) members to govern the District. One Board member's term expired in 2020, and another in 2019, two (2) of the Board members' terms expired in September, 2018, one Board member's term expired in September, 2017 and one Board member's term expired in September, 2016, and all continue to serve until re-appointed or successors are appointed, or unless they give notice of intent not to continue to serve. In addition, there are three vacant Board positions awaiting appointment. The board members receive no compensation for their services.

The Board of Commissioners of the District is also authorized by its Enabling Act to levy ad valorem taxes sufficient for the purposes and needs of the District. This authorization is limited to two mills per year of the county-assessed valuation of the property within the District. The District's 2022 final, before Value Adjustment Board, total taxable value was \$17,784,280,672, giving the District the ability to levy ad valorem taxes up to \$35,568,561. The Board strives to limit the economic cost of operations to the people of the District. As a result, there was no levy of ad valorem taxes during the fiscal year 2022.

In an effort to minimize the economic cost to the people of the District, and in accordance with the District's financial policy, the District has invested funds to yield the highest returns within investment guidelines established by Florida Statutes. The District has retained PFM Asset Management LLC to advise and manage its investments.

On May 1, 1999, the District entered into a 30-year lease agreement and an indigent care agreement with Key West HMA, LLC. ("HMA"), a Florida limited liability company, to lease substantially all of its real and tangible property and received a lump sum payment of \$20 million with no future payments during the 30-year term of the agreement. On January 27, 2014 Health Management Associates, Inc., the parent company of Key West HMA, LLC, was acquired by Community Health Systems, Inc.

In addition, under a 1999 indigent care agreement, the District agreed to provide funding for professional medical services for a primary care clinic. The maximum the District is obligated to pay is up to \$500,000 per fiscal year, until the cash and investments of the District are less than \$3,000,000, or HMA determines that the clinic becomes economically impractical to operate. If either contingent event occurs, the District's obligation to fund the Primary Care Clinic ceases.

In continuance with the District's goal to provide quality healthcare in the lower Florida Keys, the District entered into an agreement with Key West Health and Rehabilitation Center, LLC (KWHRC) to provide funds for capital improvements to the convalescent facilities located at 5860 West Junior College Road, Key West, Florida. The land at this location was owned by the State of Florida and was deeded to the District through the City of Key West, so long as the use of the property is for purposes set forth in the District's Enabling Act legislation. The District obtained a Declaratory Statement from the Circuit Court of Monroe County, Florida that the operation of convalescent facilities was within the ambit of the purposes of the Enabling Act legislation. The land and any improvements will revert back to the State if the land no longer is used for the purposes set forth in its Enabling Act, at which time the District's use of the land ceases. The District committed to provide advanced funds in prior years totaling \$2,980,000, which allowed for necessary renovations to an established long term health care provider facility. Interest accrues at a rate of 5% per annum. The completion of these renovations allowed for the reopening of the long term health care facility in the later part of 2010, and continues to rejuvenate job opportunities and convalescent medical services in the community.

On October 15, 2020, the nursing home operated by KWHRC was sold out of bankruptcy to the Portopiccino Group LLC from New Jersey, who formed Key West FL Propco LLC (KWFLP), as part of their Florida Orchid Cove Group,

## MANAGEMENT'S DISCUSSION AND ANALYSIS

to operate the facility and are doing business as Palm Vista Nursing and Rehabilitation Center. As a result of the sale, KWFLP assumed the original Advanced Rent Receivable agreement with KWHRC. As part of the Fifth Ground Lease Amendment entered into on November 1, 2022 KWFLP will continue to make monthly payments of principal and interest under the original amortization of 311 months, with an adjustment in terms to be a balloon payment due October 31, 2025.

### Overview of the Financial Statements

The enclosed financial statements are designed to provide readers an overview of the District's finances. The financial statements of the District report information about the District using accounting methods similar to those used by private sector companies. These statements offer short- and long-term financial information about the District's activities.

The statement of net position presents information on the District's assets, liabilities and net position. It also provides the basis for computing rate of return, evaluating the capital structure and assessing the liquidity and financial flexibility of the District. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of revenues, expenses and changes in net position presents information indicating how the District's net position changed during the fiscal year. This statement measures the success of the District's operations over the past year and can be used to determine liquidity, credit worthiness and whether the District has successfully covered all its costs. All changes in net position are reported when the event causing the change occurs, regardless of when cash is given or received. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in the future fiscal periods, which reflect the accrual basis of accounting.

The final required statement is the statement of cash flows. This statement reports cash receipts, payments, and net changes in cash resulting from operating activities, noncapital financing activities, capital and related financing activities, and investing activities. This statement highlights the sources and uses of cash and changes in cash balance over the reporting period.

In addition, the aforementioned statements contain notes to provide additional information essential to a full understanding of the information provided in the financial statements. They explain organizational matters about the District, its accounting policies and their application, and further detail information about the components of the basic financial statements.

The District adopts an annual appropriated budget. A budgetary comparison statement has been provided to demonstrate compliance with this budget.

In addition to the financial statements and accompanying notes, this report also presents supplementary information in the form of a report on internal control and compliance issues.

### Financial Analysis of the District

**Statement of Net Position.** In the statement of net position presented on page 6, the District's assets total \$12,727,345, and include cash and cash equivalents, investments and amounts due from a lessee for advancement of rent. The cash and cash equivalents include cash at a local bank institution and money held by a third party custodian, as required by the District's investment policy. Investments consist of equity securities and as required by the District's investment policy, are managed by PFM Management LLC and are held by a third party custodian.

Total assets of the District, decreased \$559,061 compared to \$13,286,406 at September 30, 2021. This was primarily due to payments received for receivables and a decrease in investments due to a favorable return on investments and an unfavorable change in market.

