

Westchester County Health Care Corporation

Property, Plant and Equipment

As of December 31, 2019

Capital Assets

In connection with the establishment of the public benefit corporation in 1997, WCHCC recorded buildings, fixed equipment, and land received from the County at book value. Capital assets acquired subsequent to the establishment of the public benefit corporation are recorded at cost. Assets with a purchase price of \$1,000 or more that have an economic life greater than one year are capitalized and assets with a purchase price of less than \$1,000 are expensed.

Gifts of long-lived assets such as land, buildings, and equipment are recorded at fair value at the date of the contribution and are excluded from operating income.

Depreciation is recorded using the straight-line method over the estimated useful life of each class of depreciable assets.

	<u>Useful Lives</u>
Land improvements	10 years
Buildings and building improvements	5 to 60 years
Equipment	10 to 20 years

Equipment under capitalized lease obligations are amortized using the straight-line method over the shorter period of the lease term or the estimated useful life of the leased equipment. Such amortization is included in depreciation and amortization expense in the financial statements. Interest cost, net of interest earned on those funds, incurred on borrowed funds during the period of construction of capital assets is capitalized as a component of the costs of construction.

Capital asset activity for the year ended December 31, 2019 was as follows (amounts in thousands):

	<u>Beginning balance</u>	<u>Additions and transfers</u>	<u>Retirements and transfers</u>	<u>Ending balance</u>
Land	\$ 1,587	\$ -	\$ -	\$ 1,587
Construction in process	159,157	(70,416)	-	88,741
Building and improvements	594,482	209,534	-	804,016
Equipment	676,555	98,883	-	775,438
Land Improvements	15,036	836	-	15,872
Total capital assets	1,446,817	238,837	-	1,685,654
Less accumulated depreciation for:				
Building and improvements	(339,829)	(23,148)	-	(362,977)
Equipment	(503,966)	(39,950)	-	(543,916)
Land improvements	(8,688)	(472)	-	(9,160)
Total accumulated depreciation	(852,483)	(63,570)	-	(916,053)
Carrying value of all capital assets, net	\$ 594,334	\$ 175,267	\$ -	\$ 769,601

Construction in progress relates to the Ambulatory Care Pavilion (“ACP”) and various other capital projects. At December 31, 2019, WCHCC was committed to noncancelable construction contracts related to capital projects of approximately \$27.7 million. The proceeds from the 2016 bond offering had been used to fund the ACP.

Included in capital assets is capitalized interest, net of accumulated amortization, of approximately \$36.2 million at December 31, 2019. The net book value of capital assets held under lease obligations, included in equipment, was approximately \$41.5 million at December 31, 2019.