Consolidated Financial Statements

Fairview Health Services
Years Ended December 31, 2020 and 2019
With Report of Independent Auditors

Ernst & Young LLP

Building a better working world

Fairview Health Services

Consolidated Financial Statements

Years Ended December 31, 2020 and 2019

Contents

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Report of Independent Auditors

The Board of Directors
Fairview Health Services

We have audited the accompanying consolidated financial statements of Fairview Health Services, which comprise the consolidated balance sheets as of December 31, 2020 and 2019, and the related consolidated statements of operations and changes in net assets, and consolidated statements of cash flows for the years then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in conformity with U.S. generally accepted accounting principles; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free of material misstatement, whether due to fraud or error.

Auditor's Responsibility

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 audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the consolidated financial position of Fairview Health Services at December 31, 2020 and 2019, and the consolidated results of its operations and its cash flows for the years then ended in conformity with U.S. generally accepted accounting principles.

Ernst & Young LLP

April 16, 2021

Fairview Health Services

Consolidated Balance Sheets

(Dollars in Thousands)

	December 31 2020		December 31 2019	
Assets				
Current assets:				
Cash and cash equivalents *(Note 4)*	**$**	**94,029**	$	70,725
Short-term investments		**709,188**		396,510
Accounts receivable for medical services		**756,477**		709,769
Receivable under third-party payor contracts		**7,230**		3,993
Current portion of contributions receivable		**8,777**		8,147
Inventories		**126,836**		130,637
Other current assets		**180,407**		145,762
Total current assets		**1,882,944**		1,465,543
Investments		**2,141,352**		1,989,556
Assets limited as to use:				
Held by insurance subsidiaries		**68,246**		63,696
Restricted fund investments		**47,176**		45,941
Other assets limited as to use		**10,812**		48,823
Total assets limited as to use		**126,234**		158,460
Other long-term assets:				
Contributions receivable		**10,798**		10,870
Investments in related parties		**50,070**		60,376
Right-of-use operating lease assets		**139,921**		159,822
Goodwill and intangible assets		**87,810**		90,911
Other long-term assets		**78,560**		40,066
Total other long-term assets		**367,159**		362,045
Land, buildings, and equipment, net		**1,233,167**		1,241,310
Total assets	**$**	**5,750,856**	$	5,216,914

	December 31	
	2020	**2019**
Liabilities and net assets		
Current liabilities:		
Accounts payable	**$ 366,905**	$ 332,153
Accrued compensation and benefits	**426,541**	340,999
Payable under third-party payor contracts	**31,656**	12,677
Right-of-use operating lease obligations	**23,993**	27,645
Current maturities of long-term debt	**80,666**	30,064
Other current liabilities	**313,900**	129,043
Total current liabilities	**1,243,661**	872,581
Other liabilities:		
Insurance subsidiaries claims reserves	**34,220**	32,339
Workers' compensation claims reserves	**41,930**	45,195
Right-of-use operating lease obligations	**131,737**	149,971
Derivative financial instruments	**38,658**	82,672
Other long-term liabilities	**353,492**	63,345
Total other liabilities	**600,037**	373,522
Long-term debt	**1,393,323**	1,438,618
Total liabilities	**3,237,021**	2,684,721
Net assets:		
Without donor restrictions:		
Fairview Health Services ("Fairview")	**2,411,062**	2,425,099
Non-controlling interests	**52,347**	53,399
Total net assets without donor restrictions	**2,463,409**	2,478,498
Net assets with donor restrictions	**50,426**	53,695
Total net assets	**2,513,835**	2,532,193
Total liabilities and net assets	**$ 5,750,856**	$ 5,216,914

See accompanying notes.

Fairview Health Services

Consolidated Statements of Operations and Changes in Net Assets

(Dollars in Thousands)

	Year Ended December 31	
	2020	**2019**
Operating revenues:		
Patient service revenue	**$ 5,236,783**	$ 5,400,559
Other operating revenue	**878,838**	646,000
Net assets released from donor restrictions	**8,203**	3,213
Total operating revenues	**6,123,824**	6,049,772
Expenses:		
Salaries and benefits	**2,797,277**	2,816,149
Supplies	**1,671,258**	1,550,058
Purchased services	**1,223,462**	1,105,369
Utilities and maintenance	**205,760**	195,926
Insurance and rent	**83,146**	87,721
State and local taxes	**108,953**	114,875
Other operating expenses	**58,017**	63,896
Depreciation and amortization	**142,302**	158,647
Interest	**49,588**	53,369
Total operating expenses	**6,339,763**	6,146,010
Operating loss before non-recurring expenses	**(215,939)**	(96,238)
Non-recurring revenue (expenses):		
Sale of hospice and home care, net	**53,671**	–
Net risk corridor rebate recovery settlement	**23,458**	–
Restructuring, net	**(4,997)**	(15,796)
Impairment of land, buildings, and equipment	**(13,706)**	(122,843)
Total non-recurring revenue (expenses)	**58,426**	(138,639)
Operating loss after non-recurring expenses	**(157,513)**	(234,877)
Nonoperating gains (losses):		
Investment income	**165,713**	278,416
Losses on interest rate swaps, net	**(22,376)**	(27,845)
Other nonoperating losses, net	**(5,898)**	(2,302)
Total nonoperating gains	**137,439**	248,269
(Deficit) excess of revenues over expenses	**(20,074)**	13,392
Less amounts attributable to non-controlling interests	**(620)**	(6,397)
(Deficit) excess of revenues over expenses attributable to Fairview	**(20,694)**	6,995

	Year Ended December 31	
	2020	**2019**
Net assets without donor restrictions, Fairview:		
(Deficit) excess of revenues over expenses	**$ (20,694)**	$ 6,995
Pension and other postretirement liability adjustments	**2,475**	(4,119)
Other changes, net	**4,182**	3,688
(Decrease) increase in net assets without donor restrictions, Fairview	**(14,037)**	6,564
Net assets without donor restrictions, non-controlling interests:		
Excess of revenues over expenses	**620**	6,397
Contributions from non-controlling interests	**–**	2,420
Distributions to non-controlling interests and other changes	**(1,672)**	(6,012)
(Decrease) increase in net assets without donor restrictions, non-controlling interests	**(1,052)**	2,805
Donor-restricted net assets:		
Contributions and other changes, net	**4,934**	7,657
Net assets released from restrictions	**(8,203)**	(8,463)
Decrease in donor-restricted net assets	**(3,269)**	(805)
Total (decrease) increase in net assets	**(18,358)**	8,564
Net assets at beginning of year	**2,532,193**	2,523,629
Net assets at end of year	**$ 2,513,835**	$ 2,532,193

See accompanying notes.

Fairview Health Services

Consolidated Statements of Cash Flows

(Dollars in Thousands)

	Year Ended December 31	
	2020	**2019**
Operating activities		
(Decrease) increase in net assets	**$ (18,358)**	$ 8,564
Adjustments to reconcile (decrease) increase in net assets to net cash provided by operating activities:		
Depreciation and amortization	**142,254**	158,647
Impairment of land, building, and equipment	**13,706**	122,843
Pension and other postretirement liability adjustments	**(2,475)**	4,119
Net realized and unrealized gains on trading investments	**(132,774)**	(234,724)
Change in fair value of interest and basis rate swaps	**15,940**	24,975
Other, net	**(15,343)**	(1,517)
Changes in assets and liabilities:		
Accounts receivable for medical services	**(59,880)**	(86,350)
Other current assets	**(34,496)**	10,693
Current liabilities	**269,263**	62,324
Other assets and liabilities, net	**275,290**	9,591
Net cash provided by operating activities before change in trading and alternative investments	**453,127**	79,165
Change in trading and alternative investments	**123,489**	127,981
Net cash provided by operating activities	**576,616**	207,146
Investing activities		
Purchases of land, buildings, and equipment, net	**(136,423)**	(186,151)
Net proceeds from sale of business	**54,045**	–
Other investing activities	**(1,199)**	(34,531)
Net cash used in investing activities	**(83,577)**	(220,682)
Financing activities		
Proceeds from issuance of debt	**50,000**	4,421
Principal payments on long-term debt	**(39,644)**	(23,405)
Payments for defeasance of long-term debt	**–**	(13,907)
Collateral posted on derivative financial instruments	**(60,067)**	–
Other financing activities, net	**2,939**	1,873
Net cash used in financing activities	**(46,772)**	(31,018)
Increase (decrease) in cash and cash equivalents	**446,267**	(44,554)
Cash, cash equivalents and restricted cash at beginning of year	**349,407**	393,961
Cash, cash equivalents and restricted cash at end of year *(Note 4)*	**$ 795,674**	$ 349,407
Supplemental disclosure of noncash investing and financing activities		
Accruals for purchases of buildings and equipment	**$ 11,316**	$ 3,339

See accompanying notes.

1. Organization and Basis of Presentation

Fairview Health Services, an integrated health system, along with its affiliates and subsidiaries (collectively referred to as Fairview) is a nonprofit corporation headquartered in Minnesota and is exempt from federal income taxation under Section 501(c)(3) of the Internal Revenue Code (the IRC).

