

**Blackwell Hospital Trust Authority**  
*dba Blackwell Regional Hospital*  
*(A Component Unit of the City of Blackwell, Oklahoma)*

**Financial Statements**  
with Independent Auditor's Report

**June 30, 2024**

**Blackwell Hospital Trust Authority**  
*dba Blackwell Regional Hospital*  
*(A Component Unit of the City of Blackwell, Oklahoma)*  
Table of Contents  
June 30, 2024

<b>Independent Auditor’s Report</b> .....	1
<b>Financial Statements</b>	
Balance Sheet .....	4
Statements of Revenues, Expenses, and Changes in Net Position .....	5
Statement of Cash Flows.....	6
<i>Notes to Financial Statements</i> .....	8
<b>Other Supplemental Information</b>	
Combining Balance Sheet .....	15
Combining Statement of Revenues, Expenses, and Changes in Net Position.....	16
<b><i>Reports Required by Government Auditing Standards</i></b>	
Independent Auditor’s Internal Controls Over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with <i>Government Auditing Standards</i> .....	17



**HINKLE &  
COMPANY**

Strategic <sup>PC</sup>  
Business Advisors

## **Independent Auditor's Report**

Board of Trustees  
Blackwell Hospital Trust Authority  
dba Blackwell Regional Hospital  
Blackwell, Oklahoma

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

#### **Opinion**

We have audited the financial statements of Blackwell Hospital Trust Authority (the Authority), a component unit of City of Blackwell as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Authority as of June 30, 2024, and the changes in its financial position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinion**

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

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

The Authority's 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.

5028 E. 101st Street

Tulsa, OK 74137

TEL: 918.492.3388

FAX: 918.492.4443

[www.hinklecpas.com](http://www.hinklecpas.com)

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 Authority's ability to continue as a going concern for one year after the date that the financial statements are issued.

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

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

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



### **Required Supplementary Information**

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

### **Supplementary Information**

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The combining statements are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining statements are the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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

In accordance with Government Auditing Standards, we have also issued our report dated October 1, 2024 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of 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 Authority's internal control over financial reporting and compliance.

*Hick & Company, PC*

Tulsa, Oklahoma  
October 1, 2024



**Blackwell Hospital Trust Authority**  
*dba Blackwell Regional Hospital*  
*(A Component Unit of the City of Blackwell, Oklahoma)*  
 Balance Sheet  
 June 30, 2024

	<u>2024</u>
<b>Assets and Deferred Outflows of Resources</b>	
<b>Current Assets</b>	
Cash and cash equivalents	\$ 1,082,367
Total current assets	<u>1,082,367</u>
<b>Noncurrent Cash Held by Trustee for Specific Capital Acquisition</b>	106,908
<b>Capital Assets, Net</b>	19,833,319
<b>Note Receivable</b>	<u>17,782,500</u>
Total assets	<u>\$ 38,805,094</u>
<b>Liabilities and Net Position</b>	
<b>Current Liabilities</b>	
Accounts payable and accrued expenses	\$ -
Current maturities of long-term debt	<u>947,271</u>
Total current liabilities	<u>947,271</u>
<b>Long-Term Debt</b>	<u>39,959,098</u>
Total liabilities	<u>40,906,369</u>
<b>Net Position</b>	
Net investment in capital assets	-
Unrestricted	<u>(2,101,275)</u>
Total net position	<u>(2,101,275)</u>
<b>Total liabilities and net position</b>	<u>\$ 38,805,094</u>

**Blackwell Hospital Trust Authority**  
*dba Blackwell Regional Hospital*  
*(A Component Unit of the City of Blackwell, Oklahoma)*  
Statement of Revenues, Expenses, and Changes in Net Position  
For the Year Ended June 30, 2024

	<b>2024</b>
<b>Operating Revenues</b>	
Lease income	\$ -
Total operating revenues	<u>-</u>
<b>Operating Expenses</b>	
Purchased services and professional fees	42,947
Operating losses	750,000
Lease expense BHTA Holding	-
Depreciation	404,878
Total operating expenses	<u>1,197,825</u>
<b>Operating Loss</b>	(1,197,825)
<b>Nonoperating Revenues (Expenses)</b>	
Investment income	888,550
Interest expense	(1,647,203)
Total nonoperating revenues (expenses)	<u>(758,653)</u>
<b>Deficiency of Revenues over Expenses Before Contributions</b>	(1,956,478)
<b>Contribution from the City of Blackwell</b>	<u>1,877,950</u>
<b>Decrease in Net Position</b>	(78,528)
<b>Net Position (Deficit), <i>Beginning of Year</i></b>	<u>(2,022,747)</u>
<b>Net Position (Deficit), <i>End of Year</i></b>	\$ <u><u>(2,101,275)</u></u>

