

**Audited Financial Statements**

**MARK TWAIN  
HEALTH CARE DISTRICT**

**June 30, 2009**

**TCA Partners, LLP  
Certified Public Accountants**

Audited Financial Statements

MARK TWAIN HEALTH CARE DISTRICT

June 30, 2009

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# TCA Partners, LLP

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## *Report of Independent Auditors*

The Board of Directors  
Mark Twain Health Care District  
San Andreas, California

We have audited the accompanying balance sheets of Mark Twain Health Care District (the District) as of June 30, 2009 and 2008, and the related statements of revenues, expenses and changes in net assets, and cash flows for the years then ended. These financial statements are the responsibility of the District's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Mark Twain Health Care District at June 30, 2009 and 2008, and the changes in its net assets and its cash flows for the years then ended, in conformity with accounting principles generally accepted in the United States of America.

The District has not presented management's discussion and analysis (MD&A) within the contents of these financial statements. Although the Governmental Accounting Standards Board (GASB) requires the MD&A to supplement the basic financial statements, there is no requirement that the MD&A be part of the presentation of the basic financial statements.

*TCA Partners, LLP*

October 19, 2009

Balance Sheets

MARK TWAIN HEALTH CARE DISTRICT

	June 30	
	<u>2009</u>	<u>2008</u>
<b>Assets</b>		
Current assets:		
Cash and cash equivalents	\$ 1,946,997	\$ 1,822,615
Other receivables	128,373	89,036
Prepaid expenses and deposits	<u>6,449</u>	<u>6,400</u>
Total current assets	2,081,819	1,918,051
Property and equipment:		
Land	286,152	286,152
Land improvements	146,507	146,507
Buildings and improvements	4,475,454	4,103,908
Equipment	<u>668,297</u>	<u>668,297</u>
	5,576,410	5,204,864
Less accumulated depreciation	<u>(4,398,227)</u>	<u>(4,285,843)</u>
	1,178,183	919,021
Interest in Mark Twain St. Joseph's Healthcare	13,386,830	12,861,614
Other assets	<u>12,203</u>	<u>13,331</u>
Total assets	<u>\$ 16,659,035</u>	<u>\$ 15,712,017</u>
<b>Liabilities and Fund Balance</b>		
Current liabilities:		
Accounts payable and accrued expenses	\$ 24,378	\$ 47,853
Due to Mark Twain St. Joseph's Healthcare	<u>332,208</u>	<u>363,846</u>
Total current liabilities	356,586	411,699
Unrestricted fund balance	<u>16,302,449</u>	<u>15,300,318</u>
Total liabilities and fund balance	<u>\$ 16,659,035</u>	<u>\$ 15,712,017</u>

See accompanying notes

Statements of Revenues, Expenses and Changes in Net Assets

MARK TWAIN HEALTH CARE DISTRICT

	Year Ended June 30	
	<u>2009</u>	<u>2008</u>
<b>Revenues:</b>		
District taxes	\$ 1,067,400	\$ 1,044,000
Rental income	390,685	358,861
Interest income	<u>20,517</u>	<u>29,779</u>
Total revenues, gains and losses	1,478,602	1,432,640
<b>Expenses:</b>		
Salaries and wages	34,200	28,375
Employee benefits	21,126	21,112
Professional fees	40,187	46,743
Tenant services	42,000	42,000
Medical office building rent	185,921	225,685
Utilities and phone	521,546	481,567
Insurance	12,849	13,345
Repairs and maintenance	698	2,349
Depreciation and amortization	117,799	86,275
Other operating expenses	<u>25,362</u>	<u>37,057</u>
Total expenses	<u>1,001,688</u>	<u>984,508</u>
Excess of revenues over expenses	476,914	448,132
<b>Nonoperating revenues (expenses):</b>		
Gain (loss) in interest in Mark Twain St. Joseph's Healthcare	<u>525,217</u>	<u>1,490,281</u>
Increase (decrease) in net assets	962,144	1,938,413
Net assets at the beginning of the year	<u>15,300,318</u>	<u>13,361,905</u>
Net assets at the end of the year	<u>\$ 16,302,449</u>	<u>\$ 15,300,318</u>