The District reported a lease receivable under GASB 87 and related deferred inflow of resources related to leases of \$1,666,809.

The District's current liabilities consist of payables for contracted services and funding for professional medical services at year end and total \$69,356.

## MANAGEMENT'S DISCUSSION AND ANALYSIS

The following table provides a condensed comparison of the District's net position at year end for 2022, 2021 and 2020:

	<u>2022</u>	<u>2021</u>	<u>2020</u>
Cash and cash equivalents	\$ 350,889	\$ 133,017	\$ 72,543
Investments	8,496,910	10,838,183	8,878,846
Receivables	3,878,643	2,314,152	2,570,080
Capital and other assets	903	1,054	664
Total assets	<u>\$ 12,727,345</u>	<u>\$ 13,286,406</u>	<u>\$ 11,522,133</u>
Total liabilities	<u>\$ 69,356</u>	<u>\$ 187,443</u>	<u>\$ 277,169</u>
Total deferred inflows of resources	<u>\$ 1,666,809</u>	<u>\$ -</u>	<u>\$ -</u>
Net position			
Unrestricted	<u>\$ 10,991,180</u>	<u>\$ 13,098,963</u>	<u>\$ 11,244,964</u>
Total net position	<u>\$ 10,991,180</u>	<u>\$ 13,098,963</u>	<u>\$ 11,244,964</u>
Total liabilities, deferred inflows of resources and net position	<u>\$ 12,727,345</u>	<u>\$ 13,286,406</u>	<u>\$ 11,522,133</u>

**Statement of Revenues, Expenses and Changes in Net Position.** The Statement of Revenues, Expenses and Changes in Net Position as presented on page 8, consisted of an operating expense of \$180,682. Total operating expense decreased \$110,707, compared to the prior year primarily due to a decrease in professional services provided to the District and a decrease in expenses relating to the Primary Care Clinic.

Gross income (loss) from investments in the Statement of Revenues, Expenses and Changes in Net Position totaled \$(2,064,898). Total gross investment income decreased \$4,054,007 compared to the prior year, in part due to an unrealized loss on investments of \$(3,074,786). Gross investment income (loss) shown is the total of interest and dividends earned plus the current realized and unrealized gains or losses on funds invested as described in Note 2. Total fees incurred relating to investments were \$34,266. Interest income from the advancement of rent, land rent and interest income from lessee as described in Note 3 were \$119,672, \$28,132 and \$22,828, respectively.

The following table provides a condensed comparison of the District's statement of revenue, expenses and changes in net position for the years ended September 30, 2022, 2021 and 2020:

	<u>2022</u>	<u>2021</u>	<u>2020</u>
Operating expenses:			
Administrative	\$ 48,006	\$ 55,372	\$ 387,788
Primary Care Clinic	132,676	236,017	356,729
Total operating expenses	<u>180,682</u>	<u>291,389</u>	<u>744,517</u>
Non operating revenue (expense):			
Investment income, net fees	(2,099,164)	1,977,201	672,488
Interest income	142,500	117,963	142,069
Land rent	28,132	48,767	47,708
Bad debt expense	-	-	(266,920)
Other	1,431	1,457	1,517
Total non operating revenue	<u>(1,927,101)</u>	<u>2,145,388</u>	<u>596,862</u>
Increase (decrease) in net position	<u>\$ (2,107,783)</u>	<u>\$ 1,853,999</u>	<u>\$ (147,655)</u>

### Requests for information

This financial report is designed to provide a general overview of the District's financial position and the District's finances for those with an interest in the government's finances. Questions concerning any of the information should be addressed to the Finance Committee, P.O. Box 5403, Key West, FL 33045.



**THE LOWER FLORIDA KEYS HOSPITAL DISTRICT**  
**STATEMENTS OF NET POSITION**  
**SEPTEMBER 30, 2022 AND 2021**

<b>ASSETS</b>	<b>2022</b>	<b>2021</b>
<b>Current assets:</b>		
<b>Unrestricted current assets:</b>		
Cash and cash equivalents	\$ 350,889	\$ 133,017
Advanced rent receivable – Key West FL Propco LLC	88,693	94,454
Current portion lease receivable	28,132	-
Prepaid expenses and other current assets	903	1,054
<b>Total unrestricted current assets</b>	<b>468,617</b>	<b>228,525</b>
<b>Non current assets:</b>		
Advanced rent receivable – Key West FL Propco LLC	2,123,141	2,219,698
Lease receivable	1,638,677	-
Long-term investments	8,496,910	10,838,183
<b>Total non current assets</b>	<b>12,258,728</b>	<b>13,057,881</b>
<b>Total assets</b>	<b>\$ 12,727,345</b>	<b>\$ 13,286,406</b>
<b>LIABILITIES AND EQUITY</b>		
<b>Current liabilities:</b>		
<b>Current liabilities payable from unrestricted assets:</b>		
Due to Key West FL Propco LLC	\$ 4,390	\$ -
Due to Key West HMA	55,966	180,159
Other liabilities	9,000	7,284
<b>Total current liabilities payable from unrestricted assets</b>	<b>69,356</b>	<b>187,443</b>
<b>Deferred inflows of resources:</b>		
Deferred inflows related to lease	1,666,809	-
<b>Net position</b>		
Unrestricted	10,991,180	13,098,963
<b>Total net position</b>	<b>10,991,180</b>	<b>13,098,963</b>
<b>Total liabilities, deferred inflows of resources and net position</b>	<b>\$ 12,727,345</b>	<b>\$ 13,286,406</b>

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

**THE LOWER FLORIDA KEYS HOSPITAL DISTRICT  
STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION  
FOR THE YEARS ENDED SEPTEMBER 30, 2022 AND 2021**