Fairview serves the entire twelve-county Greater Minneapolis-St. Paul metro area (the Metro Area), as well as communities throughout greater Minnesota and portions of Northern Iowa and Western Wisconsin. Fairview offers a broad continuum of health care services and owns and operates eleven hospitals, including the M Health Fairview University of Minnesota Medical Center, with the University of Minnesota Masonic Children's Hospital (collectively, UMMC), which is the adult and pediatric teaching hospital of the University of Minnesota (the University). UMMC and eight of Fairview's community hospitals are located in the metro area. Fairview's other two community hospitals are located in northern Minnesota. Together, Fairview also operates more than 80 primary and specialty care clinics, seven ambulatory care centers, 36 retail and specialty pharmacies, pharmacy benefit management services, rehabilitation centers, counseling and home health care programs, a physician network, senior care housing and long-term care facilities, hospice and home care, medical transportation services, and a health plan.

In November 2020, Fairview sold its ownership in its hospice and home care business to AccentCare Inc. (AccentCare), a national leader in post-acute healthcare. Within the transaction, Fairview purchased a 20% non-controlling interest in the new post-acute joint venture for home health and hospice services that is controlled by AccentCare. AccentCare provides a vast network of specialized resources, technology, and care professionals, allowing Fairview to focus resources and investments as it continues to build its position as a regional leader in providing affordable care, increasing access, and improving patient outcomes. Employees of hospice and home health are now employed by the joint venture. Fairview recorded a gain on the sale of hospice and home care business of $53,600 during the period, which is recorded as non-recurring revenue (expenses) within the consolidated statement of operations and changes in net assets.

Fairview, through its integrated care model, serves the Metro Area and greater Minnesota, aiming to deliver the benefits of academic medicine to more patients and families across the state by expanding care, research, and education through access to a greater pool of physicians and patients, while seeking to reduce the total cost of care for patients.

1. Organization and Basis of Presentation (continued)

The consolidated financial statements include the accounts of Fairview, comprising both tax-exempt and taxable entities. All significant intercompany balances and transactions have been eliminated in consolidation.

2. Summary of Significant Accounting Policies

Use of Estimates

The preparation of consolidated financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates and assumptions that affect certain assets, liabilities, revenues, and expenses reported in the consolidated financial statements and accompanying notes. Although estimates are considered to be fairly stated at the time the estimates are made, actual results could differ from those estimates.

Cash and Cash Equivalents

Cash and cash equivalents include currency on hand, demand deposits with banks or other financial institutions, and short-term investments with maturities of 90 days or less from the date of purchase that have not otherwise been classified as long-term assets due to a designation for long-term purposes. Fairview's cash investments are placed with high-quality financial institutions and may exceed federal depository insurance limits. Restricted cash and cash equivalents include amounts described above that are included within assets limited as to use.

Inventories

Inventories, consisting primarily of drugs and medical supplies, are recorded at the lower of cost or net realizable value on a first-in, first-out basis.

2. Summary of Significant Accounting Policies (continued)

Investments

Fairview's investments include money market, fixed-income, and equity securities, which are carried at fair value, based on quoted market prices, and classified as trading securities. Investments in commingled funds are recorded at net asset value as a practical expedient to fair value. Investments in companies that hold interests in diversified funds of hedge funds, hedge funds, private capital funds, and real estate funds (collectively, alternative investments) are recorded using the equity method of accounting, with the change in value of these investments recorded as investment return on the consolidated statements of operations and changes in net assets. Values of some of the underlying investments may be based on estimates that require varying degrees of judgment, and consequently, these estimates may differ from the values at which investments may be sold. Values for fund of hedge funds are primarily based on financial data supplied by the underlying investee funds. Values for real estate funds are based on the fair value of the underlying real estate.

Realized investment income on investments held by insurance subsidiaries is recorded in other operating revenue on the consolidated statements of operations and changes in net assets. Investment return (including realized and unrealized gains and losses, interest, and dividends) from all other investments and unrealized investment income on funds held by insurance subsidiaries are recorded as nonoperating gains or losses, unless restricted by donor or law.

Derivative Financial Instruments

Derivative financial instruments are recognized as either assets or liabilities based on the net fair value in accordance with the netting provisions in the counterparty agreement. Fairview uses pricing models for various types of derivative instruments that take into account the present value of estimated future cash flows and credit valuation adjustments.

Gains or losses resulting from changes in the fair values of derivative financial instruments are reflected within the consolidated statements of operations and changes in net assets as nonoperating gains or losses, as none of the derivative financial instruments are designated as an accounting hedge. Any differences between interest received and paid under swap agreements are reported as nonoperating gains or losses.

2. Summary of Significant Accounting Policies (continued)

Investments in Related Parties

Investments in entities in which Fairview has the ability to exercise significant influence over operating and financial policies, but does not have operational control, are recorded under the equity method of accounting. Equity method investments are recorded as investments in related parties on the consolidated balance sheets.

Goodwill and Intangible Assets

Goodwill and intangible assets related to acquisitions are recorded on the consolidated balance sheets. During 2020 and 2019, Fairview acquired $0 and $921, respectively, of goodwill and intangible assets.

Land, Buildings, and Equipment

Land, buildings, and equipment are recorded at cost and depreciated over estimated useful lives using the straight-line method. The following estimated useful lives are used in calculating depreciation:

Land improvements	5–20 years
Buildings	30–40 years
Building additions and improvements	17–25 years
Equipment	2–20 years

Interest cost, net of related interest income, incurred on funds used during the period for construction of capital assets is capitalized as part of the cost of acquiring those assets.

2. Summary of Significant Accounting Policies (continued)

Asset Impairment

Fairview annually evaluates the carrying values of long-lived assets, goodwill, and intangible assets for impairment. Whenever events or changes in circumstances indicate that the carrying values may not be recoverable, impairment tests are performed to determine whether the carrying values are appropriate using estimated future undiscounted cash flow analyses. If undiscounted cash flows are insufficient to recover the carrying value of the long-lived asset, such asset is written down to fair value. Impairment losses are recognized within operating income at the time the impairment is identified. During 2020 and 2019, Fairview recorded \$13,706 and \$122,843, respectively, in non-recurring expenses related to the impairment of land, building, and equipment on select hospital, clinic, and pharmacy sites where sustained operating losses indicated that the net book value would not be recovered. The fair value of the sites was based on prices for similar assets, which represents a Level 3 fair value measure.

Leases

Fairview determines whether an arrangement is a lease at inception. Operating leases are included in other long-term assets, current liabilities, and other liabilities on the consolidated statement of financial position. Finance leases are included in land, building, and equipment; current maturities of long-term debt; and long-term debt on the consolidated statements of financial position.

Right-of-use (ROU) assets represent the right to use an underlying asset for the lease term, and lease liabilities represent the obligation to make lease payments arising from the lease. ROU assets and liabilities are recognized at the commencement date, based on the present value of lease payments over the lease term. When a lease does not provide an implicit rate, Fairview uses an incremental borrowing rate based on the information available at the commencement date in determining the present value of lease payments. The implicit rate is used when readily determinable. The ROU asset also includes any lease payments made and excludes lease incentives. The lease term may include options to extend or terminate the lease when it is reasonably certain Fairview will exercise the option. Operating fixed lease expense and finance lease depreciation expense are recognized on a straight-line basis over the lease term.

2. Summary of Significant Accounting Policies (continued)

Fairview defines a short-term lease as any lease arrangement with a lease term of 12 months or less that does not include an option to purchase the underlying asset. Short-term lease payments are recognized as expense on a straight-line basis over the lease term and variable lease payments in the period in which the obligation is incurred.

Fairview has lease arrangements with lease and non-lease components, which are generally accounted for separately, except Fairview has elected the practical expedient to not separate non-lease components for real estate leases. Additionally, for certain equipment leases, Fairview applies a portfolio approach to effectively account for the ROU assets and liabilities.

Net Assets

Net assets without donor restrictions are used to account for all transactions related to medical services and other operating and nonoperating activities for which there are no donor-imposed restrictions and may be used at the discretion of management and the board of directors of Fairview. Net assets with donor restrictions are those assets subject to stipulations imposed by donors and grantors. Some donor restrictions are temporary in nature; those restrictions are met by passage of time or actions of Fairview. Other donor restrictions are perpetual in nature whereby the donor has stipulated the funds be maintained in perpetuity.

Non-Controlling Interests

The consolidated financial statements include entities in which Fairview has less than 100% ownership but otherwise controls in accordance with applicable accounting guidance. Non-controlling interests represent the portion of excess of revenues over expenses and net assets without donor restrictions not attributable to Fairview.

Patient Service Revenue and Accounts Receivable for Medical Services

Patient service revenue is reported at the amount that reflects the consideration to which Fairview expects to be entitled in exchange for providing patient care.

2. Summary of Significant Accounting Policies (continued)

Charity and Uncompensated Care

Under Fairview's charity care policy, patients who have no insurance or are underinsured and are ineligible for any government assistance program have their bill reduced to no more than the amount generally billed to individuals who have insurance for emergency or medically necessary care using a look-back method for reimbursement received from all commercial and Medicare accounts for the previous fiscal year.

The estimated cost of providing charity care was $39,520 and $36,637 during 2020 and 2019, respectively. This total cost is estimated by applying an overall cost-to-charge ratio to the charges incurred. Total cost includes wages and salaries, supplies, building maintenance, equipment, and administrative expenses.