**Blackwell Hospital Trust Authority**  
**dba Blackwell Regional Hospital**  
*(A Component Unit of the City of Blackwell, Oklahoma)*  
Statement of Cash Flows  
For the Year Ended June 30, 2024

	<u>2024</u>
<b>Cash Flows from Operating Activities</b>	
Receipts from lease and other	\$ -
Payments to suppliers and contractors	<u>(792,947)</u>
Net cash provided by (used in) operating activities	<u>(792,947)</u>
<b>Cash Flows from Noncapital Financing Activities</b>	
Noncapital appropriations - City of Blackwell	<u>1,877,950</u>
Net cash provided by (used in) noncapital financing activities	<u>1,877,950</u>
<b>Cash Flows from Capital and Related Financing Activities</b>	
Principal paid on long-term debt	(431,404)
Interest paid on long-term debt	(1,647,203)
Proceeds on borrowings	<u>750,000</u>
Net cash provided by (used in) capital and related financing activities	<u>(1,328,607)</u>
<b>Cash Flows from Investing Activities</b>	
Interest on investments	<u>888,550</u>
Net cash provided by (used in) noncapital investing activities	<u>888,550</u>
<b>Increase (Decrease) in Cash and Cash Equivalents</b>	644,946
<b>Cash and Cash Equivalents, <i>Beginning of Year</i></b>	<u>544,329</u>
<b>Cash and Cash Equivalents, <i>End of Year</i></b>	<u>\$ 1,189,275</u>

(Continued)

**Blackwell Hospital Trust Authority**  
*dba* Blackwell Regional Hospital  
*(A Component Unit of the City of Blackwell, Oklahoma)*  
Statement of Cash Flows  
For the Year Ended June 30, 2024  
*(Continued)*

	<u>2024</u>
<b>Reconciliation of Operating Loss to Net Cash Used in Operating Activities</b>	
Operating loss	\$ (1,197,825)
Depreciation	404,878
Changes in operating assets and liabilities	
Accounts payable and accrued expenses	-
Net cash provided by (used in) operating activities	\$ <u>(792,947)</u>
 <b>Reconciliation of Cash and Cash Equivalents to Balance Sheets</b>	
Cash in current assets	\$ 1,082,367
Cash in noncurrent cash and investments	<u>106,908</u>
Total cash and cash equivalents	\$ <u><u>1,189,275</u></u>

**Blackwell Hospital Trust Authority**  
**dba Blackwell Regional Hospital**  
*(A Component Unit of the City of Blackwell, Oklahoma)*  
Notes to Financial Statements  
June 30, 2024

**Note 1: Nature of Operations and Summary of Significant Accounting Policies**

**Nature of Operations**

Blackwell Hospital Trust Authority *dba* Blackwell Regional Hospital (the Authority) is a public trust and an agency of the state of Oklahoma. The Authority is a component unit of the City of Blackwell, Oklahoma (the City), as the Blackwell City Council appoints the majority of the members of the Board of Trustees of the Authority. The Authority operates, as its sole activity, Blackwell Regional Hospital under the terms of a trust indenture originally dated July 1, 1985. Effective September 3, 2016, the Authority began earning revenue primarily by providing inpatient, outpatient, and emergency care services to patients in Blackwell, Oklahoma, and surrounding communities. The Authority also operates a physician clinic in the same geographic area.

The accompanying financial statements include the accounts of the Authority and its blended component unit, BHTA Holdings, Inc. (Holdings). The entity is a blended component unit as it is an entity for which the Authority is considered to be financially accountable. Holdings is a corporation organized in November 2019 to own, hold, and manage real and personal property. Separate financial statements for Holdings can be obtained by contacting the Authority's administrative office.