	<u>2022</u>	<u>2021</u>
<b>Operating expenses:</b>		
Administrative services	\$ 48,006	\$ 55,372
Primary Care Clinic expense	132,676	236,017
<b>Total operating expenses</b>	<u>180,682</u>	<u>291,389</u>
<b>Loss from operations</b>	(180,682)	(291,389)
<b>Non–operating revenues and (expenses):</b>		
Custodial fees	(3,038)	(2,488)
Investment advisor fees	(31,228)	(32,248)
Investment income (loss)	(2,042,070)	2,011,937
Interest income – Key West FL Propco LLC	119,672	117,963
Land rent	28,132	48,767
Other revenues	1,431	1,457
<b>Total non–operating revenues</b>	<u>(1,927,101)</u>	<u>2,145,388</u>
<b>Change in Net Position</b>	(2,107,783)	1,853,999
<b>Net Position at Beginning of Year</b>	<u>13,098,963</u>	<u>11,244,964</u>
<b>Net Position at Year End</b>	<u><u>\$ 10,991,180</u></u>	<u><u>\$ 13,098,963</u></u>

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

**THE LOWER FLORIDA KEYS HOSPITAL DISTRICT  
STATEMENTS OF CASH FLOWS  
FOR THE YEARS ENDED SEPTEMBER 30, 2022 AND 2021**

	<u>2022</u>	<u>2021</u>
<b>Cash flows from operating activities:</b>		
Payments for other services	\$ (33,002)	\$ (52,766)
Payments to Primary Care Clinic	(256,869)	(312,468)
Payments for contracted management	(17,162)	(16,271)
Land rent received	32,157	52,792
Other cash received	1,431	1,457
	<u>(273,445)</u>	<u>(327,256)</u>
<b>Net cash used for operating activities</b>	<b>(273,445)</b>	<b>(327,256)</b>
<b>Cash flows from investing activities:</b>		
Return of funds – Key West FL Propco LLC	98,864	94,474
Investment income	366,242	434,005
Payments for advisory and custodial fees	(34,266)	(34,736)
Purchase of securities and notes	(4,000,052)	(3,108,917)
Proceeds from redemption of securities	4,060,529	3,002,904
	<u>491,317</u>	<u>387,730</u>
<b>Net cash provided by investing activities</b>	<b>491,317</b>	<b>387,730</b>
<b>Net increase in cash</b>	<b>217,872</b>	<b>60,474</b>
<b>Cash and cash equivalents at beginning of year</b>	<b>133,017</b>	<b>72,543</b>
<b>Cash and cash equivalents at end of year</b>	<b><u>\$ 350,889</u></b>	<b><u>\$ 133,017</u></b>
<b>Reconciliation of operating income to net cash provided by operating activities</b>		
Change in net position	\$ (2,107,783)	\$ 1,853,999
Provision for bad debt	-	-
Net decrease (increase) in the fair value of investments	2,280,796	(1,853,324)
Interest and dividend income	(358,398)	(276,576)
Advisor and custodial fees	34,266	34,736
Decrease (increase) in accounts receivable	-	4,025
Decrease (increase) in prepaid expenses	151	(390)
(Decrease) in other liabilities	(122,477)	(89,726)
	<u>(122,477)</u>	<u>(89,726)</u>
<b>Net cash used for operating activities</b>	<b><u>\$ (273,445)</u></b>	<b><u>\$ (327,256)</u></b>

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

**THE LOWER FLORIDA KEYS HOSPITAL DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021**

**Note 1 – Summary of Significant Accounting Policies**

The Lower Florida Keys Hospital District (“District”) was created August 4, 1967, and became a political subdivision in Monroe County, Florida by the legislature of the State of Florida for the purpose of establishing and maintaining a hospital for the people of the District. The District boundaries include the area of the southern end of the Seven Mile Bridge continuing south to, and including, the City of Key West. The District currently operates pursuant to Chapter 2003-307, Laws of Florida, which is a re-codification of its original special act, being Chapter 67.1724, Laws of Florida and all amendments thereto. The legislation provides for a Board of Commissioners to govern the District. The Board consists of nine (9) members, all residents living within the boundaries of the District and appointed by the Governor. One Board member’s term expired in 2020 and another in 2019, two (2) of the Board members’ terms expired in September, 2018, one Board member’s term expired in September, 2017 and one Board member’s term expired in September, 2016, and all continue to serve until re-appointed or successors are appointed, or unless they give notice of intent not to continue to serve. In addition, there are three vacant Board positions awaiting appointment. The board members receive no compensation for their services.

The Board of Commissioners of the District is authorized by its Enabling Act of the State of Florida to levy ad valorem taxes sufficient for the purposes and needs of the District. This authorization is limited to two mills per year of the county-assessed valuation of the property within the boundaries of the District.

On December 13, 1989, the Florida Legislature approved the lease of hospital facilities to a newly formed Florida not-for-profit corporation, The Lower Florida Keys Health System, Inc. (Health System). The District has the right to appoint four members of the Board of Directors of Health System. In addition, Health System acquired the operations of the District’s hospital facilities and those of a private for-profit hospital facility located in Key West including contracts, leases and inventory of these facilities. The District signed a lease consolidation agreement on December 5, 1989. The lease of the District’s hospital facilities, contracts and other selected assets occurred on May 1, 1990. On May 1, 1999 the District and Health System voluntarily terminated their lease dated May 1, 1990 and the related Indigent Care Agreement. The District simultaneously, on May 1, 1999, entered into a 30-year lease agreement and Indigent Care Agreement with Key West HMA, LLC (“HMA”), a Florida limited liability company covering substantially the same real and tangible property previously leased to Health System. The District received a lump-sum payment of \$20,000,000 upon signing the lease with no future payments due from HMA during the 30-year term of the lease. On April 15, 2002, the District and HMA entered into an agreement retroactive to October 1, 2001 to amend the 30-year lease and indigent care agreement, to amend and clarify certain aspects of the lease agreement regarding the operations of the Clinic and the funding obligations of the District. On January 27, 2014 Health Management Associates, Inc., the parent company of Key West HMA, LLC, was acquired by Community Health Systems, Inc.