Other Operating Revenue

Other operating revenue primarily consists of grants, health insurance services revenue, pharmacy benefit management (PBM) revenue, income from investments in related parties recorded on the equity basis, contributions without donor restrictions, and other miscellaneous revenue.

On March 11, 2020, the World Health Organization designated COVID-19 as a global pandemic. Patient volumes and the related revenue for most services were significantly impacted beginning in mid-March 2020 as various policies were implemented by federal, state, and local governments in response to the COVID-19 pandemic, such as stay-at-home orders and business closures. This also included the suspension of elective and nonemergent procedures across Fairview beginning in mid-March 2020. In early May, certain of these policies were lifted and Fairview experienced gradual improvement in volumes and related revenue through the third quarter. However, during the fourth quarter, Minnesota experienced a significant surge in the number of COVID-19 patients, which required reduced scheduled elective procedures to allow capacity to care for patients with critical needs. In addition to experiencing volume disruptions as a result of the COVID-19 pandemic, certain operating expenses increased during 2020. Supplies, such as personal protective equipment, lab costs, and specialized pharmaceuticals, were utilized at a higher rate and purchased at elevated prices. Fairview also needed to bring in high-cost temporary and premium labor to supplement existing staff resources that were strained by the surge of patients and additional infection prevention protocols.

2. Summary of Significant Accounting Policies (continued)

In response to COVID-19, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), was enacted on March 27, 2020. The CARES Act authorizes funding to hospitals and other healthcare providers through the Public Health and Social Services Emergency Fund (Provider Relief Fund) and authorized funding to state and local governments through the Coronavirus Relief Fund. Grant payments from the Provider Relief Fund are intended to reimburse healthcare providers for healthcare related expenses and/or lost revenue attributable to the COVID-19 pandemic. Additionally, grants from the State of Minnesota, local government subawards from the Coronavirus Relief Fund, and private grant awards have been made available to assist in reimbursing healthcare providers for healthcare-related expenses. As of December 31, 2020, Fairview has received approximately \$222,000 of total grant awards related to COVID-19, of which Fairview recognized approximately \$165,700 as other revenue on the accompanying consolidated statement of operations and changes in net assets. The unrecognized amount of grant awards that have already been received of \$56,300 is included in other current liabilities on the accompanying consolidated balance sheet as of December 31, 2020. Grant awards are recognized as income when there is reasonable assurance that the grant conditions are met. The Department of Health and Human Services (HHS) has continued to provide clarifying information regarding the Provider Relief Funds. These estimates could change materially based on lost revenue or expenses related to COVID-19 as well as future clarifying Provider Relief Fund compliance guidance provided by HHS.

The CARES Act provides for an expansion of the Medicare Accelerated and Advance Payment Program (Accelerated Payment Program), which allows inpatient acute care hospitals to request accelerated payments of up to 100% of their Medicare payment amount for a six-month period. In 2020, Fairview received approximately \$329,400 from the Accelerated Payment Program. Such accelerated payments received are included in other current and other long-term liabilities on the accompanying consolidated balance sheet and repayment will occur based upon the terms and conditions of the program.

The CARES Act also allows for deferred payment of the employer portion of certain payroll taxes between March 27, 2020 and December 31, 2020, with 50% due December 31, 2021, and the remaining 50% due December 31, 2022. As of December 31, 2020, Fairview had deferred payroll tax payments of approximately \$86,300 of which approximately \$42,400 is included in accrued compensation and benefits and approximately \$43,900 is included in other long-term liabilities on the accompanying consolidated balance sheet.

2. Summary of Significant Accounting Policies (continued)

Fairview continues to consider other federal, state, and local sources of grants for qualifying expenses. Due to the evolving nature of the COVID-19 pandemic, the ultimate impact to Fairview and its financial condition is presently unknown.

Health insurance services revenue consists of health premium revenue, administrative service revenue, and management fees. Health premium revenue is recognized in the period for which services are covered. Membership contracts are generally established on a yearly basis and are subject to cancellation by the employer group upon 30 to 90 days' written notice.

Administrative service revenue consists of third-party administrative fees from self-insured employer groups and network access fees from other insurance companies and third-party administrators. Third-party administrative fees are recognized as revenue during the period in which there is an obligation to provide services to the self-insured employer groups. Network access fees are recognized as revenue during the period in which there is an obligation to reprice provider claims to discounted rates for the insurance companies and third-party administrators. Both types of administrative service revenue are primarily calculated on a per-employee, per-month basis and are due monthly.

Administrative service revenue is recorded net of certain related fees, which primarily consist of national network access fees, employee assistance program and wellness fees, and pharmacy benefit administrative fees, which are added to the monthly administrative fee billed.

During the period ended December 31, 2020, Fairview recorded a rebate recovery settlement of $23,456. The rebate recovery was a result of a favorable ruling by the United States Supreme Court in April 2020, which concluded that the government had an obligation to make risk corridor payments under Section 1342 of the Affordable Care Act. Fairview's settlement related to medical losses incurred in 2014 and 2015. The gain was recorded as non-recurring revenue (expenses) within the consolidated statement of operations and changes in net assets.

2. Summary of Significant Accounting Policies (continued)

Services provided to PBM clients include plan setup, claims adjudication with network pharmacies, formulary management, and reimbursement services. The PBM contractually assumes credit risk when administering pharmacy reimbursement contracts; therefore, revenue is recognized at the cost of the claim in addition to the administrative fees earned for providing the PBM services, except for claims fulfilled at Fairview pharmacies. For claims fulfilled at Fairview pharmacies, claims revenue is not recognized within the PBM as that revenue has been recognized within Fairview pharmacy.

Rebates received under arrangements with manufacturers or third-party intermediaries are recorded as liabilities to be paid to the PBM clients, less applicable administrative fees.

Under the PBM's pharmacy network contracts, the pharmacy is solely obligated to collect the co-payments from the members. Under client contracts, the PBM does not assume liability for member co-payments in pharmacy transactions. As such, the PBM does not include member co-payments to retail pharmacies in revenue.

For administrative services revenue and PBM revenue, performance obligations are satisfied over time. Revenue is therefore recognized pro rata over the time-bound performance obligation as Fairview transfers service over the period in which the member is entitled to the services. Performance obligations for contracts that are greater than one year were not material. Incremental costs of obtaining a contract are treated as an expense when incurred as the time period of most contracts with customers is one year.

Contributions

Contributions are reported as donor-restricted support if they are received with donor stipulations that limit the use of the donated assets. When donor restrictions are satisfied, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported within the consolidated statements of operations and changes in net assets either as net assets released from restriction if the purpose relates to operations or as contributions of long-lived assets if the purpose relates to capital. Donor-restricted contributions whose restrictions or conditions are met within the same fiscal year as the revenue is recognized are received are reported as support within net assets without donor restriction in the accompanying consolidated financial statements.

2. Summary of Significant Accounting Policies (continued)

Unconditional promises to give cash and other assets are reported at fair value at the date the promise is received. Conditional promises to give are reported at fair value when the gift is received and all conditions have been satisfied. All unrestricted contributions are reported within other operating revenue on the consolidated statements of operations and changes in net assets.

Contributions receivable are recorded in the period that the contributions are made and represent unconditional promises to give for various operating and capital purposes. Contributions that are expected to be collected in future years are recorded at the present value of their estimated future cash flows. An allowance for uncollectible pledges receivable is determined based on a review of estimated collectability.

Amounts receivable directly from donors are generally expected to be collected within one year. Fairview also records assets related to contributions raised through the University of Minnesota Foundation on Fairview's behalf, which are expected to be received within one to five years. The University of Minnesota Foundation releases funds to Fairview as the donor restrictions, if any, are satisfied.

Performance Indicator

The performance indicator is excess of revenues over expenses. Changes in net assets without donor restrictions that are excluded from excess of revenues over expenses include pension and other postretirement liability adjustments, contributions of long-lived assets, contributions from non-controlling interests, and distributions to non-controlling interests.

Reclassifications

Certain prior year amounts in the consolidated financial statements have been reclassified to conform to the 2020 presentation. These reclassifications had no effect on the change in net assets or net assets as previously reported.

3. Affiliations

Fairview, the University, and the University of Minnesota Physicians (UMP), a multi-specialty group practice of over 1,200 physicians including more than 900 University faculty members, affirmed their affiliation and approved a new affiliation agreement (M Health Fairview Agreement) effective December 2018. While the parties maintain separate governance, the M Health Fairview Agreement further integrates operations across the clinical delivery system and enhances research and education by creating a joint clinical enterprise among the parties. The M Health Fairview Agreement reshaped the previous affiliation to bring together not only UMMC and its related service lines, but also Fairview's other hospitals, clinics, and services. All are part of a shared care delivery system that is led by a single structure that includes academic physician leadership. The M Health Fairview Agreement furthers the opportunity to create a nationally renowned academic health system. The delivery system is united under a single brand, M Health Fairview, which rolled out in 2020 and will be completed during 2021. The M Health Fairview Agreement expires in 2026, with an option for a ten-year extension in 2023. Fairview and UMP also entered into a Master Professional Services Agreement to facilitate payment from Fairview to UMP for all professional, clinical, and management services.