**Basis of Accounting Presentation**

The accompanying financial statements of the Authority have been prepared on the accrual basis of accounting using the economic resources measurement focus. Revenues, expenses, gains, losses, assets, and liabilities from exchange and exchange-like transactions are recognized when the exchange transaction takes place, while those from government-mandated nonexchange transactions (principally, federal and state grants and county appropriations) are recognized when all applicable eligibility requirements are met. Operating revenues and expenses include exchange transactions and program-specific, government-mandated nonexchange transactions. Government mandated or voluntary nonexchange transactions that are not program-specific (such as county appropriations), property taxes, investment income, and interest on capital asset-related debt are included in nonoperating revenues and expenses. The Authority first applies restricted net position when an expense or outlay is incurred for purposes for which both restricted and unrestricted net position are available.

**Use of Estimates**

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

**Blackwell Hospital Trust Authority**  
**dba Blackwell Regional Hospital**  
*(A Component Unit of the City of Blackwell, Oklahoma)*  
Notes to Financial Statements  
June 30, 2024

**Note 1: Nature of Operations and Summary of Significant Accounting Policies**  
(Continued)

**Cash and Cash Equivalents**

The Authority considers all liquid investments with original maturities of three months or less to be cash equivalents. At June 30, 2024, cash equivalents consisted of money market accounts.

**Capital Assets**

Capital assets are recorded at cost at the date of acquisition or acquisition value at the date of donation if acquired by gift. Depreciation is computed using the straight-line method over the estimated useful life of each asset. Assets under capital lease obligations and leasehold improvements are depreciated over the shorter of the lease term or their respective estimated useful lives.

The following estimated useful lives are being used by the Authority:

Buildings	40 years
Major moveable and fixed equipment	3 - 13 years

**Capital Asset Impairment**

The Authority evaluates capital assets for impairment whenever events or circumstances indicate a significant, unexpected decline in the service utility of a capital asset has occurred. If a capital asset is tested for impairment and the magnitude of the decline in service utility is significant and unexpected, accumulated depreciation is increased by the amount of the impairment loss.

No asset impairment was recognized during the years ended June 30, 2024.

**Deferred Outflows of Resources**

The Authority reports the consumption of net position that is applicable to a future reporting period as deferred outflows of resources in a separate section of its balance sheet.

**Risk Management**

The Authority is exposed to various risks of loss from torts; theft of, damage to, and destruction of assets; business interruption; errors and omissions; employee injuries and illnesses; natural disasters; medical malpractice; and employee health, dental, and accident benefits. Commercial insurance coverage is purchased for claims arising from such matters. The Authority did not have any settled claims for this commercial coverage in any of the three preceding years.

**Blackwell Hospital Trust Authority**  
**dba Blackwell Regional Hospital**  
*(A Component Unit of the City of Blackwell, Oklahoma)*  
Notes to Financial Statements  
June 30, 2024

**Note 1: Nature of Operations and Summary of Significant Accounting Policies**  
(Continued)

**Risk Management** *(Continued)*

Effective April 1, 2018, the Authority is self-insured for a portion of its exposure to the risk of loss from employee health claims. Annual estimated provisions are accrued for the self-insured portion of these claims and include an estimate of the ultimate costs for both reported claims and claims incurred but not yet reported.

**Net Position**

Net position of the Authority is classified in two components. Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of borrowings used to finance the purchase or construction of those assets. Unrestricted net position is the remaining net position that does not meet the definition of net investment in capital assets.

**Income Taxes**

As an essential government function of the City, the Authority is generally exempt from federal and state income taxes under Section 115 of the Internal Revenue Code and a similar provision of state law. However, the Authority is subject to federal income tax on any unrelated business taxable income.

**City Appropriations**

Effective October 1, 2016, the citizens of the City approved a 1% sales tax for the operations of the Authority for a five-year term. During 2019, the citizens of the City approved an extension of this sales tax through 2046. The City collects the sales tax and remits it monthly to the Authority. The Authority received approximately 68% of its financial support from city appropriations related to the sales tax during 2024. Revenue from city appropriations is recognized in the period in which the sales tax is earned.

**Subsequent Events**

Subsequent events have been evaluated through October 1, 2024, the date the financial statements were available to be issued.

**Blackwell Hospital Trust Authority**  
**dba Blackwell Regional Hospital**  
*(A Component Unit of the City of Blackwell, Oklahoma)*  
Notes to Financial Statements  
June 30, 2024

**Note 2: Deposits**

Custodial credit risk is the risk that in the event of a bank failure a government's deposits may not be returned to it. The Authority's deposit policy for custodial credit risk requires compliance with the provisions of state law, which requires the collateralization of all deposits with federal depository insurance and other acceptable collateral in specific amounts.