Under the 1999 indigent care agreement, the District contracted with HMA to provide indigent care for the District for 30 years, which, during the first 10 years of the agreement, the District will pay a maximum of \$1,500,000 per year from a restricted escrow account for indigent care costs incurred by HMA. In accordance with the lease agreement, \$15,000,000 was placed in a separate escrow account to fund indigent care. The terms of this agreement were fulfilled as of April 30, 2009.

The District also has an obligation to provide funding for professional medical services for a primary care clinic. The maximum the District is obligated to pay is \$500,000 per fiscal year, until the cash and investments of the District are less than \$3,000,000, or if HMA determines that the clinic becomes economically impractical to operate, the District’s obligation ceases.

The accounting policies of the District conform to generally accepted accounting principles applicable to governmental units. The District complies with generally accepted accounting principles and applies all relevant Governmental Accounting Standards Board (“GASB”) pronouncements. In addition, the District applies Financial Accounting Standards Board pronouncements and Accounting Principles Board opinions issued on or before November 30, 1989, unless those pronouncements conflict with or contradict GASB pronouncements, in which case GASB prevails.

**Financial Reporting Entity**

The District complies with GASB Statement No. 14, “*The Financial Reporting Entity*”. This statement establishes standards for defining and reporting on the financial reporting entity. It defines component units as legally separate organizations for which the officials of the primary government are financially accountable and other organizations

**THE LOWER FLORIDA KEYS HOSPITAL DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021**

**Note 1 – Summary of Significant Accounting Policies (continued)**

**Financial Reporting Entity (continued)**

for which the nature and significance of their relationship with a primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

The District considered all potential component units in determining what organizations should be included in the financial statements. Based on these criteria the District has determined that it has no component units to include in the financial statements.

**Basis of Presentation**

The District uses governmental funds to report 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 and activities.

A fund is a separate accounting entity with a self-balancing set of accounts. An account group, on the other hand, is a financial reporting device designed to provide accountability for certain assets and liabilities that are not recorded in the funds because they do not directly affect net expendable available financial resources.

Funds are classified into three categories: governmental, proprietary, and fiduciary. Each category, in turn, is divided into separate "fund types." The following fund type is used by the District: Proprietary Fund.

Proprietary funds are used to account for activities similar to those funds in the private sector, where the determination of net income is necessary or useful to sound financial administration. Goods or services from such activities can be provided either to outside parties (enterprise funds) or to other departments or agencies primarily within the government (internal service funds). The District's funds are enterprise funds. Enterprise funds are used to account for business like activities provided to the general public.

**Measurement Focus and Basis of Accounting**

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. Measurement focus is a term used to describe *which* transactions are recorded within the various financial statements. Basis of accounting refers to *when* transactions are recorded regardless of the measurement focus applied.

All proprietary funds are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and liabilities associated with the operation of these funds are included on the statement of net position. Proprietary fund equity is classified as net position. Proprietary fund-type operating statements present increases (e.g., revenues) and decreases (e.g., expenses) in net position. Proprietary funds utilize the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

Proprietary funds distinguish operating revenue and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with the proprietary fund's principal ongoing operations. The District's enterprise fund does not have any principal operating revenue. Operating expenses for the District's enterprise fund include the administrative expenses and depreciation on capital assets. All revenues and expenses not meeting these definitions are reported as non-operating revenues and expenses.

**Assets, Liabilities and Net position**

Budgets – Annual budgets are legally adopted by the District. The budget is adopted on a basis consistent with generally accepted accounting principles in the United States of America, except no amounts are provided for depreciation.

Cash and Investments – For purposes of the statement of cash flows, the District considers all highly liquid investments including cash on hand, demand deposits, time deposits, and short-term investments with original maturities of three months or less from the date of acquisition to be cash and cash equivalents.

Investments are stated at fair value, based upon quoted market prices. Additional cash and investment disclosures are presented in Note 2.

**THE LOWER FLORIDA KEYS HOSPITAL DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021**

**Note 1 – Summary of Significant Accounting Policies (continued)**

**Assets, Liabilities and Net position (continued)**

Capital Assets – Capital assets are recorded at cost of items purchased or constructed and at fair market value on the date donated for items contributed. For financial reporting purposes, it is the policy of the District to provide depreciation based on the estimated useful lives of the individual units using the straight-line method of depreciation.

The estimated useful life of the principal class of assets is as follows:

<u>Classification</u>	<u>Years</u>
Office equipment	5

There were no purchases of capital assets in the current year. During the current year, no obsolete or fully depreciated items were removed and there was no addition to accumulated depreciation – office equipment. At September 30, 2022, total capital assets consisted of fully depreciated office equipment with a cost of \$2,259.

Lease Receivable – The District has recorded a lease receivable as a result of implementing GASB 87. The lease asset is initially measured at an amount equal to the initial measurement date of the related lease asset plus any lease payments made prior to the lease term, less lease incentive, and plus ancillary charges necessary to place the lease into service. The lease asset is amortized on a straight-line basis over the life of the related lease. The District did not restate the prior year to include the lease asset as it was not practical.

Income Taxes – The District is exempt from Federal income taxes as a political subdivision of the State of Florida.

Net position – Equity is classified as net position and displayed in three components:

Invested in Capital Assets – Consists of capital assets, net of accumulated depreciation.

Restricted – Consists of assets restricted by constraints that are externally imposed or are imposed by law.

Unrestricted – All other net position that do not meet the definition of “invested in capital assets”.