See accompanying notes

Statements of Cash Flows

MARK TWAIN HEALTH CARE DISTRICT

	Year Ended June 30	
	<u>2009</u>	<u>2008</u>
<b>Cash flows from operating activities:</b>		
Cash received from district taxes	\$ 1,067,218	\$ 1,052,994
Cash received from rental & other activities	262,161	274,130
Cash paid for employees and benefits	(55,326)	(49,487)
Cash paid for suppliers and outside vendors	<u>(810,087)</u>	<u>(803,138)</u>
Net cash used in operating activities	463,966	474,499
<b>Cash flows from financing and investing activities:</b>		
Purchases of property and equipment	(371,545)	(150,626)
Interest and dividend income and other	<u>31,961</u>	<u>28,672</u>
Net cash provided by (used in) financing activities	<u>(339,584)</u>	<u>(121,954)</u>
Net increase (decrease) in cash and cash equivalents	124,382	352,545
Cash and cash equivalents at beginning of year	<u>1,822,615</u>	<u>1,470,070</u>
Cash and cash equivalents at end of year	<u>\$ 1,946,997</u>	<u>\$ 1,822,615</u>
 <b>Reconciliation of changes in net assets to net cash provided by operating activities</b>		
Excess of revenues over expenses	\$ 476,914	\$ 448,132
Adjustments to reconcile changes in net assets to net cash provided by operating activities:		
Depreciation and amortization	117,799	86,275
Interest and dividend income	(20,517)	(29,779)
Changes in operating assets and liabilities:		
District tax and other receivables	(55,068)	(2,098)
Prepaid expenses	(49)	317
Accounts payable and accrued expenses	(23,475)	3,291
Due to Mark Twain St. Joseph's Healthcare	<u>(31,638)</u>	<u>(31,639)</u>
Net cash provided by operating activities	<u>\$ 463,966</u>	<u>\$ 474,499</u>

See accompanying notes

## Notes to Financial Statements

### MARK TWAIN HEALTH CARE DISTRICT

June 30, 2009

#### NOTE A - SIGNIFICANT ACCOUNTING POLICIES

**Reporting Entity:** Mark Twain Health Care District (the District) is a tax-exempt political subdivision of the State of California operating under the California Health and Safety Code and is governed by a five-member elected Board of Directors. The District was organized in 1946, and began operating a healthcare facility located in San Andreas, California, in 1951. Effective January 1, 1990, the District obtained regulatory approval to lease the hospital facilities to Mark Twain St. Joseph's Health Care Corporation (the Corporation), a nonprofit public benefit corporation organized without membership in 1987, under the California Nonprofit Public Benefit Corporation Law for the purpose of leasing the hospital facilities from the District. In January 1990, the Corporation entered into a management agreement with St. Joseph's Regional Health System ("SJRHS") of Stockton, California, an affiliate of Catholic Healthcare West ("CHW"). As of September 2001, the management agreement was amended to replace SJRHS with CHW, as SJRHS had been dissolved as part of a CHW reorganization. The Corporation's Board of Trustees is appointed by the District and CHW whereby CHW appoints three members of the seven-member Corporation Board of Trustees and holds significant reserve powers. In the event of its dissolution, the Corporation's bylaws require that its net assets be divided equally between the District and CHW.

**Basis of Preparation:** The accounting policies and financial statements of the District generally conform with the recommendations of the audit and accounting guide, *Health Care Organizations*, published by the American Institute of Certified Public Accountants. The financial statements are presented in accordance with the pronouncements of the Governmental Accounting Standards Board (GASB). For purposes of presentation, transactions deemed by management to be ongoing, major or central to the provision of health care services are reported as operational revenues and expenses.

The District uses enterprise fund accounting. Revenues and expenses are recognized on the accrual basis using the economic resources measurement focus. Based on GASB Statement Number 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities That Use Proprietary Fund Accounting*, as amended, the District has elected to apply the provisions of all relevant pronouncements as the Financial Accounting Standards Board (FASB), including those issued after November 30, 1989, that do not conflict with or contradict GASB pronouncements.

**Changes in Financial Statement Presentation:** Effective July 1, 2002, the District adopted the provisions of GASB 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* (Statement 34), as amended by GASB 37, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments: Omnibus*, and Statement 38, *Certain Financial Statement Note Disclosures*. Statement 34 established financial reporting standards for all state and local governments and related entities. Statement 34 primarily relates to presentation and disclosure requirements. The impact of this change was related to the format of the financial statements; the possible inclusion of management's discussion and analysis; and the preparation of the statement of cash flows on the direct method. The application of these accounting standards had no impact on the total net assets. The District has elected not to present, as a part of the basic financial statement presentation, the management's discussion and analysis (MD&A) that GASB has determined is necessary to supplement, although not required to be a part of, the basic financial statements.

