



KPMG LLP
Suite 1050
833 East Michigan Street
Milwaukee, WI 53202-5337

Independent Accountants' Report

The Board of Directors
Froedtert Memorial Lutheran Hospital, Inc.:

We have examined Froedtert Memorial Lutheran Hospital, Inc.'s (the Hospital) accompanying schedule of annual land lease payment (the Schedule) in accordance with Section 4 of the Amended and Restated Lease Agreement dated December 21, 1995 along with the Land Payment Agreement dated April 13, 2020 and the First Amendment to Land Payment Agreement dated December 7, 2020, between the Hospital and Milwaukee County as of June 30, 2020 and for the year then ended. The Hospital's management is responsible for compliance with those calculations in accordance with (or based on) Section 4 of the Amended and Restated Lease Agreement dated December 21, 1995 along with the Land Payment Agreement dated April 13, 2020 and the First Amendment to Land Payment Agreement dated December 7, 2020, between the Hospital and Milwaukee County. Our responsibility is to express an opinion on the Schedule 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 Schedule is in accordance with (or based on) the criteria, in all material respects. An examination involves performing procedures to obtain evidence about the Schedule. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of the Schedule, 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.

In our opinion, the Schedule referred to above is presented in accordance with (or based on) Section 4 of the Amended and Restated Lease Agreement dated December 21, 1995 along with the Land Payment Agreement dated April 13, 2020 and the First Amendment to Land Payment Agreement dated December 7, 2020, between the Hospital and Milwaukee County, in all material respects.

This report is intended solely for the information and use of the Board of Directors and management of the Hospital and Milwaukee County, and is not intended to be and should not be used by anyone other than these specified parties.

KPMG LLP

Milwaukee, Wisconsin
December 11, 2020

FROEDTERT MEMORIAL LUTHERAN HOSPITAL, INC.

Schedule of Annual Land Lease Payment⁽¹⁾

Year ended June 30, 2020

(In thousands)

Revenues in excess of expenses	\$	137,500
Less CARE's Act Provider Relief Fund Payment		(50,731)
Land lease expenses included in operating expenses		—
Depreciation and amortization		70,024
Increase in current liabilities, except current installments of long-term debt and current liabilities related to annual land lease accrual		144,676
Less Medicare accelerated payment program advance		(136,100)
Increase in current assets except cash, short-term investments, and current assets whose use is limited		(41,710)
Repayments of principal on debt existing at December 31, 1995		—
Annual operating cash flows		123,659
		5.25 %
Annual land lease payment	\$	<u>6,492</u>

⁽¹⁾ All computations and amounts were determined pursuant to Section 4 of the Amended and Restated Lease Agreement dated December 21, 1995 along with the Land Payment Agreement dated April 13, 2020 and the First Amendment to Land Payment Agreement dated December 7, 2020, between Froedtert Memorial Lutheran Hospital, Inc. and Milwaukee County.

See accompanying independent accountants' report.