Use of Estimates – The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

Revenues and Expenses – Operating revenue and expenses for proprietary funds are those that result from providing services and producing and delivering goods and services. It also includes all revenue and expenses not related to capital and related financing, non-capital financing, or investing activities.

Deferred Inflows of Resources – In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. The separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to future period(s) and will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. This amount relates to the future payments of ground lease rent.

**Note 2 – Cash and Investments**

Deposits

Custodial Credit Risk – Custodial credit risk is the risk that in the event of a bank failure, the District’s deposits may not be returned to it. The District does have a deposit policy for custodial risk. The carrying amount of the District’s deposits with financial institutions, as of September 30, 2022 and 2021, were \$49,010 and \$107,513, respectively, and the bank balances were \$50,773 and \$107,696, respectively. The bank balances were first covered by federal depository insurance and for any amount in excess of such federal depository insurance, by the State of Florida’s Security of Public Deposits Act. Provisions of the Act require that public deposits may only be made at qualified public depositories. The Act requires each qualified public depository to deposit with the State Treasurer eligible

**THE LOWER FLORIDA KEYS HOSPITAL DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021**

**Note 2 – Cash and Investments (continued)**

collateral equal to or in excess of the required collateral as determined by the provisions of the Act. In the event of a failure by a qualified public depository, losses in excess of federal depository insurance and proceeds from the sale of securities pledged by the depository are assessed against the other qualified public depositories of the same type as the depository in default.

**Investments**

The District has adopted an investment policy in accordance with Florida Statutes, Chapter 218.415(16), such that the District's investment objectives for operational cash are to provide safety, liquidity and yield. Operational cash is considered to be funds that will need to be accessed during the fiscal year for operational and program expenses. The Finance Committee will recommend to the Board an appropriate amount. Operating cash needed for daily operations will be deposited in a local financial institution. Funds not required for daily operations may be segregated and invested for 0-3 years in the following securities.

- a. Non-negotiable interest-bearing time certificates of deposit or interest bearing accounts in financial institutions organized under the laws of the United States and doing business and situated in the State of Florida, provided that any such deposits are secured by the Federal Deposit Insurance Corporation. Additionally, the financial institution shall not be listed with any recognized credit watch information service.
- b. United States Treasury Securities: maximum of 100% of the portfolio
- c. Federal Instrumentality Securities: maximum of 100% of the portfolio
- d. Government Agency Securities: maximum of 50% of the portfolio
- e. Corporate Bonds: maximum of 25% of the portfolio, maximum of 5% per issuer. Issuers must have a long term debt rating, at the time of purchase, at a minimum "A" category by Moody's or a minimum long term debt rating of "A" category by Standard & Poor's.
- f. Municipal Securities: maximum 50% of the portfolio, maximum 10% per issuer. Issuers must be rated at least a minimum "A" category by Moody's or a minimum long term debt rating of "A" category by Standard & Poor's for long-term debt, or rated at least "VMIG2" by Moody's or "A-2" by Standard & Poor's or equivalent rating by another nationally recognized statistical rating organization ("NRSRO") for short-term debt.
- g. Money Market Mutual Funds: maximum 50% of the portfolio. Funds must be AAAM rated by Standard & Poor's and registered with the SEC.

It is anticipated that any investments that do not provide daily liquidity will be held to maturity in order to avoid having to sell securities at a market price that will result in recognizing a loss.

1. *Interest Rate Risk*

The District's investment objectives are based on an average 3-10 year investment horizon. Interim fluctuations should be viewed with appropriate perspective. The District's Board has adopted a long-term investment horizon such that the chances and duration of investment losses are carefully weighed against the long-term potential for appreciation of assets. Investment shall be diversified with the intent to minimize the risk of investment losses. Consequently, the total portfolio will be constructed and maintained to provide prudent diversification with regard to the concentration of holdings in individual issues, issuers, sectors, countries, governments, or industries.

2. *Credit Risk*

The District's Policy permits for investments in fixed income securities and cash equivalents that are limited to credit quality ratings from nationally recognized rating agencies as follows:

Pooled Vehicles – Every effort shall be made, to the extent practical, prudent and appropriate, to select commingled funds and/or mutual funds that have investment objectives and policies that are consistent with the Policy. However, given the nature of commingled funds and mutual funds, it is recognized that there may be deviations between the Policy and the objectives of these pooled vehicles. A commingled fund or mutual fund will not be included in the District portfolio unless it complies with the Investment Company Act of 1940's diversification requirement.

**THE LOWER FLORIDA KEYS HOSPITAL DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021**

**Note 2 – Cash and Investments (continued)**

Investments (continued)

Cash Equivalents – Cash equivalents shall be held in funds complying with Rule 2(a)-7 of the Investment Company Act of 1940.

Equities – Pooled equity vehicles, including mutual funds, shall comply with the diversification rules outlined in the Investment Company Act of 1940. No more than 5% of the total stock portfolio valued at market may be invested in the common stock of any one corporation. Ownership of the shares of one company shall not exceed 2% of those outstanding. Not more than 25% of stock valued at market may be held in any one industry category. Other than these constraints, there are no quantitative guidelines suggested as to issues, industry or individual security diversification. However, prudent diversification standards should be developed and maintained by the Investment Managers.

The overall non-U.S. equity allocation should include a diverse global mix that is comprised of the stocks of companies from multiple regions and sectors. The emerging markets exposure as defined by Morgan Stanley Capital International Inc. (“MSCI”) should be limited to 35% of the non-U.S. portion of the portfolio.

In order to maintain an effective money management structure that is style neutral, the target growth to value allocation in all market capitalizations is one-to-one. However, in no case will the growth value allocation for market capitalizations exceed two-to-one. Conversely, value shall not exceed growth by the same ratio.

Fixed Income – Fixed income investments shall be high quality pooled vehicles with a preponderance of the investments in (1) U.S. Treasury, federal agencies and U.S. Government guaranteed obligations, (2) investment grade corporate issues including convertibles, and (3) sovereign debt of foreign countries.