Notes to Financial Statements (continued)

MARK TWAIN HEALTH CARE DISTRICT

**NOTE A - SIGNIFICANT ACCOUNTING POLICIES (continued)**

***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 results of operations for the period. Actual results could differ from those estimates.

***Risk Management:*** To cover the District against various risks of loss from torts; theft of, damage to, and destruction of assets; business interruption; errors and omissions; employee injuries and illnesses; natural disasters; and employee health, dental, and accidental benefits, commercial insurance coverage is purchased.

***Cash and Cash Equivalents and Investments:*** The District considers cash and cash equivalents to include certain investments in highly liquid debt instruments, when present, with an original maturity of a short-term nature or subject to withdrawal upon request. Exceptions are for those investments which are intended to be continuously invested. Investments in debt securities are reported at market value. Interest, dividends and both unrealized and realized gains and losses on investments are included as investment income in nonoperating revenues when earned.

***Property and Equipment:*** Property and equipment are reported on the basis of cost, or in the case of donated items, on the basis of fair market value at the date of donation. Routine maintenance and repairs are charged to expense as incurred. Expenditures which increase values, change capacities, or extend useful lives are capitalized. Depreciation of property and equipment and amortization of property under capital leases are computed by the straight-line method for both financial reporting and cost reimbursement purposes over the estimated useful lives of the assets, which range from 5 to 40 years for buildings and improvements, and 5 to 20 years for equipment.

***Net Assets:*** Net assets, under the new GASB requirements, are to be presented in three categories. The first category is net assets “invested in capital assets, net of related debt”. This category of net assets consists of capital assets (both restricted and unrestricted), net of accumulated depreciation and reduced by the outstanding principal balances of any debt borrowings that were attributable to the acquisition, construction, or improvement of those capital assets.

The second category is “restricted” net assets. This category consists of externally designated constraints placed on those net assets by creditors (such as through debt covenants), grantors, contributors, law or regulations of other governments or government agencies, or law or constitutional provisions or enabling legislation.

The third category is “unrestricted” net assets. This category consists of net assets that do not meet the definition or criteria of the previous two categories.

As of June 30, 2009 and 2008, the District is only required to present unrestricted net assets in the presentation of the financial statements as there are no restrictions present under category one or two.



Notes to Financial Statements (continued)

MARK TWAIN HEALTH CARE DISTRICT

**NOTE A - SIGNIFICANT ACCOUNTING POLICIES (continued)**

***Restricted Funds:*** The District may receive certain contributions from time to time which are restricted as to use by the donor. Income derived from these funds which is restricted as to use, is transferred to unrestricted revenue in the period the income is earned. Expenditures made for the restricted purpose of acquiring property and equipment, as designated by the donor, are transferred directly from the restricted fund to the unrestricted fund balance. Expenditures made for the restricted operating purposes, as designed by the donor, are reported as other revenue in the financial statements of the period in which the expenditures are made.

***Statements of Cash Flows:*** For purposes of the statements of cash flows, all highly liquid investments with original maturities of three months or less are considered to be cash equivalents.

***District Tax Revenues:*** The District receives approximately 75% of its operating support from property taxes. These funds are used to support operations of the District. They are classified as operating revenue as the revenue is directly linked to the operations of the District. Property taxes are levied by the County on the District's behalf during the year, and are intended to help finance the District's activities during the same year. Amounts are levied on the basis of the most current property values on record with the County. The County has established certain dates to levy, lien, mail bills, and receive payments from property owners during the year. Property taxes are considered delinquent on the day following each payment due date.

***Grants and Contributions:*** From time to time, the District may receive grants from various governmental agencies and private organizations. The District may also receive contributions from related foundation and auxiliary organizations, as well as from individuals and other private organizations. Revenues from grants and contributions are recognized when all eligibility requirements, including time requirements are met. Grants and contributions may be restricted for either specific operating purposes or capital acquisitions. These amounts, when recognized upon meeting all requirements, are reported as components of the statement of revenues, expenses and changes in net assets.

***Operating Revenues and Expenses:*** The District's statement of revenues, expenses and changes in net assets distinguishes only operating revenues and expenses. Operating revenues result from exchange transactions associated with supporting health care services, which is the District's principal activity. Operating expenses are all expenses incurred to support health care services.

***Reclassifications:*** Certain financial statement amounts as presented in the prior year financial statements have been reclassified in these, the current year financial statements, in order to conform to the current year financial statement presentation.

