

**COMMONWEALTH OF PUERTO RICO
PUERTO RICO PUBLIC HOUSING ADMINISTRATION
(A Fund of the Commonwealth of Puerto Rico)**

**SINGLE AUDIT REPORT
YEAR ENDED JUNE 30, 2025**

**COMMONWEALTH OF PUERTO RICO
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**President of the Governing Board
Puerto Rico Public Housing Administration
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INDEPENDENT AUDITORS' REPORT

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the **Puerto Rico Public Housing Administration** (the Administration), a fund of the Commonwealth of Puerto Rico, and a component unit of the Puerto Rico Department of Housing, as of and for the years ended June 30, 2025 and 2024, and the related notes to the financial statements, which collectively comprise a portion of the Commonwealth of Puerto Rico basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Administration, as of June 30, 2025 and 2024, and the respective changes in financial position and cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Other Matters

As discussed in Note 1, the financial statements of the Administration are intended to present the financial position, the changes in its financial position and cash flows of only that portion of the Commonwealth of Puerto Rico that is attributable to the transactions of the Administration. They do not purport to, and do not, present the financial position of the Commonwealth of Puerto Rico, the changes in financial position or its cash flows in conformity with accounting principles generally accepted in the United States of America.

Grant Programs

The Administration receives financial assistance from the federal government in the form of grants and receipt of grants is generally conditioned upon compliance with the terms and conditions of the grant agreements and applicable federal laws and regulations including the expenditure of resources for eligible purposes. Substantially, all grants are subject to audit under the Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance) and compliance audits by the grantor agencies. Disallowance as a result of these audits may become liabilities of the Administration. Nevertheless, the Administration's management believes that disallowed expenditures, if any, will not have a material effect on its financial position and are uncertain at this time. Accordingly, no provision for any liability that may result has been made in the financial statements.

(Continues)

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INDEPENDENT AUDITORS' REPORT (CONTINUED)

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Administration's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Administration's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Administration's ability to continue as a going concern for a reasonable period of time.

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

(Continues)

**President of the Governing Board
Puerto Rico Public Housing Administration
San Juan, Puerto Rico
Page 3**



INDEPENDENT AUDITORS' REPORT (CONTINUED)

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 22 and employees' retirement system and other post-employment benefits information on pages 71 and 72 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the management's discussion and analysis and to the employees' retirement system and other post-employment benefits information required in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the basic financial statements. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 31, 2026, on our consideration of the Administration's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Administration's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Administration's internal control over financial reporting and compliance.

Guaynabo, Puerto Rico
March 31, 2026

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Public Housing Administration

COMMONWEALTH OF PUERTO RICO
PUERTO RICO PUBLIC HOUSING ADMINISTRATION
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
Years Ended June 30, 2025 and 2024

Our discussion and analysis of Puerto Rico Public Housing Administration ("PRPHA") financial performance provides an overview of PRPHA's financial activities for the fiscal years ended on June 30, 2025, 2024 and 2023. Please read it in conjunction with the financial statements, which begin on page 23.

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS

Management's Discussion and Analysis serve as an introduction to the PRPHA's basic financial statements, which include: 1) Statement of Net Position, 2) Statement of Revenues, Expenses and Changes in Net Position, 3) Statement of Cash Flows, and 4) Notes to the Basic Financial Statements. These statements and information represent the actual financial position of PRPHA. Below, you will find a brief explanation of the statements and notes.

- 1) The **Statement of Net Position** presents PRPHA's total assets plus deferred outflows of resources, equals liabilities plus deferred inflows of resources plus net position, at the end of the fiscal year. The difference between the assets and deferred outflows of resources and liabilities and deferred inflows of resources is reported as net position.
- 2) The **Statement of Revenues, Expenses, and Changes in Net Position** shows how PRPHA's net position changed during the fiscal year. PRPHA reports all changes in net position as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flow.
- 3) The **Statement of Cash Flows** shows PRPHA's cash inflows and outflows for the year. It also shows how cash and cash equivalents were provided by and used in PRPHA's operating, investing, non-capital financing, capital, and related financing activities. The net increase or decrease in PRPHA's cash and cash equivalents is added to the beginning balance of the fiscal year to arrive at the cash and cash equivalents balance at the end of the fiscal year. This statement is presented on a cash basis and only presents cash receipt and cash disbursement information. PRPHA uses the direct method of presenting cash flows, which includes reconciliation of net cash used by operating activities.
- 4) The **Notes to the Financial Statement** are an integral part of the financial statements, in which information is disclosed is essential for a full understanding of PRPHA's financial health.

FINANCIAL HIGHLIGHTS

The financial statements for fiscal years ended on June 30, 2025 and 2024 are presented in accordance with the Governmental Accounting Standards Board (GASB) Statement No. 63 "*Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*"; and the Statement No. 34 "*Basic Financial Statements and Management's Discussion Analysis for State and Local Government*".

Statement of Net Position

- As of June 30, 2025, PRPHA's total assets and deferred outflows are approximately \$2.5 billion representing an increase of \$18 million or 1% when compared with the prior fiscal year. This increase includes the following variances between the current and prior fiscal year balances:

Increases:

- Rent and other receivables increase by \$20 million or 18%.
- Certificates of deposits increase by \$2.5 million or 4%.

Decrease:

- Cash and cash equivalent decreased by approximately \$500 thousand.
- Non-current assets decreased by \$2.8 million or less than 1% mainly due to the decrease of \$2.4 million in capital assets.
- Deferred outflows of resources decreased by \$1.9 million or 40% mainly due to a decrease in the Pension-related figures amounting to \$1.9 million.

Total liabilities are approximately \$445 million, representing a decrease of approximately \$80.2 million or 15% when compared to the prior year's balance.

COMMONWEALTH OF PUERTO RICO
PUERTO RICO PUBLIC HOUSING ADMINISTRATION
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
Years Ended June 30, 2025 and 2024

- As of June 30, 2024, PRPHA's total assets and deferred outflows are approximately \$2.4 billion representing a decrease of \$52.8 million or 2% when compared with the prior fiscal year. This decrease includes the following variances between the current and prior fiscal year balances:

Increases:

- Rent and other Receivable increase by \$5.5 million or 5%.
- Certificates of deposits increase by \$1.9 million or 4%.

Decrease:

- Cash and cash equivalent decreased by approximately \$43.7 million or 6%.
- Deferred outflows of resources decreased by \$2.6 million or 36% mainly due to a decrease in the Pension-related figures amounting to \$2.6 million.
- Non-current assets decreased by \$13.6 million or 1% mainly due to the decrease of \$14 million in Capital Assets.

Total liabilities are approximately \$525 million, representing a decrease of approximately \$41.2 million or 7% when compared to the prior year's balance.