Fairview's bylaws authorize a board of directors of up to 21 members. Four of the 21 members of Fairview's board of directors were appointed by and/or held positions at the University. Through the M Health Fairview Agreement and board representation, the University participates in capital funding decisions for the delivery system.

The M Health Fairview Agreement provides for fixed and variable financial support based on the financial performance of Fairview to the University and UMP. The minimum variable academic support commitment to the University is 0.15% of patient service revenue through 2026. The minimum fixed annual academic support commitment to the University was $45,000 in 2020 and is $50,000 in 2021, 2022, and 2023, increasing thereafter through 2026 in accordance with the consumer price index (CPI). The minimum fixed annual academic support commitment to UMP was $30,973 in 2020 increasing annually thereafter in accordance with the CPI.

(Dollars in Thousands)

3. Affiliations (continued)

Revenue and expenses on a gross basis under all of Fairview's agreements, including academic support, with the University were, respectively, $16,571 and $135,423 for 2020, and $14,687 and $105,605 for 2019. These amounts were recorded within other operating revenue and the related expense categories on the consolidated statements of operations and changes in net assets. Amounts receivable from and payable to the University were, respectively, $11,481 and $64,894 at December 31, 2020, and $9,283 and $31,636 at December 31, 2019. These amounts were recorded within other current assets and accounts payable on the consolidated balance sheets.

Revenue and expenses on a gross basis under all of Fairview's agreements with UMP, including academic support were, respectively, $5,799 and $557,699 for 2020; and $5,329 and $509,223 for 2019. These amounts were recorded primarily within other operating revenue and purchased services on the consolidated statements of operations and changes in net assets. Amounts receivable from and payable to UMP were, respectively, $3,518 and $92,758 at December 31, 2020, and $1,490 and $118,913 at December 31, 2019. These amounts were recorded within other current assets and accounts payable on the consolidated balance sheets.

4. Cash, Cash Equivalents, and Restricted Cash

The following table provides a reconciliation of cash, cash equivalents, and restricted cash reported within the consolidated balance sheets that sum to the total of the same such amounts shown in the consolidated statements of cash flows as of December 31:

	2020	2019
Cash and cash equivalents	**$ 94,029**	$ 70,725
Cash and cash equivalents included in investments	**676,614**	263,441
Restricted cash included in assets limited as to use within:		
Held by insurance subsidiaries	**–**	191
Restricted fund investments	**14,258**	12,196
Other assets limited as to use	**10,773**	2,854
Total cash, cash equivalents, and restricted cash shown on the consolidated statements of cash flows	**$ 795,674**	$ 349,407

(Dollars in Thousands)

5. Liquidity and Availability of Resources

Fairview's working capital can fluctuate moderately during the year due to timing of payment received on accounts receivable for medical services from certain payors, timing of cash inflows and outflows related to the affiliation agreements, and timing of cash outflows, including payments on long-term debt, capital expenditures for land building and equipment, and timing of employee payments.

Fairview's financial assets available within one year of the consolidated balance sheet as of December 31 for general expenditure are as follows:

	2020	2019
Financial assets:		
Cash and cash equivalents	**$ 94,029**	$ 70,725
Short-term investments	**709,188**	396,510
Accounts receivable for medical services	**756,477**	709,769
Investments	**2,141,352**	1,989,556
Total financial assets	**3,701,046**	3,166,560
Liquidity resource:		
Line of credit	**50,000**	50,000
Less amounts not designated for general expenditure or not available within one year:		
Private capital funds	**(30,060)**	(17,231)
Investments that could be contractually held back at liquidation	**(10,349)**	(10,874)
Hedge fund liquidity > 1 year	**(24,563)**	–
Committed for capital expenditure	**(196,053)**	(137,000)
Financial assets not available for use within one year	**(261,025)**	(165,105)
Less amount of restricted cash included in assets limited to use within:		
Held by insurance subsidiaries	–	(191)
Restricted fund investments	**(14,258)**	(12,196)
Other assets limited as to use	**(10,773)**	(2,854)
Financial assets restricted cash	**(25,031)**	(15,241)
Total financial assets and liquidity resources available within one year for general expenditure	**$ 3,464,990**	$ 3,036,214

5. Liquidity and Availability of Resources (continued)

As part of Fairview's liquidity management, management structures its financial assets to be available as its general expenditures, liabilities, and other obligations come due. In addition, Fairview invests cash in excess of daily requirements in short-term investments. To help management with unexpected liquidity needs, Fairview has a $50,000 line of credit with a bank that can be drawn upon.

6. Patient Service Revenue and Accounts Receivable for Medical Services

Patient service revenue is reported at the amount that reflects the consideration to which Fairview expects to be entitled in exchange for providing patient care. Patient services revenue includes amounts due from patients, third-party payors (including health insurers and government programs), and others and includes variable consideration for retroactive revenue adjustments due to settlement of ongoing and future audits and reviews. Generally, Fairview bills patients and third-party payors within days after the services are performed or discharged.

Patient service revenue is recognized as performance obligations are satisfied. Performance obligations are determined based on the nature of the services provided by Fairview. Patient service revenue for performance obligations satisfied over time is recognized based on estimated expected payment at that point in time. Fairview believes that this method provides a reasonable depiction of the transfer of services over the term of the performance obligation based on the services needed to satisfy the obligation. Generally, performance obligations satisfied over time relate to patients receiving inpatient acute care services, including transplant services. Fairview measures the performance obligation from admission into the hospital to the point when it is no longer required to provide services to that patient, which is generally at the time of the discharge. Outpatient services are performance obligations satisfied at a point in time, and revenue is recognized when goods or services are provided and Fairview does not believe it is required to provide additional goods or services.

As substantially all of its performance obligations relate to contract with a duration of less than one year, Fairview has elected to apply the optional exemption provided in ASU 2014-09, Revenue from Contracts with Customers, and, therefore, is not required to disclose the aggregate amount of the transaction price allocated to performance obligations that are unsatisfied or partially unsatisfied at the end of the reporting period. The unsatisfied or partially unsatisfied performance obligations referred to above are primarily related to inpatient acute care services at the end of the

6. Patient Service Revenue and Accounts Receivable for Medical Services (continued)

reporting period for patients who remain admitted at that time (in-house patients) or transplant patients who receive follow-up care. The performance obligations for these contracts are generally completed when the patients are discharged, which for the majority of Fairview's in-house patients occurs within days or weeks of the reporting period.

Fairview uses a portfolio approach to account for categories of patient contracts as a collective group rather than recognizing revenue on an individual contract basis. The portfolios primarily consist of major payor classes for inpatient, outpatient, and other patient revenue. Based on historical collection trends and other analysis, Fairview believes that revenue recognized by utilizing the portfolio approach approximates the revenue that would have been recognized if an individual contract approach were used.

Fairview's initial estimate of the transaction price is determined by reducing the total standard charges related to the patient services provided by various elements of variable consideration, including contractual adjustments, discounts, implicit price concessions, and other reductions to Fairview's standard charges. Fairview determines the transaction price associated with services provided to patients who have third-party payor coverage based on reimbursement terms per contractual agreements, Fairview's discount policies, and historical experience. Generally, patients who are covered by third-party payors are responsible for related deductibles and coinsurance, which vary in amount. For patients with deductibles and coinsurance, or uninsured and underinsured patients who do not apply or do not meet the qualifications for charity care, Fairview determines the transaction price associated with services on the basis of charges reduced by implicit price concessions. Implicit price concessions included in the estimate of the transaction price are based on Fairview's historical collection experience for applicable patient portfolios.

Subsequent changes to the estimate of the transaction price (determined on a portfolio basis when applicable) are generally recorded as adjustments to patient service revenue in the period of the change. For the years ended December 31, 2020 and 2019, changes in Fairview's estimates of implicit price concessions, discounts, contractual adjustment, or other reductions to expected payments for performance obligations satisfied in prior periods were not significant. Portfolio collection estimates are updated monthly based on collection trends. Subsequent changes that are determined to be the result of an adverse change in the patient's ability to pay (determined on a portfolio basis when applicable) are recorded as bad debt expense. Bad debt expense for the years ended December 31, 2020 and 2019, was not significant.

6. Patient Service Revenue and Accounts Receivable for Medical Services (continued)

Settlements with third-party payors for total cost of care payor contracts, cost report filings, and retroactive adjustments due to ongoing and future contract provisions, audits, or reviews are considered variable consideration and are included in the determination of the estimated transaction price for providing patient care. These settlements are estimated based on the terms of the payment agreement with the payor, correspondence from the payor, and Fairview's historical settlement activity, including an assessment to ensure that it is probable that a significant reversal in the amount of cumulative revenue recognized will not occur when the uncertainty associated with the retroactive adjustment is subsequently resolved. Such estimates are determined through either a probability-weighted estimate or an estimate of the most likely amount, depending on the circumstances related to a given estimated settlement item. Estimated settlements are adjusted in future periods as adjustments become known, or as years are settled or are no longer subject to audit or review. Adjustments arising from a change in the transaction price related to these contracts were increases of $6,529 and $4,491 in 2020 and 2019, respectively, which represented 0.1% and 0.1%, respectively, of patient service revenue.

