

HCA Florida Highlands Hospital
Ongoing Capital Expenditure Projects

Prepared by Weaver and Tidwell, L.L.P. for Jones Walker
on behalf of the Highlands County Hospital District

Over the last few years, the Hospital has been undergoing considerable plant (e.g. electrical, HVAC, etc.) upgrades. HCA management provided Weaver with the below estimates regarding expected 2026/2027 spend; however, such items were neither capitalized nor booked as construction in progress as of the Valuation Date, or December 31, 2025. Through June 30, 2026, HCA has paid ~\$7.0 million of ~\$9.7 million committed for such projects.

HCA 2026 Real Property Improvement Plan - Represented on June 30, 2026

Project Description	Notes	Actual Paid	Current Commitments	Total Budget	Construction Finish Date	Capitalization Date
FLHIGH: 2018-04-P1: ADA Construction	1, 5	271,027	255,141	2,598,000	12/31/2027	n/a
FLHIGH FY22 EPSS (EMR)	2	5,782,019	6,720,083	7,465,902	4/30/2026	10/30/2026
FLHIGH FY24 LIM Panel Replacement	3	762,462	2,365,618	2,510,704	5/17/2027	8/9/2027
FLHIGH FY24 Kitchen Infrastructure		-	19,950	19,950	1/31/2026	n/a
FLHIGH FY25 AHU 01, 02, 03, 14, 15, 16 Replacements	1, 4	135,831	388,089	4,072,017	12/15/2026	2/1/2027
Total		6,951,339	9,748,880	16,666,573		

- 1) Unlike other projects, combined budgeted amount of ~\$6.7 million has largely not yet been committed.
- 2) Emergency power supply system
- 3) Line isolation monitors replacement
- 4) Air handling unit replacement
- 5) Construction finish is after district lease expires on July 2027.