Statement of Revenues, Expenses, and Changes in Net Position

- The current fiscal year's financial statements reflect a net operating loss before non-operating revenues (expenses) and grants amounting to approximately \$480 million, representing an increase in the loss of \$11.2 million or 2% from the prior fiscal year.

The net operating loss balance includes approximately \$52.6 million in revenues and approximately \$532 million in expenses. Operating revenues increased by \$6.3 million or 14%, and expenses increased by approximately \$17.5 million or 3%.

Non-operating revenues (expenses) and grants amounted to approximately \$497.8 million, \$125.6 million more when compared with the prior fiscal year. Non-operating revenues (expenses) and grants increase mainly due to the net effect of an increase in federal grants of \$136.3 million, a decrease in gain on disposition of dwelling properties of \$1.2 thousand, a decrease in interest earned of \$8.9 million, a decrease in legislative appropriation of \$1.4 million and an increase in mixed finance transactions (expenses) amounted to \$500 thousand in comparison with prior year's figures.

The balance of net position at the end of the year amounted to approximately \$2 billion, representing an increase of approximately \$99.3 million or 5% compared to the prior year.

- The prior fiscal year's financial statements reflect a net operating loss before non-operating revenues (expenses) and grants amounting to approximately \$468.8 million, representing an increase in the loss of \$20.6 million or 5% from the prior fiscal year.

The net operating loss balance includes approximately \$46.3 million in revenues and approximately \$515.1 million in expenses. Operating revenues decreased by \$242 thousand or 1%, and expenses increased by approximately \$20.3 million or 4%.

Non-operating revenues (expenses) and grants amounted to approximately \$372.2 million, \$1 million more when compared with the prior fiscal year. Non-operating revenues (expenses) and grants increase mainly due to the net effect of a decrease in federal grants of \$17.8 million and an increase in interest earned amounted to \$19.2 million in comparison with prior year's figures.

The balance of net position at the end of the year amounted to approximately \$1.9 billion, representing a decrease of approximately \$6.7 million or less than 1% compared to the prior year.

COMMONWEALTH OF PUERTO RICO
PUERTO RICO PUBLIC HOUSING ADMINISTRATION
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
Years Ended June 30, 2025 and 2024

REPORTING THE ADMINISTRATION AS A WHOLE

The Statement of Net Position and the Statement of Revenues, Expenditures and Changes in Net Position report information about PRPHA's activities in a way that helps gather an understanding of the financial position of the Administration as a whole. These statements include all assets, deferred outflows, liabilities, and deferred inflows using the accrual basis of accounting, which is like the accounting used by most private-sector companies.

As shown in Table 1, PRPHA's Net Position amounted to approximately \$2 billion with an increase of \$99.3 million or 5% in comparison with the prior year's figures.

Approximately \$98.9 million and \$139.2 million of the total net position is restricted for specific purposes for the years ended June 30, 2025 and 2024, respectively.

This includes the homeownership initiative, capital improvements of certain public housing projects and the modernization of PRPHA's projects. Unrestricted amounts are the funds that can be used to finance day-to-day operations (for example, to cover management fees, management cost, utilities, negative rent, professional services, and others). These assets come from debt covenants, enabling legislation, or other legal requirements that amounted to approximately \$883.2 million and \$792.9 million at the end of fiscal years 2025 and 2024, respectively.

PRPHA's Net Position includes approximately \$1 billion and \$986.7 million investments in capital assets, net of related debt for the years ended June 30, 2025, and 2024, respectively.

Table 1: Summary of Statement of Net Position

	June 30,				June 30,			
	2025	2024	Change	%	2024	2023	Change	%
Assets								
Current assets	\$ 868,915,182	\$ 845,661,247	\$ 23,253,935	3%	\$ 845,661,247	\$ 882,319,102	\$ (36,657,855)	(4%)
Capital assets (net)	1,112,649,232	1,115,048,501	(2,399,269)	-	1,115,048,501	1,129,007,673	(13,959,172)	(1%)
Other non-current assets	478,818,421	479,206,178	(387,757)	-	479,206,178	478,810,971	395,207	-
Total assets	2,460,382,835	2,439,915,926	20,466,909		2,439,915,926	2,490,137,746	(50,221,820)	
Deferred Outflows of Resources	2,801,400	4,674,700	(\$1,873,300)	(40%)	4,674,700	7,278,696	(\$2,603,996)	(36%)
Total assets and deferred outflows	\$ 2,463,184,235	\$ 2,444,590,626	\$ 18,593,609	1%	\$ 2,444,590,626	\$ 2,497,416,442	\$ (52,825,816)	(2%)
Liabilities								
Current liabilities	\$ 327,246,789	\$ 368,736,723	\$ (41,489,934)	(11%)	\$ 368,736,723	\$ 381,114,000	\$ (12,377,277)	(3%)
Noncurrent liabilities	117,804,175	156,278,398	(38,474,223)	(25%)	156,278,398	184,016,682	(27,738,284)	(15%)
Total liabilities	445,050,964	525,015,121	(79,964,157)	(15%)	525,015,121	565,130,682	(40,115,561)	-7%
Deferred Inflows of Resources	-	765,745	(765,745)	(100%)	765,745	6,805,256	(6,039,511)	(89%)
Net position	2,018,133,271	1,918,809,760	99,323,511	5%	1,918,809,760	1,925,480,504	(6,670,744)	-
Total liabilities, deferred inflows of resources and net position	\$ 2,463,184,235	\$ 2,444,590,626	\$ 18,593,609	1%	\$ 2,444,590,626	\$ 2,497,416,442	\$ (52,825,816)	(2%)

The change in net position amounted to \$99.4 million for the fiscal year ended June 30, 2025.

COMMONWEALTH OF PUERTO RICO
PUERTO RICO PUBLIC HOUSING ADMINISTRATION
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
Years Ended June 30, 2025 and 2024

RESULT OF OPERATIONS

Tables 2 and 3 detail the amounts received by each fund, the Non-Operating Federal Grants, and the Capital Contribution received from HUD in order to operate PRPHA.

During fiscal year 2025, the Public Housing Fund received \$304.1 million or 59% of the total Non-Operating Federal Grants. The amount received for the Capital Fund Program of the total Non-Operating Federal Grants was approximately \$78.6 million or 15%. Also, PRPHA received under the Public Housing Choice Voucher, Disaster Grants, Hazard Mitigation Grants, CDBG and ERAP approximately \$92.5 million, \$19.7 million, \$7.7 million, \$3 million and \$4.2 million, respectively.