There are various proposals at the federal and state levels that could, among other things, significantly reduce payment rates or modify payment methods. The ultimate outcome of these proposals and other market changes, including the potential effects of or revisions to health care reform that has been enacted by the federal government, cannot be determined presently. Future changes in the Medicare and Medicaid programs and any reduction of funding could have an adverse impact on Fairview.

Fairview has established estimates, based on information presently available, of amounts due to or from Medicare and other payors for adjustments to current and prior years' payment rates, based on industry-wide and Fairview-specific data. The current Medicaid, Medicare, and other third-party payor programs are based upon extremely complex laws and regulations that are subject to interpretation. As a result, there is at least a reasonable possibility that recorded estimates will change by a material amount. Additionally, noncompliance with such laws and regulations could result in fines, penalties, and exclusion from such programs. Fairview is not aware of any allegations of noncompliance that could have a material adverse effect on the accompanying consolidated financial statements and believes that it is in compliance with all applicable laws and regulations.

(Dollars in Thousands)

6. Patient Service Revenue and Accounts Receivable for Medical Services (continued)

The composition of patient service revenue based on lines of business is summarized below for the year ended December 31:

	2020	2019
Hospital services	**$ 3,126,489**	$ 3,373,711
Pharmacy services	**1,316,090**	1,106,692
Physician services	**571,497**	657,721
Senior services	**106,952**	125,785
Other	**115,755**	136,651
	$ 5,236,783	$ 5,400,560

Hospital revenue includes a variety of services mainly covering inpatient procedures requiring overnight stays or outpatient operations that require anesthesia or use of complex diagnostic and surgical equipment as well as emergency care. Pharmacy services include services provided outside of hospital services, including retail and specialty pharmacies. Physician services include services primarily focused on the care of outpatients covering primary and specialty health care needs. Senior services include care provided at long-term senior care facilities, home care, and hospice services.

Patient service revenue by major payor source is summarized below for the year ended December 31:

	2020	2019
Medicare	**$ 1,427,547**	$ 1,467,722
Medicaid	**838,933**	806,530
Negotiated contracts, commercial, and other	**2,933,122**	3,071,890
Self-pay	**37,181**	54,418
	$ 5,236,783	$ 5,400,560

Deductibles, co-payments, and coinsurance under third-party payment programs that are the patient's responsibility are included within the primary payor category in the table above.

(Dollars in Thousands)

6. Patient Service Revenue and Accounts Receivable for Medical Services (continued)

Fairview does not adjust the promised amount of consideration from patients or third-party payors for the effects of a significant financing component due to Fairview's expectation that the period between the time the service is provided to a patient and the time that the patient or a third-party payor pays for that service will be one year or less. However, Fairview does, in certain instances, enter into payment agreements with patients that allow payments in excess of one year. For those cases, the financing component is not deemed to be significant to the contract.

Fairview grants credit without collateral to its patients, most of whom are residents in the communities served by Fairview and are insured under third-party payor agreements. The mix of accounts receivable for medical services at December 31 consists of the following:

	2020	2019
Medicare	**$ 167,181**	$ 150,741
Medicaid	**90,021**	91,176
Negotiated contracts, commercial, and other	**446,321**	429,692
Self-pay	**52,953**	38,160
	$ 756,477	$ 709,769

One negotiated contract payor accounted for 17% of patient service revenue and 13% of accounts receivable for medical services at December 31, 2020, and 18% of patient service revenue and 13% of accounts receivable for medical services at December 31, 2019.

7. Other Operating Revenue

For the years ended December 31, other operating revenue consisted of the following:

	2020	2019
Health insurance services	**$ 408,187**	$ 315,953
Pharmacy benefit management	**136,605**	132,384
COVID-19 relief grants	**165,737**	–
Other	**168,309**	197,663
	$ 878,838	$ 646,000

(Dollars in Thousands)

8. Land, Buildings, and Equipment

Land, buildings, and equipment at December 31 consist of the following:

	2020	2019
Land and improvements	**$ 119,428**	$ 111,641
Buildings and improvements	**1,692,764**	1,685,526
Equipment	**813,327**	770,631
Finance leased facilities and equipment	**71,254**	74,908
	2,696,773	2,642,706
Accumulated depreciation and amortization	**(1,582,036)**	(1,510,164)
	1,114,737	1,132,542
Construction-in-progress	**118,430**	108,768
	$ 1,233,167	$ 1,241,310

Depreciation expense, including amortization of assets under capital leases, was $136,851 and $155,569 for 2020 and 2019, respectively. Fairview recorded $13,706 and $122,843 in non-recurring expenses related to the impairment of land, building, and equipment on select hospital, clinic, and pharmacy sites where sustained operating losses indicated that the net book value would not be recovered for 2020 and 2019, respectively.

(Dollars in Thousands)

9. Investments

The composition of Fairview's investments, including those with limited uses, at December 31 is summarized as follows:

	2020	2019
Cash and cash equivalents	**$ 701,645**	$ 278,682
Certificates of deposit	**–**	1,687
Asset-backed securities	**52,927**	59,633
Corporate debt securities	**256,773**	278,785
Equity mutual funds	**718,967**	747,193
Equity securities	**85,517**	100,896
Fixed-income mutual funds	**269,022**	230,345
Mortgage-backed securities	**40,004**	40,196
Municipal debt securities	**67,041**	50,355
U.S. government agency and mortgage-backed securities	**188,595**	204,475
U.S. treasury debt securities	**228,234**	169,209
Sovereign debt	**1,350**	1,435
Equity commingled funds	**48,714**	71,877
Fund of hedge funds	**–**	104,600
Hedge funds	**287,284**	187,187
Private capital funds	**30,061**	17,231
Real estate investment trusts	**640**	740
	$ 2,976,774	$ 2,544,526

(Dollars in Thousands)

9. Investments (continued)

Alternative investments accounted for using the equity method of accounting and investments in certain entities that calculate net asset value (NAV) per share (or its equivalent), including restricted and unrestricted assets, are as follows:

	December 31		Unfunded Commitments at	Redemption	Redemption
	2020	2019	**December 31, 2020**	**Frequency**	**Notice Period**
Equity commingled funds	**$ 48,714**	$ 71,877	**$ –**	**Monthly**	**10 days**
Equity long/short hedge funds	**85,989**	94,494	**–**	**Monthly/ Quarterly**	**30–90 days**
Opportunistic fixed-income hedge fund	**96,069**	47,876	**–**	**Quarterly**	**60 days**
Strategic fixed-income hedge fund	**105,226**	44,817	**–**	**Annually**	**120 days**
Fund of hedge funds	**–**	104,600	**–**	**Semiannually**	**95 days**
Real estate investment trust	**640**	740	**–**	**Monthly/ Quarterly**	**0–20 days**
Private capital fund	**30,061**	17,231	**29,940**	**7–9 years**	**N/A**
Total	**$ 366,699**	$ 381,635	**$ 29,940**		

Fairview's investments are exposed to various types and levels of risk. Equity securities and equity mutual funds expose Fairview to market risk, performance risk, and liquidity risk for both domestic and international investments. Market risk is the risk associated with major movements of the equity markets. Performance risk is the risk associated with a company's operating performance. Fixed-income securities and fixed-income mutual funds expose Fairview to interest rate risk, credit risk, and liquidity risk. As interest rates change, the value of many fixed-income securities is affected, including those with fixed interest rates. Credit risk is the risk that the obligor of the security will not fulfill its obligations. Liquidity risk is affected by the willingness of market participants to buy and sell particular securities. Liquidity risk tends to be higher for equities related to small capitalization companies and certain alternative investments, such as private capital funds, hedge funds, and fund of hedge funds. Through Fairview's investments in hedge funds and fund of hedge funds, Fairview is indirectly involved in investment activities, such as securities lending, trading in futures and forward contracts, and other derivative products. Derivatives are used to adjust underlying manager portfolio risk exposure. While these financial

(Dollars in Thousands)

9. Investments (continued)

instruments may contain varying degrees of risk, Fairview's risk with respect to such transactions is limited to its capital balance in each investment. Due to the volatility in the capital markets, there is a reasonable possibility of subsequent changes in fair value resulting in additional gains and losses in the near term.

Investment return is summarized and reported on the consolidated statements of operations and changes in net assets as follows for the year ended December 31:

	2020	**2019**
Dividends and interest	**$ 46,115**	$ 54,362
Investment expenses, net	**(4,941)**	(4,738)
Net realized gains	**122,788**	49,361
Unrealized gains on trading investments	**9,998**	185,405
	$ 173,960	$ 284,390
Other operating revenue	**$ 8,084**	$ 5,546
Nonoperating gains	**165,713**	278,416
Contributions and other changes, net, in donor-restricted net assets	**163**	428
	$ 173,960	$ 284,390

(Dollars in Thousands)

10. Leases

Fairview leases facilities, vehicles, and equipment under lease agreements, which include both monthly and long-term arrangements.