Fixed income securities of any one issuer shall not exceed 5% of the total bond portfolio at time of purchase. The 5% limitation does not apply to issues of the U.S. Treasury or other federal agencies. The overall rating of the aggregate fixed income assets shall be at least “A”, based on the rating of one of the three rating agencies (Fitch, Moody’s or Standard & Poor’s). In cases where the yield spread adequately compensates for additional risk, high yield securities (BB+ or lower), can be purchased or held up to a maximum of 20% of the total market value of fixed income securities of the Fund.

**3. *Custodial Credit Risk***

All securities, with the exception of certificates of deposits, shall be held with a third party custodian; and all securities purchased by, and all collateral obtained by; the District should be properly designated as an asset of the District. The securities must be held in an account separate and apart from the assets of the financial institution. A third party custodian is defined as any bank depository chartered by the Federal Government, the State of Florida, or any other state or territory of the United States which has a branch or principal place of business in the State of Florida as defined in Section 658.12, Florida Statutes, or by a national association organized and existing under the laws of the United States which is authorized to accept and execute trusts and which is doing business in the State of Florida. Certificates of deposits will be placed in the provider’s safekeeping department for the term of the deposit.

The Finance Committee will execute on behalf of the District, third party custodial agreement(s) with its bank(s) and depository institution(s). Such agreements may include letters of authority from the District, details as to the responsibilities of each party, method of notification of security purchases, sales, delivery, procedures related to repurchase agreements and wire transfers, safekeeping and transaction costs, procedures in case of wire failure or other unforeseen mishaps and describing the liability of each party.

The custodian shall accept transaction instructions only from those persons who have been duly authorized by the Finance Committee and which authorization has been provided, in writing, to the custodian. No withdrawal of securities, in whole or in part, shall be made from safekeeping, shall be permitted unless by such a duly authorized person.

The custodian shall provide the District with safekeeping receipts that provide detail information on the securities held by the custodian. Security transactions between a broker/dealer and the custodian involving



**THE LOWER FLORIDA KEYS HOSPITAL DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021**

**Note 2 – Cash and Investments (continued)**

Investments (continued)

the purchase or sale of securities by transfer of money or securities must be made on a “delivery vs. payment” basis, if applicable, to ensure that the custodian will have the security or money, as appropriate, in hand at the conclusion of the transaction. Securities held as collateral shall be held free and clear of any liens.

As of September 30, 2022, all Districts’ assets were held by a third-party custodian, U.S. Bank N.A., as required by the District’s Policy.

4. *Concentration of Credit Risk*

The District’s Board believes that to achieve the greatest likelihood of meeting the District’s investment objectives and the best balance between risk and return for optimal diversification, the investment assets will be invested in accordance with the targets for each asset class as follows:

<b><u>Investment Assets</u></b>	<b><u>Asset Weightings</u></b>	
<b><u>Asset Classes</u></b>	<b><u>Range</u></b>	<b><u>Target</u></b>
Domestic Equity	36%-56%	46%
International Equity	14%-34%	24%
Other	0%-15%	0%
Fixed Income	10%-50%	30%
Cash Equivalent	0%-20%	0%

5. *Foreign Currency Risk*

The District’s Policy allows for non-U.S. investments through the use of commingled funds and/or mutual funds. All of the District’s assets are invested in mutual funds denominated in U.S. Dollars. There is no direct foreign currency risk; however, underlying securities of these funds may be denominated in currencies other the U.S. Dollar. It is at the discretion of the investment advisor of each mutual fund to determine whether the foreign currency risk(s) of their respective fund should be hedged.

The cash and cash equivalents and investment balances as of September 30, 2022 and September 30, 2021 were as follows:

	<b><u>September 30, 2022</u></b>			<b><u>September 30, 2021</u></b>		
	<b><u>Actual Year End Fair Value</u></b>	<b><u>Effective Duration At Year End</u></b>	<b><u>Credit Quality</u></b>	<b><u>Actual Year End Fair Value</u></b>	<b><u>Effective Duration At Year End</u></b>	<b><u>Credit Quality</u></b>
<b>Cash and Equivalents</b>						
Cash	\$ 49,219	*	*	\$ 107,722	*	*
Money market funds	<u>301,670</u>	*	*	<u>25,295</u>	*	*
	<u><u>\$ 350,889</u></u>			<u><u>\$ 133,017</u></u>		
<b>Other Investments:</b>						
Mutual funds						
Domestic Equity	\$ 3,883,824	*	*	\$ 4,971,812	*	*
Fixed Income	2,603,103	*	*	2,586,821	*	*
International Equity	1,661,682			2,593,722		
Other Growth	<u>348,301</u>	*	*	<u>685,828</u>	*	*
	<u><u>\$ 8,496,910</u></u>			<u><u>\$ 10,838,183</u></u>		

\* Not subject to categorization

**THE LOWER FLORIDA KEYS HOSPITAL DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021**

**Note 2 – Cash and Investments (continued)**

Investments (continued)

Investment income from cash and cash equivalents and investments is comprised of the following:

	<u>2022</u>	<u>2021</u>
Interest/Dividend income	\$ 238,726	\$ 158,613
Realized gain on investments	793,990	845,685
Unrealized gain (loss) on investments	<u>(3,074,786)</u>	<u>1,007,639</u>
Total investment income (loss)	<u>\$ (2,042,070)</u>	<u>\$ 2,011,937</u>

The calculation of realized loss from sale and maturity of securities was independent of a calculation of the net change in fair value of investments, as noted above. The realized (loss)/gain on investments that were held in more than one fiscal year and sold in the current fiscal year were included as a net change in the fair value of investments reported in the current and prior fiscal year, as noted above.