As of 2024 and 2023, the Public Housing Fund received \$265.9 million or 71% and \$281.7 or 71% of the total Non-Operating Federal Grants. The amount received for the Capital Fund Program of the total Non-Operating Federal Grants was approximately \$20.6 million or 5% and \$24 million or 6%. Also, PRPHA received under the Housing Choice Voucher \$78.6 million or 21% and 79.2 million or 20%, respectively.

As of 2023 and 2022, the Public Housing Fund received \$281.7 million or 71% and \$282.7 or 64% respectively, of the total Non-Operating Federal Grants. The amount received for the Capital Fund Program of the total Non-Operating Federal Grants was approximately \$24 million or 6% and \$22 million or 5% for 2023 and 2022, respectively. These costs are for soft-cost expenditures that include relocation costs, administrative expenses, among other related costs.

Table 2

FY 2025						
Program Title	CFDA Number	Non-Operating Federal Grants	%	Capital Contributions	%	Non-Operating Revenues
Capital Fund Program	14.872	\$ 78,503,344	15%	\$ 77,925,715	96%	\$ 156,429,059
Public Housing	14.850	304,095,568	59%	3,617,309	4%	307,712,877
Housing Choice Voucher	14.871	92,428,043	18%	-	-	92,428,043
Section 8 SRO	14.249	561,917	0%	-	-	561,917
HCEVMS Mainstream Voucher	14.879	859,595	0%	-	-	859,595
Lower Income						
Housing Assistance Program						
Section 8 Moderate	14.856	691,800	0%	-	-	691,800
Project Safe Neighborhoods	16.609	-	0%	-	-	-
Emergency Housing Voucher	14.EHV	1,596,753	0%	-	-	1,596,753
Disaster Grants	97.036	19,698,432	4%	-	-	19,698,432
Hazard Mitigation Grant	97.039	7,692,806	1%	-	-	7,692,806
CDBG	14.269	3,088,810	1%	-	-	3,088,810
Emergency rental assistant ERAP	14.ERAP	4,157,220	1%	-	-	4,157,220
Total		\$ 513,374,288		\$ 81,543,024	100%	\$ 594,917,312

Table 2

FY 2024						
Program Title	CFDA Number	Non-Operating Federal Grants	%	Capital Contributions	%	Non-Operating Revenues
Capital Fund Program	14.872	\$ 20,649,849	5%	\$ 85,298,947	95%	\$ 105,948,796
Public Housing	14.850	265,884,088	71%	4,640,068	5%	270,524,156
Housing Choice Voucher	14.871	78,643,789	21%	-	-	78,643,789
Section 8 SRO	14.249	585,879	0%	-	-	585,879
HCEVMS Mainstream Voucher	14.879	678,615	0%	-	-	678,615
Lower Income						
Housing Assistance Program						
Section 8 Moderate	14.856	841,152	0%	-	-	841,152
Project Safe Neighborhoods	16.609	32,996	0%	-	-	32,996
Emergency Housing Voucher	14.EHV	1,738,144	0%	-	-	1,738,144
Disaster Grants	97.036	2,330,766	1%	-	-	2,330,766
Hazard Mitigation Grant	97.039	872,539	0%	-	-	872,539
CDBG	14.269	152,591	0%	-	-	152,591
Emergency rental assistant ERAP	14.ERAP	4,666,612	1%	-	-	4,666,612
Total		\$ 377,077,020		\$ 89,939,015	100%	\$ 467,016,035

**COMMONWEALTH OF PUERTO RICO
PUERTO RICO PUBLIC HOUSING ADMINISTRATION
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
Years Ended June 30, 2025 and 2024**

Graphs 1, 2 and 3 below present the distribution of non-operating Federal Grants and Capital Contributions of the Capital Fund Program (CFP) when compared to non-operating Revenues received from HUD in 2025, 2024 and 2023, respectively.

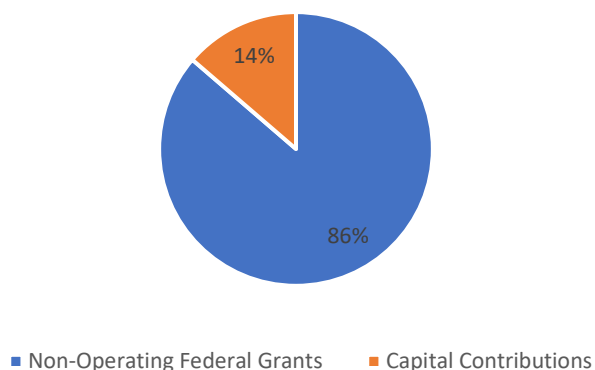
For the fiscal year 2025 the Capital Fund received \$156.4 million, detailed as follows: \$78.6 million for Non-Operating Federal Grants and \$77.8 million for Capital Contribution.

For the fiscal year 2024, the Capital Fund received \$106 million, detailed as follows: \$20.7 million for Non-Operating Federal Grants and \$85.3 million for Capital Contribution.

For the fiscal year 2023, the Capital Fund received \$91.7 million, detailed as follows: \$24 million for Non-Operating Federal Grants and \$67.7 million for Capital Contribution.

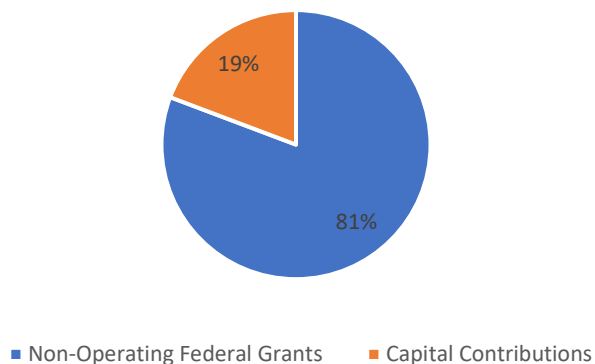
GRAPH 1: FY 2025

Non-Operating Federal Grants and Capital
Contributions



GRAPH 2: FY 2024

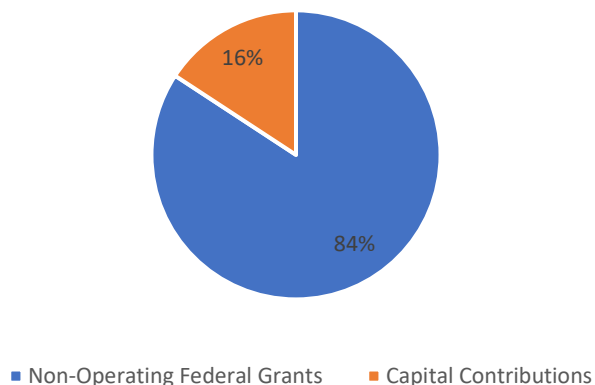
Non-Operating Federal Grants and Capital
Contributions



**COMMONWEALTH OF PUERTO RICO
PUERTO RICO PUBLIC HOUSING ADMINISTRATION
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
Years Ended June 30, 2025 and 2024**

GRAPH 3: FY 2023

Non-Operating Federal Grants and Capital Contributions



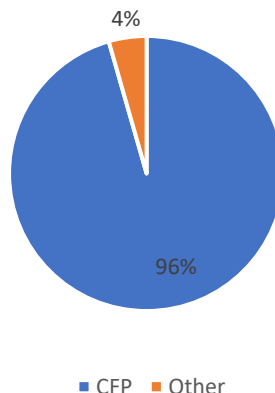
Graphs 3 and 4 show the capital contributions.