At June 30, 2024, \$567,809 of the Authority's bank balances of \$1,174,717, were exposed to custodial credit risk.

**Note 3: Capital Assets**

Capital asset activity for the years ended June 30, 2024 was:

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Disposals</b>	<b>Transfers</b>	<b>Ending Balance</b>
Land	\$ 69,794	\$ -	\$ -	\$ -	\$ 69,794
Buildings	19,510,231	-	-	-	19,510,231
Medical equipment	1,843,602	-	-	-	1,843,602
Furniture and equipment	1,020,705	-	-	-	1,020,705
	<u>22,444,332</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>22,444,332</u>
Less accumulated depreciation	<u>(2,206,135)</u>	<u>(404,878)</u>	<u>-</u>	<u>-</u>	<u>(2,611,013)</u>
Capital assets, net	<u>\$ 20,238,197</u>	<u>\$ (404,878)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 19,833,319</u>

**Note 4: Long-Term Obligations**

The following is a summary of long-term obligation transactions for the Authority for the year ended June 30, 2024:

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Deductions</b>	<b>Ending Balance</b>	<b>Current Portion</b>
Note payable, bank (a)	\$ 16,337,773	\$ -	\$ (431,404)	\$ 15,906,369	\$ 454,789
Note payable, third party (b)	17,782,500	-	-	17,782,500	-
Note payable, third party (c)	6,467,500	-	-	6,467,500	-
Note payable, third party (d)	-	750,000	-	750,000	492,482
	<u>\$ 40,587,773</u>	<u>\$ 750,000</u>	<u>\$ (431,404)</u>	<u>\$ 40,906,369</u>	<u>\$ 947,271</u>

**Blackwell Hospital Trust Authority**  
**dba Blackwell Regional Hospital**  
*(A Component Unit of the City of Blackwell, Oklahoma)*  
Notes to Financial Statements  
June 30, 2024

**Note 4: Long-Term Obligations (Continued)**

**Authority Notes Payable to Bank**

The Authority entered into a note payable with BancFirst to finance the acquisition and construction of certain assets through the NMTC transaction. This note payable included original principal balances of (a) \$17,700,000. The notes are secured by certain accounts and assets. The note is due December 2044, with principal and interest at 4.75%, payable monthly.

**Holdings Notes Payable to Third Party**

Holdings entered into two notes payable with REI Subsidiary CDE20, LLC (the Lender) with principal balances of (b) \$17,782,500 and (c) \$6,467,500. These notes financed the acquisition of certain building improvements, which are to be leased to Stillwater Medical Center Authority (SMCA) upon completion of acquisition and construction. The notes are secured by certain capital assets. Both notes (b) and (c) are due December 2049, with interest at 1.00%. Interest only payments payable quarterly through December 2026. Commencing December 2026, payments will be made in quarterly installments of principal and interest in amounts sufficient to fully amortize the principal balance of the loans as of the maturity date.

**Authority Notes Payable to Third Party**

The Authority entered into a note payable with Stillwater Medical Center Authority, (the Lender) with a principal balance of (d) \$750,000. This amount represents the agreed upon reimbursement of operating losses during the construction period of the Blackwell facility. The note is due December 2025, with interest at 6.00%. Commencing July 2024, payments will be made in monthly installments of principal and interest amounts sufficient to fully amortize the principal balance of the loan as of the maturity date.

Debt future maturities as of June 30, 2024 are as follows:

	<b><u>Principal</u></b>
2025	\$ 947,271
2026	734,699
2027	1,215,943
2028	1,460,975
2029	1,498,045
Thereafter	<u>35,049,436</u>
	<u>\$ 40,906,369</u>

**Blackwell Hospital Trust Authority**  
**dba Blackwell Regional Hospital**  
*(A Component Unit of the City of Blackwell, Oklahoma)*  
Notes to Financial Statements  
June 30, 2024

**Note 5: Note Receivable**

The following is a summary of note receivable transactions for the Authority for the year ended June 30, 2024:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deductions</u>	<u>Ending Balance</u>	<u>Current Portion</u>
Note receivable from third party	\$ 17,782,500	\$ -	\$ -	\$ 17,782,500	\$ -

As a component of the NMTC financing transaction, the Authority loaned \$17,782,500 to BF Blackwell Investment Fund, (the Investment Fund). This balance is included as note receivable on the accompanying balance sheets. The note receivable is effective December 2019, matures December 2044, and bears interest at 1.36%. The note receivable is payable in quarterly interest installments through December 2026. Commencing December 2026, payments will be made in quarterly installments of principal and interest in amounts sufficient to fully amortize the principal balance of the loans as of the maturity date.