**Note 3 – Unrestricted Assets**

Advanced Rent Receivable – Palm Vista Health and Rehabilitation Center

On February 24, 2010, the District entered into an amendment to the Ground Lease Agreement with Key West Health and Rehabilitation Center, LLC (KWHRC) in which the District advanced funds, not to exceed \$2.98 million, for remediation, renovation and capital improvement of the building located at 5860 West Junior College Road, Key West, Florida. The advanced funds will accrue interest at a rate of five percent (5.0%) per annum. Interest shall accrue but will be deferred until June 1, 2012. After June 1, 2012, KWHRC shall utilize “surplus cash” generated solely from its operations of the nursing home facility located at the same address during the period of deferral period after KWHRC has allocated an amount of surplus cash to fund a one month working capital reserve. If no surplus cash is generated during the deferral period, KWHRC shall use any surplus cash that is generated from operations in subsequent years, that is allowable to be distributed after the one month working capital reserve is funded, until the accrued and unpaid interest is paid in full.

For repayment of the advanced funds not to exceed \$2.98 million, commencing on June 1, 2012, and on the first date of each month thereafter, KWHRC shall remit to the District, as additional rent, an amount of amortized principal and interest over a term of 311 months. The repayment of advanced funds is secondary to a monthly mortgage obligation that KWHRC has with HUD. In the event KWHRC refinances the building, the remaining balance of any outstanding advance funds and accrued interest shall be due at closing.

On October 15, 2020, the nursing home operated by KWHRC was sold out of bankruptcy to the Portopiccolo Group LLC from New Jersey, who formed Key West FL Propco LLC (KWFLP), as part of their Florida Orchid Cove Group, to operate the facility and are doing business as Palm Vista Nursing and Rehabilitation Center. As a result of the sale, KWFLP assumed the original Advanced Rent Receivable agreement with KWHRC. As part of the Fifth Ground Lease Amendment entered into on November 1, 2022 KWFLP will continue to make monthly payments of principal and interest under the original amortization of 311 months, with an adjustment in terms to be a balloon payment due October 31, 2025. KWFLP paid off the HUD loan and the repayment of advanced funds is secondary to a monthly mortgage obligation that KWFLP has with Bankwell Bank (Leasehold Mortgagee). In the event KWFLP refinances the building, the remaining balance of any outstanding advance funds and accrued interest shall be due at closing.

The total amount due from KWHRC at September 30, 2022 was \$2,211,834, comprising advanced funds of \$2,211,834. The total amount due from KWHRC at September 30, 2021 was \$2,314,152, comprising advanced funds of \$2,311,556 and accrued interest of \$2,596. Total interest income associated with the advanced funds for the fiscal years ending September 30, 2022 and 2021 was \$119,672 and \$117,963, respectively.

**THE LOWER FLORIDA KEYS HOSPITAL DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021**

**Note 3 – Unrestricted Assets (continued)**

Lease Receivable

The District's lease receivable is measured at the present value of lease payments expected to be received during the term of the lease, using a discount rate of 3.52% and a consistent CPI of 2.70%. The District's lease does not include any variable payments or residual guarantees. Unearned revenues are recorded for the lease at the commencement of the lease in an amount equal to the lease receivable. The unearned revenues are then amortized on a straight-line basis over the term of the lease.

On October 15, 2020, the District entered into its Fourth Amendment to its ground lease with the current assigned lessee, Key West FL Propco LLC. The original ground lease was entered into December 18, 1982 for a term of ninety-nine years. The lease receivable is measured as the present value of the future lease payments of \$3,427, with a yearly CPI increase. In fiscal year ending September 30, 2022, the District recognized \$28,132 in lease revenue and \$22,828 in interest revenue under the lease.

**Note 4 – Property Taxes**

The tax levy for the Lower Florida Keys Hospital District is established by the District Board of Commissioners and is incorporated into the total district tax levy by the Monroe County Property Appraiser. The maximum millage rate allowable is 2.0 mills. The millage rate proposed by the Hospital District was -0- mills for the year ended September 30, 2022 and -0- mills for the year ended September 30, 2021. Actual property tax revenues received prior to September 30, 2022 were \$0, less property appraiser and tax assessor fees of \$0. Actual property tax revenues received prior to September 30, 2021 were \$0, less property appraiser and tax assessor fees of \$0. The District's tax calendar is as follows:

Valuation Date:	January 1
Levy Date:	November 1
Due Date:	March 31, succeeding year
Lien Date:	April 1, succeeding year

**Note 5 – Risk Management**

The District is exposed to various risks of loss related to theft and errors and omissions. The District, after a review of loss history, elected to be self-insured for general losses and transferred the risk of loss to theft, errors and omissions to insurance companies. There were no claims in excess of insurance coverage during the last three fiscal years.

**Note 6 – Primary Care Clinic**

As part of the contract signed on May 1, 1999 with Key West HMA, LLC ("HMA"), the District is under an obligation to provide funding for professional medical services for a Primary Care Clinic ("Clinic") during the 30-year term. HMA is obligated to establish and operate such a Clinic for a minimum of one (1) year. The maximum amount the District is required to pay, in association with professional medical services provided to indigents by the Clinic, or referred directly from the Clinic, is \$500,000 per year. There shall be no carryover of unpaid reimbursable bills from year-to-year. If the services provided by the Clinic are replaced by other programs, or if the Clinic becomes economically impractical to operate as determined by HMA, or if during any fiscal year the total of cash and investments of the District are less than \$3,000,000, then the District's obligations to fund the professional medical services at the Clinic ceases. HMA started operation of the Clinic on September 13, 1999. For the years ended September 30, 2022 and 2021, the District's cost for the primary care clinic was \$132,676 and \$236,017, respectively.