For fiscal year 2025, the total capital contributions amounted to approximately \$81.5 million. From this amount, a total of \$77.8 million was received from the Capital Fund Program representing 96% of total capital investment and \$3.6 million or 4% was received from Public Housing HOTMA program. From the amount received from HUD under the Capital Fund Program, \$39.6 million was used to pay the Debt Service-related Capital Fund Modernization Program Notes.

For fiscal year 2024, the total capital contributions amounted to approximately \$89.9 million. From this amount, a total of \$85.3 million was received from the Capital Fund Program representing 95% of total capital investment and \$4.7 million or 5% was received from Public Housing HOTMA program. From the amount received from HUD under the Capital Fund Program, \$39.6 million was used to pay the Debt Service-related Capital Fund Modernization Program Notes.

GRAPH 3: FY 2025

Capital Contributions



COMMONWEALTH OF PUERTO RICO
PUERTO RICO PUBLIC HOUSING ADMINISTRATION
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
Years Ended June 30, 2025 and 2024

GRAPH 4: FY 2024

Capital Contributions

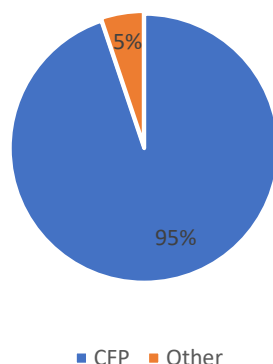


Table 4 presents the details of operating expenses. Total operating expenses are approximately \$532.6 million for fiscal year 2025, \$515 million for the fiscal year ended June 30, 2024, and \$494.8 million for the fiscal year ended June 30, 2023, representing an increase of \$17.6 million or 3% between fiscal year 2025 and 2024 and an increase of \$20.3 million or 4% between fiscal year 2024 and 2023.

Table 4: Total Operating Expenses

	2025	2024	Change	%	2024	2023	Change	%
Administrative salaries	\$ 96,396,255	\$ 86,869,242	\$ 9,527,013	11%	\$ 86,869,242	\$ 84,109,900	\$ 2,759,342	3%
Tenant service salaries and other tenant services	144,918,891	140,155,871	4,763,020	3%	140,155,871	128,822,236	11,333,635	9%
Repairs, maintenance and utilities	130,495,195	128,360,695	2,134,500	2%	128,360,695	124,436,965	3,923,730	3%
Depreciation	86,553,869	87,231,074	(677,205)	-1%	87,231,074	88,580,825	(1,349,751)	-2%
Insurance	22,143,485	19,874,274	2,269,211	11%	19,874,274	15,781,198	4,093,076	26%
Other general and administrative	52,080,788	52,612,151	(531,363)	-1%	52,612,151	53,056,052	(443,901)	-1%
Total	\$ 532,588,483	\$ 515,103,307	\$ 17,485,176	3%	\$ 515,103,307	\$ 494,787,176	\$ 20,316,131	4%

Total operating expenses increased by \$17.6 million or 3% during 2025, mostly driven by the net effect of an increase in administrative salaries, tenant salaries and other tenant services by \$14.3 million, the increase in repairs, maintenance and utilities by \$2.1 million, the increase in insurance by \$2.3 million and a decrease of \$1.2 million in depreciation and other general and administrative. The fluctuation in administrative salaries, tenant service salaries and other tenant services is explained by an increase of \$9.5 million in administrative salaries, \$2.4 million in other tenant services and the increase in tenant service salaries amounted to \$2.3 million in comparison to prior year figures.

Prior year figures

Total operating expenses increased by \$20.3 million or 4% during 2024, mostly driven by the net effect of an increase in administrative salaries, tenant salaries and other tenant services by \$14.1 million, the increase in repairs and maintenance by \$7 million, the decrease in utilities by \$3.1 million, the increase in insurance by \$4.1 million and a decrease of \$ 1.8 million in depreciation and other general and administrative. The fluctuation in administrative salaries, tenant service salaries and other tenant services is explained by an increase of \$2.8 in administrative salaries, \$9.2 million in other tenant services and the increase in tenant service salaries amounted to \$2.1 million in comparison to prior year figures.

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Table 5 presents a Summary of Revenues, Expenses, and Changes in Net Position during fiscal years 2025, 2024 and 2023.

Table 5:

	June 30,				June 30,			
	2025	2024	Change	%	2024	2023	Change	%
Program revenues:								
Operating revenues	\$52,597,857	\$46,291,337	\$6,306,520	14%	\$46,291,337	\$46,533,524	(\$242,187)	(1%)
Operating expenses	532,588,483	515,103,307	\$17,485,176	3%	515,103,307	494,787,176	\$20,316,131	4%
Net operating loss before non-operating revenues and grants	(479,990,626)	(468,811,970)	(11,178,656)	2%	(468,811,970)	(448,253,652)	(20,558,318)	5%
Non-operating revenues (expenses) and grants	497,771,113	372,202,211	125,568,902	34%	372,202,211	371,285,660	916,551	-
Gain or (Loss) before contributions from HUD	17,780,487	(96,609,759)	114,390,246	(118%)	(96,609,759)	(76,967,992)	(19,641,767)	26%
Capital contributions from HUD	81,543,024	89,939,015	(8,395,991)	(9%)	89,939,015	73,932,116	16,006,899	22%
Change in net position	99,323,511	(6,670,744)	105,994,255	(1589%)	(6,670,744)	(3,035,876)	(3,634,868)	120%
Net position at beginning of the year	1,918,809,760	1,925,480,504	(6,670,744)	-	1,925,480,504	1,928,516,380	(3,035,876)	-
Net position at end of year	\$ 2,018,133,271	\$ 1,918,809,760	\$ 99,323,511	5%	\$ 1,918,809,760	\$ 1,925,480,504	\$ (6,670,744)	0%

Current year's figures

- The net operating loss before non-operating revenues (expenses) and grants of PRPHA for the fiscal year 2025 amounted to approximately \$479.9 million, representing an increase in loss of \$11.2 million or 2% when compared to the prior fiscal year. The main causes of this increase in loss are the net effects of an increase in rent, fees and other revenues amounting to \$6.3 million, an increase in utilities of \$700 thousand, a decrease in depreciation and other general and administrative expenses amounting to \$1.2 million and an increase of \$18 million in administrative salaries, tenant service salaries, other tenant services, repairs and maintenance and insurance in comparison with the prior year's figures (as shown in Table 5).