Payments to be received on the note receivable as of June 30, 2024, are as follows:

	<u>Payment</u>	<u>Principal</u>	<u>Interest</u>
2025	\$ -	\$ -	\$ -
2026	-	-	-
2027	557,888	437,400	120,488
2028	1,115,776	883,782	231,994
2029	1,115,776	895,894	219,882
Thereafter	17,294,515	15,565,424	1,729,091
	<u>\$ 20,083,955</u>	<u>\$ 17,782,500</u>	<u>\$ 2,301,455</u>

**Note 6: Contingencies**

**Litigation**

In the normal course of business, the Authority is, from time to time, subject to allegations that may or do result in litigation. Some of these allegations are in areas not covered by the Authority's commercial insurance, for example, allegations regarding employment practices or performance of contracts. The Authority evaluates such allegations by conducting investigations to determine the validity of each potential claim. Based upon the advice of legal counsel, management records an estimate of the amount of ultimate expected loss, if any, for each. Events could occur that would cause the estimate of ultimate loss to differ materially in the near term.

**Blackwell Hospital Trust Authority**  
**dba Blackwell Regional Hospital**  
*(A Component Unit of the City of Blackwell, Oklahoma)*  
Notes to Financial Statements  
June 30, 2024

**Note 7: Lease and Operating Agreement**

Effective January 1, 2020, the Authority entered into an agreement with Stillwater Medical Center Authority (SMCA) to lease the facility and all the operations for Blackwell Regional Hospital. The initial term of the lease is seven years. The agreement specifies rent to be calculated based on the Operating Margin SMCA receives from its operation of the property in excess of 5% per annum for the year measured on a cumulative basis over the term of the lease will be paid by SMCA to the Authority as rent, not to exceed \$240,000 per year. A reserve of \$1,300,000 has been paid to SMCA for the anticipated operating losses to be incurred prior to the completion of the new facility. If losses exceed the reserve upon completion of the new facility, SMCA has the right to set off against any rent due amounts paid by SMCA in excess of the reserve up to \$750,000. As of June 30, 2024, SMCA has incurred losses in excess of reserve funds provided and in excess of additional \$750,000. In connection with those losses, the organization has entered into a note payable with SMCA in amount of \$750,000.

**Note 8: New Markets Tax Credit Transaction**

On December 27, 2019, the Authority entered into a NMTC financing transaction to fund construction of a new hospital building. The NMTC program is designed to spur new or increased investments into operating businesses and real estate projects located in low-income communities by offering investors a federal tax credit in exchange for the investments. To earn the tax credit, the NMTC investor must remain invested for a seven-year period, which will end in 2026 for the Authority's project. As part of this financing arrangement, the Authority took out notes payable from the NMTC investor, BancFirst, in the amount of \$22,320,862. The Authority then issued a \$17,782,500 note receivable to the Investment Fund. See Note 5 for additional information. The Investment Fund in turn made an investment in the Lender and holds a 99.99% investor member interest in the Lender. The Lender made loans totaling \$24,250,000 to the Authority's project. As part of this financing arrangement, the Authority entered into a put/call agreement to take place at the end of the seven-year tax credit period. At the end of the seven-year term, a put/call agreement may be exercised whereby BancFirst's interest in the Investment Fund is sold to the Authority under terms defined in the put/call agreement.

As a component of the NMTC financing transaction, the Authority contributed \$5,048,445 to the Blackwell Facilities Authority.

## **Other Supplemental Information**

**Blackwell Hospital Trust Authority**  
*dba Blackwell Regional Hospital*  
*(A Component Unit of the City of Blackwell, Oklahoma)*  
Combining Balance Sheet  
June 30, 2024