Notes to Financial Statements (continued)

MARK TWAIN HEALTH CARE DISTRICT

**NOTE B - BANK DEPOSITS**

As of June 30, 2009 and 2008, the District had deposits invested in a bank of \$1,946,997 and \$1,822,615, respectively. All of these funds were held in deposits, which are collateralized in accordance with the California Government Code (CGC), except for \$250,000 per account that is federally insured.

Under the provisions of the CGC, California banks and savings and loan associations are required to secure the District's deposits by pledging government securities as collateral. The market value of pledged securities must equal at least 110% of the District's deposits. California law also allows financial institutions to secure District deposits by pledging first trust deed mortgage notes having a value of 150% of the District's total deposits. The pledged securities are held by the pledging financial institution's trust department in the name of the District.

Investments, at times, may consist of state and local agency funds invested in various permissible securities and are stated at quoted market values. Changes in market value between years are reflected as a component of investment income in the accompanying statement of revenues, expenses and changes in net assets.

**NOTE C - TRANSACTIONS BETWEEN RELATED ORGANIZATIONS**

The Corporation provides the District with management services for which the Corporation charges a fee. This fee totaled approximately \$42,000 and \$42,000 for the years ended June 30, 2009 and 2008, respectively. At June 30, 2009 and 2008, the District owed the Corporation \$332,208 and \$363,846, respectively, to cover certain of the District's short-term operating expenses and management fees. This amount is being repaid from available operating revenues.

The Corporation leases the District's healthcare facilities in order to conduct patient care services in an acute-care hospital setting. Current agreements call for monthly lease payments by the Corporation to the District in the amount of \$25,566.

The hospital facility lease expires on December 31, 2019. The lease payments were initially in amounts adequate to cover payment of utilities, debt service and insurance on the Series 1986A Bonds not covered by the tax and other revenues of the District, and to maintain ratios and fund accounts pursuant to the terms of a Joint Obligor Agreement between the District and the Corporation dated December 31, 1989, and the Bond Indenture dated August 1, 1986, between the District and Harris Trust Company of California, the bond trustee.

As outlined in Note D, the Corporation repaid the Series 1986A Bond debt of the District in exchange for a prepayment of rent originally intended to fund the District's principal debt service. As of June 30, 2005, the prepaid rent transactions have completed their term.

Notes to Financial Statements (continued)

MARK TWAIN HEALTH CARE DISTRICT

**NOTE C - TRANSACTIONS BETWEEN RELATED ORGANIZATIONS (continued)**

During the year ended June 30, 2008, the District entered into a land and medical office building lease agreement with San Andreas Medical and Professional Office Building (SAMPO). The District leases land located at 704 Mountain Ranch Road in San Andreas to SAMPO at no cost due to the fact that the development of the property by SAMPO was deemed sufficient to offset any future lease payments. SAMPO built and owns the medical office building (MOB) located on the aforementioned land and then leases the MOB to the District. Lease expense for the years ended June 30, 2009 and 2008 regarding this agreement were \$185,921 and \$225,685, respectively. The District has subleased portions of the MOB to the Stockton Cardiology Medical Group, to Dr. Gill, and to the Corporation. Lease revenues under the subleasing arrangements were \$46,477 and \$34,190 for the years ended June 30, 2009 and 2008, respectively.

**NOTE D - DEBT BORROWINGS**

On May 1, 1996, the Corporation borrowed \$11,175,000 to finance a new health facility and to defease the Mark Twain Hospital District Insured Revenue Bonds Series 1986A (the Series 1986A Bonds) previously issued by the District. In exchange for assuming the District's debt obligation, the Corporation has been granted a prepaid lease payment to the District that has been recorded as a long-term liability in the accompanying financial statements. The prepaid rent will be amortized over the remaining life of the Series 1986A Bonds, originally scheduled to be repaid in full in 2004.

**NOTE E - INTEREST IN MARK TWAIN ST. JOSEPH'S HEALTHCARE**

In an agreement between Mark Twain St. Joseph's Healthcare (the Corporation) and Mark Twain Health Care District (the District), in the event of a dissolution or a winding up of the Corporation, 50% of its assets remaining after payment, or provision for payment, of all debts and liabilities of the Corporation, shall be distributed to Catholic Healthcare West II, a California nonprofit public benefit corporation. The other 50% shall be distributed to the District. As a result of this agreement, the District has recorded \$13,386,830 on its records as its portion of its interest in the Corporation. The \$13,386,830 is 50% of the net difference between the assets and the liabilities of the Corporation as of its June 30, 2009 audited financial statements.