Net non-operating revenues (expenses) and grants increased by approximately \$125.6 million in comparison with the prior fiscal year, due to the net effect an increase in federal grants of \$136 million, a decrease in interest earned of \$8.9 million and a decrease in legislative appropriation of \$1.5 million.

Capital Contributions decreased by approximately \$8.4 million or 9% due to a decrease in capital expenditure during the modernization process of PRPHA buildings.

Prior year figures

- The net operating loss before non-operating revenues (expenses) and grants of PRPHA for the fiscal year 2024 amounted to approximately \$468.8 million, representing an increase in loss of \$20.6 million or 5% when compared to the prior fiscal year. The main causes of this increase are the net effects of a decrease in rent, fees and other revenues amounting to \$242 thousand, a decrease in utilities, depreciation and other general and administrative expenses amounting to \$4.9 million and an increase of \$25.3 million in administrative salaries, tenant service salaries, other tenant services, repairs and maintenance and insurance in comparison with the prior year's figures (as shown in Table 5).

Net non-operating revenues (expenses) and grants increased by approximately \$1 million in comparison with the prior fiscal year, due to the net effect of an increase in mixed-finance tax credit and mixed-finance developments of \$1.8 million, a decrease in loss on disposition amounted to \$ 1.6 million, a decrease in interest expense amounted to \$300 thousand, a decrease in legislative appropriation of \$500 thousand, a decrease in federal grants of \$17.8 million and an increase in interest earned amounted to \$19.2 million in comparison with prior year figures.

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- Capital Contributions increased by approximately \$16 million or 22% due to an increase in capital expenditure during the modernization process of PRPHA buildings.

Table 6, Graphs 5 and 6 present the expenditures for each of PRPHA's federal programs for the fiscal years ending 2025 and 2024.

From the Public and Indian Housing Program (PIHP), PRPHA expended \$308 million or 52% of total federal expenditures for fiscal year 2025, representing an increase of \$37 million in comparison with prior year figures. For Public Housing Capital Fund expended approximately \$156 million or 27% of total federal expenditures for fiscal year 2025, an increase of \$ 50 million in comparison with prior fiscal year 2024. For the Housing Choice Voucher program, PRPHA expended \$93 million or 16% of total federal expenditures for fiscal year 2025.

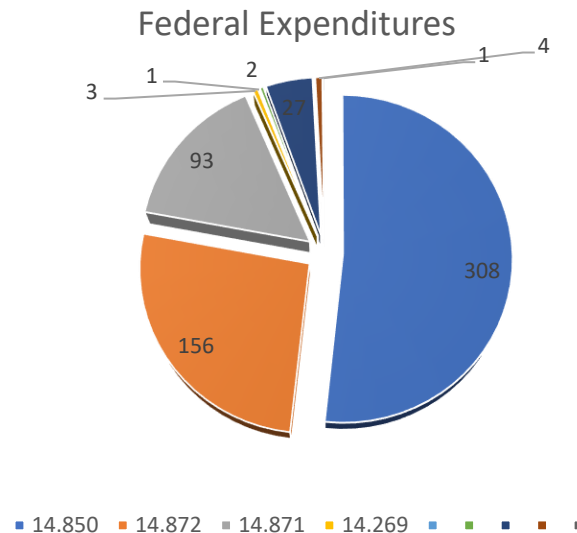
From the Public and Indian Housing Program (PIHP), PRPHA expended \$271 million or 58% of total federal expenditures for fiscal year 2024, representing a decrease of \$18 million in comparison with prior year figures. For Public Housing Capital Fund expended approximately \$106 million or 23% of total federal expenditures for fiscal year 2024, an increase of \$ 14 million in comparison with prior fiscal year 2023. For the Housing Choice Voucher program, PRPHA expended \$79 million or 17% of total federal expenditures for fiscal year 2024.

Table 6: (\$ in millions)

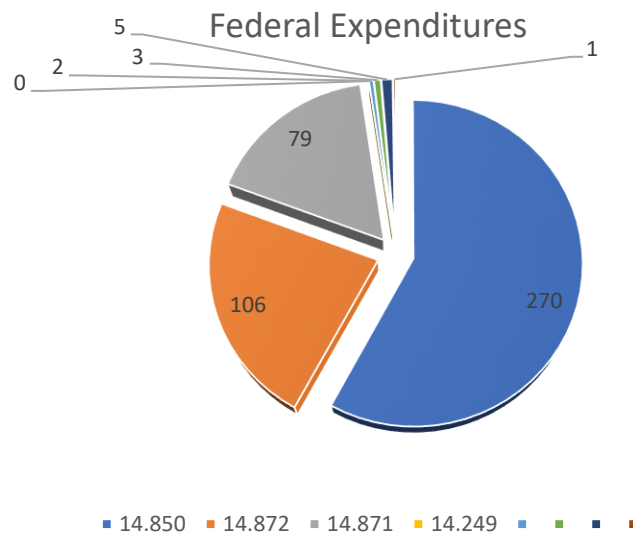
	Federal CFDA Number	2025	2024
Public and Indian Housing	14.850	\$ 308	\$ 271
Public Housing Capital Fund	14.872	156	106
Housing Choice Voucher	14.871	93	79
CDBG	14.269	3	-
HCVMSVP Mainstream Vouchers	14.879	1	-
Emergency Housing Voucher	14.EHV	2	2
Disaster Case Management	97.088	-	-
Disaster Grant	97.036	20	2
Hazard Mitigation Grant	97.039	7	1
Emergency Rental Assistant	14.ERAP	4	5
Program Section 8 Moderate Rehabilitation	14.856	1	1
Total		\$ 595	\$ 467

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GRAPH 5: FY 2025



GRAPH 6: FY 2024



BUDGETARY HIGHLIGHTS

Summary

Table seven details a comparison of the final budget for the Public and Indian Housing Program (PIHP) and the Central Office Cost Center (COCC) Fund. PIHP operated in FY2025 with a revised final budget of \$530 million while the fiscal year 2024 final budget was \$527 million. For 2025 there is an increase of \$3 million when compared to 2024.