	<u>Authority</u>	<u>Holding</u>	<u>Eliminations</u>	<u>Combined Balance</u>
<b>Assets and Deferred Outflows of Resources</b>				
<b>Current Assets</b>				
Cash and cash equivalents	\$ 1,082,367	\$ -	\$ -	\$ 1,082,367
Total current assets	<u>1,082,367</u>	<u>-</u>	<u>-</u>	<u>1,082,367</u>
<b>Noncurrent Cash Held by Trustee for Specific Capital Acquisition</b>	-	106,908	-	106,908
<b>Capital Assets, Net</b>	-	19,833,319	-	19,833,319
<b>Note Receivable</b>	<u>17,782,500</u>	<u>-</u>	<u>-</u>	<u>17,782,500</u>
Total assets	<u>\$ 18,864,867</u>	<u>\$ 19,940,227</u>	<u>\$ -</u>	<u>\$ 38,805,094</u>
<b>Liabilities and Net Position</b>				
<b>Current Liabilities</b>				
Accounts payable and accrued expenses	\$ -	\$ -	\$ -	\$ -
Current maturities of long-term debt	<u>947,271</u>	<u>-</u>	<u>-</u>	<u>947,271</u>
Total current liabilities	<u>947,271</u>	<u>-</u>	<u>-</u>	<u>947,271</u>
<b>Long-Term Debt</b>	<u>15,709,098</u>	<u>24,250,000</u>	<u>-</u>	<u>39,959,098</u>
Total liabilities	<u>16,656,369</u>	<u>24,250,000</u>	<u>-</u>	<u>40,906,369</u>
<b>Net Position</b>				
Net investment in capital assets	-	-	-	-
Unrestricted	<u>2,208,498</u>	<u>(4,309,773)</u>	<u>-</u>	<u>(2,101,275)</u>
Total net position	<u>2,208,498</u>	<u>(4,309,773)</u>	<u>-</u>	<u>(2,101,275)</u>
<b>Total liabilities and net position</b>	<u>\$ 18,864,867</u>	<u>\$ 19,940,227</u>	<u>\$ -</u>	<u>\$ 38,805,094</u>

**Blackwell Hospital Trust Authority**  
**dba Blackwell Regional Hospital**  
*(A Component Unit of the City of Blackwell, Oklahoma)*  
Combining Statement of Revenues, Expenses, and Changes in Net Position  
For the Year Ended June 30, 2024

	<u>Authority</u>	<u>Holding</u>	<u>Eliminations</u>	<u>Combined Balance</u>
<b>Operating Revenues</b>				
Lease income	\$ -	\$ 636,000	\$ (636,000)	\$ -
Total operating revenues	<u>-</u>	<u>636,000</u>	<u>(636,000)</u>	<u>-</u>
<b>Operating Expenses</b>				
Purchased services and professional fees	31,083	11,864	-	42,947
Operating losses	750,000	-	-	750,000
Lease expense BHTA Holding	636,000	-	(636,000)	-
Depreciation	-	404,878	-	404,878
Total operating expenses	<u>1,417,083</u>	<u>416,742</u>	<u>(636,000)</u>	<u>1,197,825</u>
<b>Operating Loss</b>	(1,417,083)	219,258	-	(1,197,825)
<b>Nonoperating Revenues (Expenses)</b>				
Investment income	886,771	1,779	-	888,550
Interest expense	(779,525)	(867,678)	-	(1,647,203)
Total nonoperating revenues (expenses)	<u>107,246</u>	<u>(865,899)</u>	<u>-</u>	<u>(758,653)</u>
<b>Deficiency of Revenues over Expenses Before Contributions</b>	(1,309,837)	(646,641)	-	(1,956,478)
<b>Contribution from the City of Blackwell</b>	1,877,950	-	-	1,877,950
<b>Contribution to and from Blackwell Facilities Authority</b>	<u>(242,476)</u>	<u>242,476</u>	<u>-</u>	<u>-</u>
<b>Increase (Decrease) in Net Position</b>	325,637	(404,165)	-	(78,528)
<b>Net Position, Beginning of Year</b>	<u>1,882,861</u>	<u>(3,905,608)</u>	<u>-</u>	<u>(2,022,747)</u>
<b>Net Position, End of Year</b>	<u>\$ 2,208,498</u>	<u>\$ (4,309,773)</u>	<u>\$ -</u>	<u>\$ (2,101,275)</u>

## **Reports Required by Government Auditing Standards**



**HINKLE &  
COMPANY** PC  
*Strategic Business Advisors*

**Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards***

Board of Trustees  
Blackwell Hospital Trust Authority  
*dba* Blackwell Regional Hospital  
Blackwell, Oklahoma

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements - modified cash basis of the business-type activities of Blackwell Hospital Trust Authority (the Authority), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated October 1, 2024.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing 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 Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

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

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

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

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

### **Purpose of this Report**

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

*Hick & Company, PC*

Tulsa, Oklahoma  
October 1, 2024