Assets and liabilities arising from leases as of December 31 are as follows:

	Classification	2020	2019
Right-of-use assets:			
Operating	ROU operating lease assets	**$ 139,921**	$ 159,822
Finance	Land, building, and equipment	**71,254**	74,908
Total right-of-use assets		**$ 211,175**	$ 234,730

	Classification	2020	2019
Current lease liabilities:			
Operating	ROU operating lease obligations	**$ 23,993**	$ 27,645
Finance	Current maturities of long-term debt	**3,026**	1,557
Non-current lease liabilities:			
Operating	ROU operating lease obligations	**131,737**	149,971
Finance	Long-term debt	**45,203**	54,059
Total lease liabilities		**$ 203,959**	$ 233,232

Finance lease assets are recorded net of accumulated amortization of $42,980 and $47,635 as of December 31, 2020 and 2019, respectively.

Lease cost for the years ended December 31 was as follows:

	2020	2019
Short-term rentals	**$ 36,363**	$ 37,716
Operating leases	**31,276**	32,336
Finance leases:		
Amortization of leased assets	**1,001**	2,633
Interest on lease liabilities	**2,757**	3,123
	$ 71,397	$ 75,808

(Dollars in Thousands)

10. Leases (continued)

The maturity of lease liabilities at December 31, 2020, was as follows:

	Operating Leases	Financing Leases	Total
Undiscounted cash flows due within:			
2021	$ 33,345	$ 5,278	$ 38,623
2022	28,085	3,704	31,789
2023	22,726	3,704	26,430
2024	19,729	3,713	23,442
2025	16,542	3,726	20,268
2026 and thereafter	78,932	54,645	133,577
Total undiscounted cash flows	199,359	74,770	274,129
Impact of present value discount	43,629	26,541	70,170
Amount reported on balance sheet	$ 155,730	$ 48,229	$ 203,959

Other disclosures as of or for the year ended December 31, 2020, are as follows:

	Operating	Financing
Cash flows for leases	**$ 36,688**	**$ 4,375**
ROU assets obtained in exchange for new lease liabilities	**7,488**	–
Weighted average term (years)	**8.6**	**18.1**
Weighted average discount rate	**3.61%**	**5.24%**

Other disclosures as of or for the year ended December 31, 2019, are as follows:

	Operating	Financing
Cash flows for leases	$ 30,134	$ 4,616
ROU assets obtained in exchange for new lease liabilities	11,590	–
Weighted average term (years)	9.0	20.4
Weighted average discount rate	3.6%	4.3%

(Dollars in Thousands)

11. Debt

Fairview's long-term debt is summarized as follows:

	Annual Interest Rates	Final Scheduled Maturity	Amount Outstanding at December 31 2020	2019
Health Care System Revenue Bonds:				
Series 2018A Tax-Exempt	4.00%–5.00%	2049	**$ 263,890**	$ 263,890
Series 2018B Taxable	Variable	2048	**113,015**	113,015
Series 2018C Taxable	Variable	2048	**110,510**	110,510
Series 2017A Tax-Exempt	2.00%–5.00%	2047	**187,430**	192,515
Series 2017B Taxable	3.13%	2047	**95,415**	95,415
Series 2017C Taxable	2.79%	2047	**95,410**	95,410
Series 2015A Tax-Exempt	2.00%–5.00%	2044	**99,935**	102,380
Series 2015 Taxable	4.16%	2043	**316,190**	328,150
Senior housing revenue bonds and notes	Various fixed rate	Various	**50,194**	64,308
Finance lease obligations	Various fixed rate	Various	**48,229**	55,616
Other	Various fixed rate	Various	**59,107**	11,842
			1,439,325	1,433,051
Net unamortized premium			**44,344**	46,017
Unamortized debt issuance costs			**(9,680)**	(10,386)
Current maturities of long-term debt			**(80,666)**	(30,064)
			$ 1,393,323	$ 1,438,618

In September 2015, the City of Minneapolis, on behalf of Fairview, issued Series 2015A tax-exempt bonds in the aggregate principal amount of $111,255 to refund the principal amount of previously outstanding revenue bonds and provide new money to fund facility expansion. At the same time, Fairview also issued Series 2015 taxable private placement bonds in the aggregate principal amount of $352,440 to refund the principal amount of previously outstanding revenue bonds. The Series 2015A bonds were issued at a premium of $11,808.

In August 2017, the Housing and Redevelopment Authority of the City of Saint Paul, on behalf of Fairview, issued Series 2017A tax-exempt bonds in the aggregate principal amount of $202,100 to refund existing debt. The Series 2017A bonds were issued at a premium of $22,628. At the same time, Fairview also entered into Series 2017B and Series 2017C taxable term loans with two financial institutions for a total of $190,825 to refund existing taxable direct placement debt. Fairview was able to issue the new debt at lower interest rates than the original debt acquired.

11. Debt (continued)

In October 2018, the City of Minneapolis, on behalf of Fairview, issued the Series 2018A fixed-rate tax-exempt bonds in the aggregate principal amount of $263,890 to refund the previously outstanding 2008B revenue bonds and provide $100,000 in new money to fund facility improvements. The Series 2018A bonds were issued at a premium of $16,009. Although the issuance of the 2018ABC bonds resulted in an $8,849 loss on early extinguishment of debt related to these transactions, which is recorded on a net basis in other nonoperating gains (losses) on the consolidated statement of operations and changes in net assets, these issuances resulted in a reduction of annual interest expense with minimal change in Fairview's maximum annual debt service.

The City of Minneapolis, on behalf of Fairview, also issued the Series 2018BC variable-rate demand bonds (VRDBs) in the aggregate principal amount of $223,525 to refund the principal amount of previously outstanding 2008CDE private placement bonds. In conjunction with the issuance of the VRDBs, Fairview has entered into various standby purchase and credit agreements in the amount of $227,420 that expire at various dates, commencing with $112,436 in October 2023 and $114,984 in October 2025. Under the terms of the agreements, the bank will make liquidity loans to Fairview in the amount necessary to purchase all or a portion of the VRDBs and pay up to 53 days of interest in the event of a failed remarketing. Principal payments on the liquidity loans would be generally payable beginning 367 days after a failed remarketing in quarterly installments over a three- or four-year amortization period. If the amortization period extends beyond the one-year anniversary of the stated maturity date of the letter of credit, full prepayment of the remaining balance would be required.

The Fairview Obligated Group (Obligated Group) is defined under the Master Trust Indenture dated September 1, 2015, between Fairview and U.S. Bank National Association, as amended and supplemented from time to time (the MTI). Under the terms of the MTI, members of the Obligated Group are jointly and severally liable for the debts and other obligations of each other and subject to various restrictive covenants, including limitations on incurring additional debt, sale of assets, and the maintenance of certain ratios, including days cash on hand, debt to capitalization, and debt service coverage. On August 30, 2017, Fairview entered into the Third Supplement to Master Indenture, which admitted HealthEast Care System, HealthEast St. Joseph's Hospital, HealthEast St. John's Hospital, HealthEast Woodwinds Hospital, and Grand Itasca Clinic and Hospital as obligated affiliates as permitted under Section 9.01 of the MTI. The Obligated Group consists of Fairview Health Services, Fairview Pharmacy Services, Range Regional Healthcare Services, HealthEast, HealthEast St. Joe's Hospital, HealthEast St. John's Hospital, HealthEast Woodwinds Hospital, and Grand Itasca Clinic and Hospital (collectively, Obligated Affiliates).

(Dollars in Thousands)

11. Debt (continued)

The Obligated Group accounted for 84% of Fairview's consolidated total operating revenue for 2020, and 85% of Fairview's total consolidated assets at December 31, 2020.

Fairview paid interest, net of capitalized interest, of $52,090 and $55,302 for the years ended 2020 and 2019, respectively.

The following are aggregate maturities and sinking fund requirements of long-term debt for each of the next five years, assuming no early redemption or other changes to variable-rate debt.

2021	$ 80,666
2022	27,390
2023	28,378
2024	29,577
2025	31,994

In October 2005, Fairview and North Memorial Medical Center (NMMC) formed Maple Grove Hospital Corporation (MGHC) to construct and operate the Maple Grove Hospital. Fairview and NMMC are the only two members of MGHC, and Fairview holds a 25% equity interest in MGHC, which is recorded within investments in related parties on the consolidated balance sheets. Fairview has guaranteed 25% of the principal and interest obligations associated with the Health Care Facilities Revenue Bonds, Series 2007, issued on behalf of MGHC, in the event of MGHC's default. The bonds have an outstanding principal balance of $107,585 as of December 31, 2020 and are payable in installments through May 2037 at annual interest rates ranging from 3.0% to 5.0% Fairview has not recorded a liability related to the guarantee as it has been deemed not probable that MGHC will default on the debt.

In July 2020, Fairview obtained a $50,000 term loan with Wells Fargo to support general liquidity. The loan matures on October 29, 2021, and has a fixed interest rate of 1.86%.

Fairview maintained a credit arrangement for short-term borrowing during 2020 and 2019. At December 31, 2020, Fairview had $50,000 in credit available for short-term borrowing at a variable interest rate through December 10, 2021. There were no amounts outstanding at December 31, 2020 or 2019.

(Dollars in Thousands)

12. Derivative Financial Instruments

Fairview uses various derivative financial instruments, including interest rate swaps, as part of its risk management strategy to manage exposure to fluctuation in interest rates and to manage the overall cost of its debt. Derivatives are used to manage identified and approved exposures and are not used for speculative purposes.