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Table 7: Budget Summary (\$ in thousands)

Description	Final Budget Approved 2025-2024	Final Budget Approved 2024-2023	Final Budget Approved 2023-2022	Inc(Dec)	% Change
Public and Indian Housing, including fees	\$ 408,740,557	\$ 407,052,506	\$ 389,760,091	\$ 1,688,051	0%
Housing Choice Vouchers	96,468,878	95,191,899	80,923,550	1,276,979	1%
Capital Fund Program Fee	17,860,499	17,754,272	17,754,272	106,227	1%
FEMA	-	-	5,000,000	-	
Use of Reserve and Other Income	6,677,662	6,748,398	3,875,283	(70,736)	-1%
Total	\$ 529,747,596	\$ 526,747,075	\$ 497,313,196	\$ 3,000,521	1%

Table eight details a comparison of the final Public and Indian Housing Program (PIHP) and Central Office Cost Center (COCC) expenditures budgets for fiscal years ending 2025, 2024 and 2023. PIHP operated in FY 2025, 2024 and 2023 with a revised final budget of \$530, \$527, and \$497 million, respectively. These funds are used by PRPHA mostly in the ordinary and extraordinary maintenance of PRPHA's federal public housing projects throughout the island.

Table 8: Description	Approved 2025-2024	Approved 2024-2023	Approved 2023-2022
Administrative Expense	\$ 131,461,726	\$ 126,523,803	\$ 120,566,090
Tenant Services Expense	71,685,830	68,257,091	68,287,215
Utilities	15,101,393	16,421,474	17,673,903
Maintenance/Oper. Exp	133,154,823	129,073,119	125,747,938
Protective Service Expense	6,778,868	7,551,685	10,744,198
HAP payments	83,373,427	83,273,627	70,394,135
General Expense	59,711,628	57,738,113	54,241,048
FEMA	-	-	5,000,000
Section 8	1,743,735	1,200,000	1,200,000
Oversight Manager	-	2,280,755	1,140,377
Reserve	2,280,755	-	-
Total Operating Expense	505,292,185	492,319,667	474,994,904
Non-Routine Expenses	24,455,411	34,427,408	22,318,292
	\$ 529,747,596	\$ 526,747,075	\$ 497,313,196

The final operating budget for the fiscal year ended 2025 included a subsidy from HUD of approximately \$303.1 million compared to \$265.3 million for 2024.

The budget also combines an estimated dwelling rental income of \$32.9 million for fiscal years 2025 and \$28.4 million for 2024. The total Financial Resources for 2025 show a net increase of \$1.7 million, mainly due to a decrease of \$96 million on use of excess reserve, an increase in estimate subsidy amounted to \$37.8 million, an increase in Rental Income of \$4.5 million and an increase of \$55.4 million on Capital Fund Program.

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The total project expenditure shows an net increase of \$1.7 million mainly due to an increase in projects operating expenditures of \$10.9 million, a decrease in security and non-routine expenditures of \$10.6 million, an increase in projects insurance and telephone amounted to \$400 thousand, an increase in reasonable fees to be charge to low income housing program amounted to \$2.3 million and a decrease in general expenses of \$1.3 million in comparison with prior year figures.

Table 9

Description	2025-2024	2024-2023	2023-2022	Inc(Dec)	% Change
Estimated Subsidy (includes AddOn and Uses)	\$ 303,092,154	\$ 265,272,305	\$ 280,664,621	\$ 37,819,849	14%
Estimated Rental Income	32,892,313	28,418,730	28,418,730	4,473,583	16%
Capital Fund Program %	57,403,500	2,000,000	2,266,393	55,403,500	2770%
Use of excess reserve	15,352,590	111,361,471	78,410,347	(96,008,881)	-86%
Total Financial Resources	408,740,557	407,052,506	389,760,091	1,688,051	
Reasonable Fees to be Charged to Low Income Housing Program ¹	55,954,560	53,700,446	50,919,374	2,254,114	4%
Projects Operating Expenditures (Does not include Non Routine)	270,364,359	259,429,329	254,899,503	10,935,030	4%
Projects Insurance and Telephone	22,913,552	22,469,236	18,888,073	444,316	2%
Resident service Prorams, Security and Non Routine Exp.	47,887,342	58,531,474	49,559,797	(10,644,132)	-18%
General Expense	11,620,744	12,922,021	15,493,344	(1,301,277)	-10%
Project Expenditures	408,740,557	407,052,506	389,760,091	1,688,051	
Net Operating Income/Reserve	\$ -	\$ -	\$ -	\$ -	

Table 10 shows the breakdown of the total budget for FYE 2025, including the Central Office Cost Center (COCC).

Table 10

Description	COCC	SECCION 8	Projects	Total Budget FY 2025-2024
Administrative Expense	\$ 61,160,704	\$ 8,912,245	\$ 61,388,777	\$ 131,461,726
Tenant Services Expense	1,500,000	-	70,185,830	71,685,830
Utilities	509,788	150,716	14,440,889	15,101,393
Ord. Maintenance/Operational Expense	8,230,583	1,943,456	122,980,784	133,154,823
Protective Services Expense	852,794	315,299	5,610,775	6,778,868
HAP payments	-	83,373,427	-	83,373,427
General Expense	5,130,071	-	54,581,557	59,711,628
Section 8	-	1,743,735	-	1,743,735
FEMA	-	-	-	-
Oversight manager	2,280,755	-	-	2,280,755
Total Operating Expense	79,664,695	96,438,878	329,188,612	505,292,185
NON-ROUTINE EXPENDITURES				
Extraordinary Maintenance	-	-	19,946,190	19,946,190
Property Betterments and Additions	828,025	30,000	3,651,196	4,509,221
Total Non-Routine Expenditures	828,025	30,000	23,597,386	24,455,411
Total Budget	\$ 80,492,720	\$ 96,468,878	\$ 352,785,998	\$ 529,747,596

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Central Office Cost Center (COCC) charges fees in lieu of cost allocations and record all financial transactions as a different fund (see *Table 11*). COCC reports these fees charged as revenue. In turn, projects will report the fees levied as expenses.

Table 11 details the Central Office Cost Center Budget Summary, which includes Fees, charged to Low Rent Program for \$55.9 million, \$17.9 million from Capital Fund Program as Program Fee, \$1.8 million charged to Project-Based Voucher Program and \$4.9 million from reserve funds.

Table 11 : Central Office Cost Center Budget Summary

<u>Description</u>	<u>Amount</u>
Fees Charged to AMP's Low Rent Program	\$ 55,954,560
Capital Fund Program Management Fee	17,860,499
Voucher and Project-Based Vouchers	1,817,210
Use of Reserve	4,860,451
Total Financial Resources for COCC	<u>\$ 80,492,720</u>
 Total Expenditures for COCC (Includes salaries, indirect cost, management fees).	 <u>\$ 80,492,720</u>

ASSETS AND LIABILITIES

At the end of fiscal year 2025 and 2024, PRPHA had approximately \$2.5 and \$2.4 million in total assets and deferred outflow respectively. For fiscal year 2023, this amount was approximately \$2.5 million as detailed below (Table 12).