**ADDITIONAL SUPPLEMENTAL INFORMATION**

**THE LOWER FLORIDA KEYS HOSPITAL DISTRICT  
SCHEDULES OF ADMINISTRATIVE SERVICES  
FOR THE YEARS ENDED SEPTEMBER 30, 2022 AND 2021**

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	<b>2022</b>	<b>2021</b>
Accounting contract services	\$ 6,000	\$ 6,000
Administrative contract services	11,162	10,271
Advertising expense	128	91
Audit fees	15,750	15,000
Insurance	776	675
Legal fees	13,515	22,254
Miscellaneous	675	572
Office supplies	-	509
	\$ 48,006	\$ 55,372

**REQUIRED SUPPLEMENTAL INFORMATION**

**THE LOWER FLORIDA KEYS HOSPITAL DISTRICT  
SCHEDULE OF REVENUES AND EXPENSES – BUDGET AND ACTUAL  
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

	<b>Original &amp; Final Budget</b>	<b>Actual</b>	<b>Variance – (Unfavorable)</b>
<b>Operating expenses:</b>			
Administrative services	61,316	48,006	13,310
Primary Care Clinic expense	500,000	132,676	367,324
<b>Total operating expenses</b>	<b>561,316</b>	<b>180,682</b>	<b>380,634</b>
<b>Loss from operations</b>	<b>561,316</b>	<b>180,682</b>	<b>380,634</b>
<b>Non–operating revenues and (expenses):</b>			
Land rent	28,132	28,132	-
Other nonoperating revenues and (expenses)			
Investment advisor and custodial fees	(35,500)	(34,266)	1,234
Interest and dividend income	526,453	358,398	(168,055)
Net decrease in the fair value of investments	-	(2,280,796)	(2,280,796)
Other revenues	-	1,431	1,431
<b>Total non–operating revenues</b>	<b>519,085</b>	<b>(1,927,101)</b>	<b>(2,446,186)</b>
<b>Excess of revenues over (under) expenses</b>	<b>\$ (42,231)</b>	<b>(2,107,783)</b>	<b>\$ (2,065,552)</b>
<b>Adjustments:</b>			
Depreciation		-	
<b>Change in net position</b>		<b>\$ (2,107,783)</b>	

**SUPPLEMENTAL INDEPENDENT AUDITOR REPORTS**





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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

The Board of Commissioners  
The Lower Florida Keys Hospital District  
Key West, Florida

We have audited, 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, the financial statements of the business type activities of The Lower Florida Keys Hospital District ("the District"), a taxing district in the Lower Florida Keys, Monroe County, Florida, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated May 15, 2023.

**Report on Internal Control Over Financial Reporting**

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

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

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

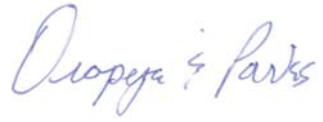
**Report on Compliance and Other Matters**

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

**Purpose of this report**

This 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 *Governmental 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 blue ink, appearing to read "Dropeya & Parks". The signature is written in a cursive, flowing style.

May 15, 2023



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## INDEPENDENT AUDITOR'S MANAGEMENT LETTER

The Board of Commissioners  
The Lower Florida Keys Hospital District  
Key West, Florida

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

We have audited the financial statements of The Lower Florida Keys Hospital District, as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated May 15, 2023.

### **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 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.

### **Other Reporting Requirements**

We have issued our Independent Auditor's Report and 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 *Governmental Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance with Chapter 10.550, Rules of the Auditor General, all dated May 15, 2023. Disclosures in those reports should be considered in conjunction with this management letter.

### **Prior Audit Findings**

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

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

Section 10.554(1)(i)4., The Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. There were no component units related to The Lower Florida Keys Hospital District. The Lower Florida Keys Hospital District's legal authority was disclosed in the notes of the financial statements.

### **Financial Condition and Management**

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General require that we apply appropriate procedures and communicate the results of our determination as to whether or not The Lower Florida Keys Hospital District has 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 Lower Florida Keys Hospital District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for The Lower Florida Keys Hospital District. It is management's responsibility to monitor

The Lower Florida Keys Hospital District's financial condition, and our financial condition assessment was based in part on representations made by management and the 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 Information**

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 of 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)(a), Florida Statutes, and Section 10.554(1)(i)6, rules of the Auditor General, the District reported:

- a. The total number of employees compensated in the last pay period of the District's fiscal year as of September 30, 2022: None
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as of September 30, 2022: three
- c. All compensation earned or awarded to employees, whether paid or accrued, regardless of contingency: None
- d. All compensation earned or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$311,277
- e. There were no construction projects with a total cost of at least \$65,000 approved by the District that were scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as of September 30, 2022.
- f. There were no amendments to the final budget. The financial statements include a budget to actual variance report with the original and final budget amounts.

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

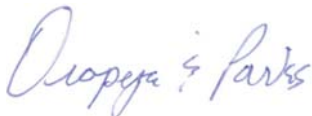
- a. The millage rate imposed by the District was 0.0000.
- b. The total amount of ad valorem taxes collected on behalf of the District was \$0.
- c. The District did not issue or have any outstanding bonds during the fiscal year.

**Additional Matters**

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

**Purpose of this Letter**

This 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, the Board of Directors and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



May 15, 2023



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INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE PURSUANT TO SECTION 218.415 FLORIDA STATUTES

The Board of Commissioners  
The Lower Florida Keys Hospital District  
Key West, Florida

We have examined The Lower Florida Keys Hospital District's (the District) compliance with the local government investment policy requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2022. The District's management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

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

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

In our opinion, the District complied, in all material respects, with the local government investment policy requirements of Section 218.415, Florida Statutes during the year ended September 30, 2022.

This report is intended to describe our testing of compliance with Section 218.415 Florida Statutes and it is not suitable for any other purpose.

May 15, 2023