Interest rate swaps between Fairview and a third party (counterparty) provide for the periodic exchange of payments between the parties based on changes in a defined index, the London Interbank Offered Rate (LIBOR), and a fixed rate and include counterparty credit risk. Counterparty credit risk is the risk that contractual obligations of the counterparties will not be fulfilled. Concentrations of credit risk relate to groups of counterparties that have similar economic or industry characteristics that would cause their ability to meet contractual obligations to be similarly affected by changes in economic or other conditions. Counterparty credit risk is managed by requiring high credit standards for Fairview's counterparties. The counterparties to these contracts are financial institutions that carry investment-grade credit ratings. The interest rate swap contracts contain collateral provisions applicable to both parties to mitigate credit risk. Fairview does not anticipate nonperformance by its counterparties.

The following is a summary of the outstanding positions under these interest rate swaps at December 31, 2020:

Instrument Type	Notional Amount	Maturity Date	Rate Paid	Rate Received
Floating-to-fixed rate swap	$ 74,880	November 15, 2047	3.50%	62.4% of 1-month LIBOR and 0.29%
Floating-to-fixed rate swap	147,620	November 15, 2047	3.60	62.4% of 1-month LIBOR and 0.29%

The fair value of interest rate swaps of $(98,725) and $(82,672) at December 31, 2020 and 2019, respectively, is recorded as a liability on the consolidated balance sheets.

None of the derivative financial instruments are designated as hedging instruments. Accordingly, nonoperating (losses) gains are recorded on the consolidated statements of operations and changes in net assets. The losses on interest rate swaps are $(22,376) and $(27,845) for the years ended December 31, 2020 and 2019, respectively.

12. Derivative Financial Instruments (continued)

Fairview offsets the fair value amounts recognized for the derivative instruments and the fair value amounts recognized for the right to reclaim cash collateral (a receivable) based on the terms of the master netting agreement with the counterparty. Fairview's master netting agreements contain provisions that require Fairview to post collateral with the counterparty when the net liability of the derivative instruments is greater than the predetermined threshold. Collateral of $60,067 and $0 was required to be posted and reduced the outstanding liability recorded at December 31, 2020 and 2019, respectively.

Fairview has been authorized certain investment managers to purchase financial derivative instruments on its behalf. Specifically, equity and fixed income futures are used to invest cash in equities and/or obtain equity market exposure. Fairview's derivative instruments involve varying degrees of risk of loss in excess of the amount recognized in the consolidated financial statements arising from potential changes in market prices. The market value of the total notional derivative contracts was $25,192 as of December 31, 2020. Realized gains for the derivatives were $5,515 during 2020. In addition, Fairview, through its investment activities, is indirectly involved in such activities as trading in futures, forward contracts, and other derivative products. While these instruments may contain varying degrees of risk, Fairview's risk with respect to such transactions is limited to its respective share in each investment pool.

13. Fair Value Measurements

Fairview's investments include money market, fixed-income, and equity securities, which are carried at fair value, based on quoted market prices, and are classified as trading securities. Investments designated for use within one year are classified as short-term investments on the consolidated balance sheets. Investment securities are exposed to various risks, such as interest rate, credit, and overall market volatility. In addition, Fairview invests in commingled funds, which are accounted for at NAV as a practical expedient to fair value, and other alternative investments, which are accounted for using the equity method of accounting.

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurements and disclosures section of the FASB's Accounting Standards Codification establishes a framework for measuring fair value. The framework consists of a three-level hierarchy for fair value measurements based upon the transparency of inputs to the valuation of an asset or a liability as of the measurement date.

13. Fair Value Measurements (continued)

A financial instrument's categorization within the valuation hierarchy is based upon the lowest level of input that is significant to the fair value measurement.

The fair value for Level 1 assets in the fair value measurements tables is based upon quoted market prices. Fair value for Level 2 is based on quoted prices for similar instruments in active markets, quoted prices for identical or similar instruments in markets that are not active, and model-based valuation techniques for which all significant assumptions are observable in the market or can be corroborated by observable market data for substantially the full term of the assets. Inputs are obtained from various sources, including market participants, dealers, and brokers. Fairview utilizes a discounted cash flow methodology for valuing derivative financial instruments. The valuations reflect a credit spread adjustment to the LIBOR discount curve in order to reflect the credit value adjustment for nonperformance risk. The credit spread adjustment is derived from other comparably rated entities' bonds priced in the market. The credit spread adjustment recorded was $11,661 and $3,821 at December 31, 2020 and 2019, respectively. Fair value for Level 3 is based on unobservable market data. There were no financial instruments recorded at fair value classified as Level 3 at December 31, 2020 or 2019.

The methods described above may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, while Fairview believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different estimate of fair value at the reporting date.

The carrying values of cash and cash equivalents, accounts receivable for medical services, accounts payable, and receivables and payables under third-party reimbursement contracts are reasonable estimates of their fair value due to the short-term nature of these financial instruments.

The estimated fair value of fixed-rate long-term debt was $143,682 and $85,463 more than its carrying value at December 31, 2020 and 2019, respectively, which included consideration of third-party credit enhancements, of which there was no effect. The valuation for the fair value of long-term debt is completed by a third-party service and considers a number of factors, including, but not limited to, (i) general interest rate and market conditions; (ii) quoted prices for similar instruments; (iii) comparable trades, where available; and (iv) discounted cash flow analyses using current borrowing rates for similar types of borrowing arrangements, adjusted for Fairview credit

(Dollars in Thousands)

13. Fair Value Measurements (continued)

risk. Based on the inputs used in determining the estimated fair value of long-term debt, this liability would be considered Level 2 on the fair value hierarchy. The fair value of variable-rate debt is assumed to be equal to cost based on the nature of these obligations.

The following table presents the financial instruments carried at fair value on a recurring basis as of December 31, 2020, based on the definition of the fair value hierarchy:

	Level 1	Level 2	Level 3	Total
Assets				
Cash and cash equivalents	$ 701,645	$ –	$ –	$ 701,645
Asset-backed securities	–	52,927	–	52,927
Mortgage-backed securities	–	40,004	–	40,004
Corporate debt securities	–	256,773	–	256,773
Equity mutual funds	718,967	–	–	718,967
Equity securities	85,517	–	–	85,517
Fixed-income mutual funds	269,022	–	–	269,022
Municipal debt securities	–	67,041	–	67,041
Sovereign debt	–	1,350	–	1,350
U.S. government agency debt securities	–	188,595	–	188,595
U.S. treasury debt securities	228,234	–	–	228,234
Total investments at fair value	$ 2,003,385	$ 606,690	$ –	2,610,075
Equity commingled funds at NAV[(1)]				48,714
Investments not at fair value				317,985
Total investments				$ 2,976,774
Liabilities				
Derivative financial instruments	$ –	$ (38,658)	$ –	$ (38,658)

[(1)]In accordance with ASC 820-10, Revenue from Contracts with Customers, certain investments that are measured at fair value using the net asset value per share (or its equivalent) practical expedient have not been classified in the fair value hierarchy.

(Dollars in Thousands)

13. Fair Value Measurements (continued)

The following table presents the financial instruments carried at fair value on a recurring basis as of December 31, 2019, based on the definition of the fair value hierarchy:

	Level 1	Level 2	Level 3	Total
Assets				
Cash and cash equivalents	$ 278,682	$ –	$ –	$ 278,682
Asset-backed securities	–	59,633	–	59,633
Certificates of deposit	–	1,687	–	1,687
Mortgage-backed securities	–	40,196	–	40,196
Corporate debt securities	–	278,785	–	278,785
Equity mutual funds	747,193	–	–	747,193
Equity securities	99,614	1,282	–	100,896
Fixed-income mutual funds	230,345	–	–	230,345
Municipal debt securities	–	50,355	–	50,355
Sovereign debt	–	1,435	–	1,435
U.S. government agency debt securities	–	204,475	–	204,475
U.S. treasury debt securities	169,209	–	–	169,209
Total investments at fair value	$ 1,525,043	$ 637,848	$ –	2,162,891
Equity commingled funds at NAV[(1)]				71,877
Investments not at fair value				309,758
Total investments				$ 2,544,526
Liabilities				
Derivative financial instruments	$ –	$ (82,672)	$ –	$ (82,672)

[(1)] In accordance with ASC 820-10, certain investments that are measured at fair value using the net asset value per share (or its equivalent) practical expedient have not been classified in the fair value hierarchy

14. Commitments and Contingencies

Fairview is insured with external insurance carriers for professional and general liability claims in excess of amounts self-insured through its insurance subsidiary. Fairview self-insures a portion of its professional and general liability risk through its wholly owned captive insurance subsidiary. Premiums paid to its captive insurance subsidiary are based on the cost of comparable coverage with commercial insurance companies and are eliminated in consolidation. Fairview also maintains coverage for losses in excess of certain limits with an outside insurance carrier under a risk-sharing program with certain other health care providers. Premiums are based on the experience of Fairview and the other health care providers and could result in a retrospective adjustment.

Fairview manages its professional and general liability insurance programs through its captive insurance company and its employee health insurance through self-funded plans. The provision for claims against these programs includes an estimate of the ultimate cost for reported claims and claims incurred but not reported. The estimate for professional and general liability, workers' compensation, and employee health insurance claims is based on actual claims to date and actuarial studies of Fairview's estimated future liability for such claims.