Table 12 (in millions)

		<u>June 30,</u>	
<u>Assets</u>	<u>2025</u>	<u>2024</u>	<u>2023</u>
Cash (unrestricted and restricted)	\$ 629	\$ 631	\$ 670
Certificates of deposits	57	55	53
Rent and other accounts receivable, net	128	108	103
Materials and supplies	23	22	22
Restricted assets	2	2	2
Fiscal agent funds, restricted	31	29	34
Capital assets, net	1,113	1,115	1,129
Other noncurrent assets	477	477	477
Deferred outflows of resources	3	5	7
	<u>\$ 2,463</u>	<u>\$ 2,444</u>	<u>\$ 2,497</u>

Cash (unrestricted and restricted) and Certificates of deposits

As shown in the table above, cash and certificates of deposits decreased by approximately \$500 thousand when compared with fiscal year 2024 and decrease by \$43.7 million when compared fiscal year 2024 with fiscal year 2023.

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Rent and Other Accounts Receivable, net

For 2025, rent and other receivable had a net increase of \$20 million when compared with prior year 2024 mainly due to an increase in Account Receivable FEMA of \$10 million, a decrease in Account Receivable Hud by \$4.4, an increase rent and other receivable of \$10 million, an increase in Advances to management agent of \$10 million and an increase in the allowance for bad debt of \$4.8 in comparison with prior year figures.

For 2024, rent and other receivable had a net increase of \$5.5 million when compared with prior year 2023 mainly due to a decrease in Total Rent and other receivables of \$7.7 million, an increase in Account Receivable from Commonwealth of \$1.3 million, an increase in interest receivable by \$200 thousand, an increase in Account Receivable HUD of \$ 2.4 million and an increase in Advances to management agent of \$9.3 million.

For 2023, rent and other receivable had a net increase of \$16 million when compared with prior year 2022 mainly due to an increase in Total Rent and other receivables of \$13.8 million, an increase in Account Receivable from Commonwealth of \$1.2 million, an increase in Advances to management agent of \$2.8 million and an increase in allowance for doubtful accounts of \$1.9 million.

Capital Assets, net

For fiscal year June 30, 2025, capital assets decreased by \$2.4 million or less than 1% when compared with the prior year fiscal year 2024. The decrease is mainly due to the net effect of an increase in construction progress of \$69 million, an increase in building and building improvements of \$8 million, the increase in furniture and fixtures of \$2.1 million, the increase in vehicles of \$4.7 million, the increase in subscription based assets amounted to \$630 thousand and the increase in accumulated depreciation of \$87 million.

For fiscal year June 30, 2024, capital assets decreased by \$14 million or 1% when compared with the prior year fiscal year 2023. The decrease is mainly due to the net effect of an increase in construction progress of \$50.7 million, an increase in building and building improvements of \$5 million, the increase in furniture and fixtures of \$7.7 million, the increase in vehicles of \$400 thousand, the increase in lease assets amounted to \$6.8 million and the net increase in accumulated depreciation of \$84.6 million.

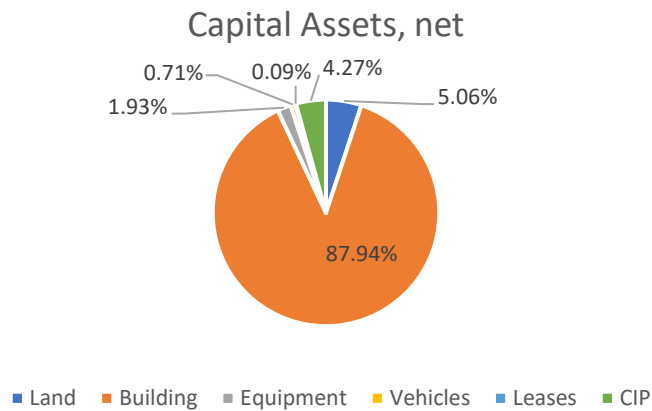
For fiscal year June 30, 2023, capital assets decreased by \$45.6 million of 4% when compared with the prior year fiscal year 2022. The decrease is mainly due to the net effect of an increase in construction in progress of \$8.3 million, an increase in building and building improvements of \$26 million, the increase in furniture and fixtures of \$8 million, the decrease in vehicles of \$124 thousand, the decrease in land of \$404 thousand and the increase in accumulated depreciation of \$88.6 million.

Table 13:

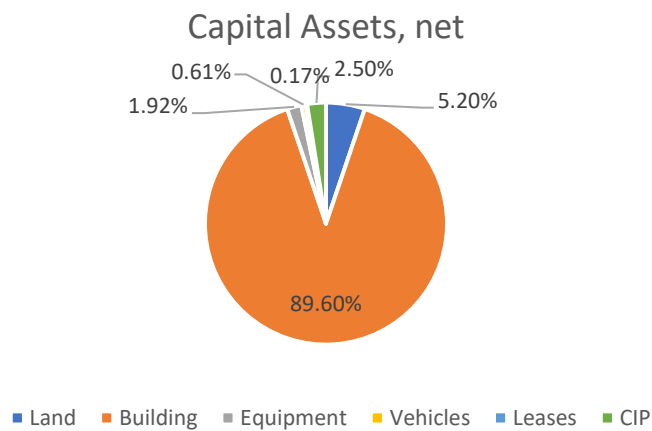
Capital Assets (Net of Accumulated Depreciation, in millions)	2025	2024	2023
Land	\$ 186	\$ 187	\$ 187
Building and building improvements	3,232	3,223	3,218
Furniture, fixtures, and equipment	71	69	61
Vehicles	26	22	21
Leases	3	6	-
Construction in progress (CIP)	157	90	40
Subtotal	<u>3,675</u>	<u>3,597</u>	<u>3,527</u>
Less accumulated depreciation	<u>(2,563)</u>	<u>(2,482)</u>	<u>(2,398)</u>
Capital Assets, net	<u><u>\$ 1,112</u></u>	<u><u>\$ 1,115</u></u>	<u><u>\$ 1,129</u></u>

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GRAPH 7: FY 2025

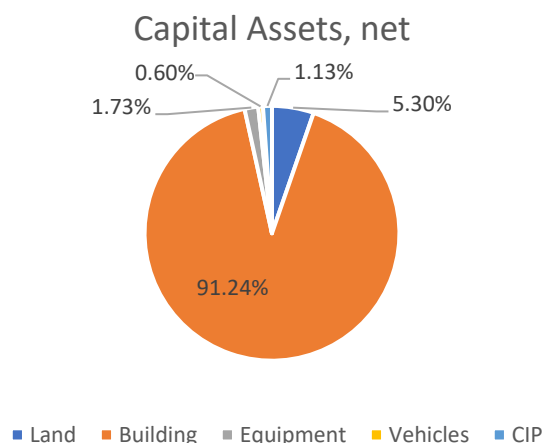


GRAPH 7: FY 2024



GRAPH 8: FY 2023

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Non-current Assets

For the fiscal year ended June 30, 2025, non-current assets decreased by approximately \$2.8 million mainly due to a decrease in capital assets amounting to \$2.4 million and a decrease of \$400 thousand in restricted assets in comparison with prior year figures.