The estimated liability for outstanding employee health insurance claims was $31,228 and $27,884 at December 31, 2020 and 2019, respectively. The estimated liability for professional, general, and workers' compensation claims totaled $92,423 and $93,218 at December 31, 2020 and 2019, respectively, and is included in other current liabilities and insurance subsidiaries claims reserves. Valuation of these liabilities is based on historical data.

Fairview is a defendant in various lawsuits arising in the ordinary course of business. Although the outcome of these lawsuits cannot be predicted with certainty, management believes the ultimate disposition of such matters will not have a material adverse effect on Fairview's consolidated financial condition or operations. However, there can be no assurance that this will be the case.

Approximately 26% of Fairview's employees are represented by various collective bargaining arrangements that expire within one to four years.

(Dollars in Thousands)

15. Employee Benefit Plans

Fairview sponsors a number of defined contribution pension plans covering most of its employees who meet certain eligibility requirements. Fairview's contribution expense for the plans was $64,553 and $83,493 for the years ended December 31, 2020 and 2019, respectively, and is reported on the consolidated statements of operations and changes in net assets within salaries and benefits expense.

Fairview had several defined benefit plans, participation in which is frozen, and postretirement plans. In 2020, Fairview finalized the termination of two defined benefit plans and fully distributed the remaining plan assets and fully satisfied all remaining obligations. The remaining plans provide pension and postretirement benefits to approximately 10% of Fairview's employees. Net periodic benefit costs totaled $3,315 and $3,805 for 2020 and 2019, respectively. At December 31, 2020 and 2019, the net accrued benefit costs are recorded within other long-term liabilities on the consolidated balance sheets and totaled $24,577 and $24,064, respectively. The change to Fairview's unrestricted net assets arising from changes in plan assets and benefit obligations was $(2,475) and $(4,119) in 2020 and 2019, respectively. The weighted average discount rate and expected long-term rate of return on plan assets used to estimate the net periodic benefit cost were 3.20% and 5.28% for 2020 and 4.09% and 5.29% for 2019, respectively. The weighted average discount rate used to estimate the accrued benefit cost at December 31, 2020 and 2019, was 1.61% and 3.89%, respectively. The projected benefit obligation for the plans totaled $70,871 and $90,175 at December 31, 2020 and 2019, respectively.

The fair value of pension plan assets was determined using the fair value hierarchy as defined in Note 13. Fair value methodologies for Level 1 are consistent with the inputs described in Note 13. Fair value of pooled separate accounts is based on the net asset value of shares held by the plans at year-end and is classified as Level 2. Fair value of the guaranteed investment contract is calculated by the annuity provider based on unobservable market data and is classified as Level 3.

The following analysis of the pension plan assets, measured at fair value on a recurring basis, is based on the definition of the fair value hierarchy at December 31, 2020:

	Level 1	Level 2	Level 3	Total
Assets				
Pooled separate accounts	**$ –**	**$ 52,493**	**$ –**	**$ 52,493**
Guaranteed investment contract	**–**	**–**	**941**	**941**
	$ –	**$ 52,493**	**$ 941**	**$ 53,434**

(Dollars in Thousands)

15. Employee Benefit Plans (continued)

The following analysis of the pension plan assets, measured at fair value on a recurring basis, is based on the definition of the fair value hierarchy at December 31, 2019:

	Level 1	Level 2	Level 3	Total
Assets				
Cash and cash equivalents	$ 87	$ –	$ –	$ 87
Mutual funds	3,863	–	–	3,863
Pooled separate accounts	–	65,506	–	65,506
Guaranteed investment contract	–	–	910	910
	$ 3,950	$ 65,506	$ 910	$ 70,366

Fairview also participates in union-sponsored multiemployer plans to which contributions are made in accordance with collective bargaining agreements. The risks of participation in these multiemployer plans are different from single-employer plans in the following aspects: (a) assets contributed to the multiemployer plan by one employer may be used to provide benefits to employees of other participating employers; (b) if a participating employer stops contributing to the plan, the unfunded obligations of the plan may be borne by the remaining participating employers; and (c) if Fairview chooses to stop participating in some of its multiemployer plans and if the plan is underfunded, Fairview may be required to pay those plans an amount based on the underfunded status of the plan, referred to as the withdrawal liability.

Fairview's participation in these plans is outlined in the table below. The "EIN/Pension Plan Number" column provides the Employee Identification Number (EIN) and the three-digit plan number, if applicable. The most recent Pension Protection Act zone status available is for the plan's year-end at December 31, 2020 and 2019. The zone status is based on information that Fairview received from the plan and is certified by the plan's actuary. Among other factors, plans in the red zone are generally less than 65% funded, plans in the yellow zone are less than 80% funded, and plans in the green zone are at least 80% funded. The "FIP/RP Status Pending/Implemented" column indicates plans for which a financial improvement plan (FIP) or a rehabilitation plan (RP) is either pending or has been implemented. The last column lists the expiration date of the collective bargaining agreement to which the plans are subject.

(Dollars in Thousands)

15. Employee Benefit Plans (continued)

Pension Fund	EIN/ Pension Plan Number	Pension Protection Act Zone Status 2020	Pension Protection Act Zone Status 2019	FIP/ RP Status Pending/ Implemented	Contributions of Fairview for the Plan Year Ended 2020	Contributions of Fairview for the Plan Year Ended 2019	Surcharge Imposed	Expiration Date of Collective Bargaining Agreement
Twin City Hospitals Minnesota Nurses Association Pension Plan	41-6184922 – 001	**Green**	Green	N/A	$ 30,148	$ 25,308	No	May 31, 2022
Other					2,487	2,648		
Total contributions					$ 32,635	$ 27,956		

Total amounts expensed under the union-sponsored multiemployer plans were $32,635 and $27,956 for 2020 and 2019, respectively, and were recorded within salaries and benefits on the consolidated statements of operations and changes in net assets. Fairview contributes more than 5% of the total contributions to all of the plans in which it participated for the plan years 2020 and 2019. Fairview is required to make a minimum contribution of $34,021 in 2021. The funding improvement plan for the Twin City Hospitals Minnesota Nurses Association Pension Plan requires no contribution or benefit changes from the currently bargained amounts to achieve the funding improvement plan goals. At the date Fairview's consolidated financial statements were issued, Forms 5500 were not available for the plans' year ended in 2020.

(Dollars in Thousands)

16. Functional Expenses

Fairview provides health-related services to patients and operates a health insurance services organization providing health insurance services to subscribers in the communities it serves. Recurring and non-recurring expenses related to providing these services, included on the consolidated statements of operations and changes in net assets, are as follows:

	Health Care Services	Health Insurance Services	General and Administrative	Total
Year ended December 31, 2020				
Salaries and benefits	**$ 2,320,897**	**$ 38,136**	**$ 438,244**	**$ 2,797,277**
Supplies	**1,658,624**	**–**	**12,634**	**1,671,258**
Purchased services	**856,754**	**303,643**	**63,065**	**1,223,462**
Depreciation and amortization	**92,283**	**258**	**49,761**	**142,302**
Interest	**45,634**	**–**	**3,954**	**49,588**
Other	**307,591**	**2,329**	**145,956**	**455,876**
	$ 5,281,783	**$ 344,366**	**$ 713,614**	**$ 6,339,763**

	Health Care Services	Health Insurance Services	General and Administrative	Total
Year ended December 31, 2019				
Salaries and benefits	$ 2,316,430	$ 33,862	$ 465,857	$ 2,816,149
Supplies	1,538,511	–	11,547	1,550,058
Purchased services	795,249	259,391	50,729	1,105,369
Depreciation and amortization	101,868	694	56,085	158,647
Interest	49,966	–	3,403	53,369
Other	329,836	2,584	129,998	462,418
	$ 5,131,860	$ 296,531	$ 717,619	$ 6,146,010

17. Income Taxes

Most of Fairview's controlled affiliates are tax-exempt organizations as described in Section 501(c)(3) of the Internal Revenue Code. These organizations are subject to income tax on any income from unrelated business activities. Fairview also owns or controls certain taxable affiliates. Fairview files income tax returns in the U.S. federal jurisdiction and in various state and local jurisdictions. With few exceptions, Fairview is no longer subject to U.S. federal, state, and local, or non-U.S. income tax examinations by tax authorities for years before 2015.

17. Income Taxes (continued)

Fairview recognizes all tax positions, including those positions in a previously filed tax return or a position expected to be taken in a future tax filing that is reflected in measuring current or deferred income tax assets and liabilities, when it is more likely than not (likelihood of greater than 50%) that, based on technical merits, the position will be sustained upon examination. There are no uncertain tax positions recorded on the consolidated balance sheets as of December 31, 2020 or 2019. Fairview has made reasonable estimates of the provision for income taxes and on existing deferred tax balances based on accounting guidance included in ASC 740, *Income Taxes*.

Fairview does not expect that there will be a significant change in the total amount of unrecognized tax benefits within the next 12 months.

18. Subsequent Events

Fairview evaluated events and transactions occurring subsequent to December 31, 2020 through April 16, 2021, the date of issuance of the accompanying consolidated financial statements. During this period, there were no other subsequent events requiring recognition or disclosure in the consolidated financial statements.

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