For the fiscal year ended June 30, 2024, non-current assets decreased by approximately \$13.6 million mainly due to a decrease in capital assets amounting to \$14 million and an increase of \$395 thousand in restricted assets in comparison with prior year figures.

For the fiscal year ended June 30, 2023, non-current assets decreased by approximately \$44.5 million mainly due to a decrease in capital assets amounting to \$45.5 million and an increase of \$1.1 in restricted assets in comparison with prior year figures.

LIABILITIES

Due to Puerto Rico Housing Finance Authority

On October 1, 2020, The Puerto Rico Housing Finance Authority (The Authority) issued its Capital Fund Modernization Program Refunding Bonds Series 2020 under a Trust Indenture between the Authority and The Bank of New York Mellon (the Trustee). The proceeds of the Series 2020 Bonds were loaned to the PRPHA pursuant to a loan agreement between the Authority and PRPHA. The proceeds of the Series 2020 Bonds were used to redeem the Housing Capital Fund Program Bonds Series 2003, the Housing Capital Fund Modernization Program Subordinated Bonds Series 2008 and to pay costs of issuance of Series 2020 Bonds. The debt service for the new notes will continue to be paid from capital funds of PRPHA, pursuant to the schedule submitted as part of the CFFP submission and the final debt service schedule as submitted to HUD.

Balance of the Due to the Authority consists of the following:

Description	2025	2024	2023
Current portion	\$ 30,945,000	\$ 29,435,000	\$ 32,375,000
Long-term portion	73,255,717	108,606,363	143,718,965
Due to PRHFA, net	\$ 104,200,717	\$ 138,041,363	\$ 176,093,965

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Current Liabilities

For the year ending June 30, 2025, PRPHA had a total of \$327 million in current liabilities. Of this amount, \$31 million represents the current portion of the Due to PRHFA, \$128 million represents payables and accrued liabilities, \$163 million in Unearned Revenues, approximately \$2.8 million represents other pension and post-employment benefits and \$2 million in lease and subscription liability.

For the year ending June 30, 2024, PRPHA had a total of \$368.7 million in current liabilities. Of this amount, \$237 million represents unearned revenues, \$29.4 million represents the current portion of the Due to PRHFA, \$96 million represents accounts payable and accrued liabilities, \$1.9 million represents leases and subscription base liability, \$500 thousand in accrued interest payable, \$1.1 million on accrued compensated absences and approximately \$2.8 million represents other pension and post-employment benefits.

For the year ended June 30, 2023, PRPHA had a total of \$381.1 million in current liabilities. Of this amount, \$240.8 million represents unearned revenues, \$32.4 million represents the current portion of the Due to PRHFA, \$102.7 million represents accounts payable and accrued liabilities and approximately \$2.8 million represents other pension and post-employment benefits.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND PROJECTIONS

On September 19, 2005, the United States Department of Housing and Urban Development (HUD) published 24 CFR, Part 990 Revision to the Public Housing Operating Fund Program: Final Rule (The Final Rule). This rule states that, in accordance with the directives received from the U. S. Congress, Public Housing Agencies (PI-IAs) and HUD are to convert from an agency-centric model to an asset-management model. Due to the Final Rule, HUD's Financial Reporting has moved toward a Project Based Accounting (PBA) and a Fee for Service Approach. In the Fee-for-Service approach, projects will pay the central office fees for services provided. Applicability of asset management requirements will vary by size. The Operating Fund Rule (24 CFR 990), requires that all PHAs with 250 or more units convert to asset management and, thus, adopt a fee-for-service approach for overhead and certain centrally provided property management services.

In the following fiscal year, we have been very conservative, establishing an amount of \$566.3 million as the budget for fiscal year 2025, where \$566.3 million will be assigned for operations and the ordinary maintenance of PRPHA projects including the Central Office Cost Center.

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ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND PROJECTIONS

Description	2026-2025
Estimated Subsidy (Inc Add On and Uses)	\$ 272,769,302
Estimated Rental Income	32,892,313
Capital Fund Program % 1406	2,000,000
Capital Fund Program % 1410	17,860,499
Use of operating reserve (projects)	137,598,717
Over Income	1,286,052
Based Voucher Program	94,677,040
Use of reserve (COCC)	<u>7,195,053</u>
Total Financial Resources	<u>\$ 566,278,976</u>
Reasonable fees to be charge to low income housing program COCC	55,954,560
Projects Oper. Exp. (Does Not Include Non Routine)/COCC Exp	326,053,005
Over Income	1,286,052
Projects Insurance and Telephone	22,913,552
Resident Services Program, Security and Nonroutine Expenses	54,289,955
Based Voucher Program	92,859,830
Utilities Expense	<u>12,922,022</u>
Projects Expenditures	<u>\$ 566,278,976</u>

COMMONWEALTH OF PUERTO RICO
PUERTO RICO PUBLIC HOUSING ADMINISTRATION
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
Years Ended June 30, 2025 and 2024

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND PROJECTIONS (CONTINUED)

The following table shows the budget projections for fiscal years 2023 to 2026 for the federal projects administered by PRPHA:

Description	2023-2024	2024-2025	2025-2026
Estimated Subsidy (Inc Add On and Uses)	\$ 279,891,781	\$ 287,871,601	\$ 272,769,302
Estimated Rental Income	28,418,730	32,892,313	32,892,313
Capital Fund Program % 1406	2,000,000	2,000,000	2,000,000
Capital Fund Program % 1410	17,754,272	17,439,117	17,860,499
Use of reserve (COCC)	6,148,360	8,950,758	7,195,054
Housing Choice Voucher	93,401,508	95,917,643	94,677,040
Over Income	-	-	1,286,051
Use of operating reserve (projects)	70,161,985	80,672,306	137,598,717
Total Financial Resources	<u>\$ 497,776,636</u>	<u>\$ 525,743,738</u>	<u>\$ 566,278,976</u>

CURRENTLY KNOWN FACTS AND CONDITIONS

The Administration is aware of the following facts and conditions that are expected to have an impact on its future financial position or results of operations.

- The Oversight Board and the Government of Puerto Rico have acknowledged “unprecedented uncertainty” in federal funding streams, particularly affecting housing, Medicaid, and disaster recovery programs
- PRPHA's reliance on HUD allocations (Section 8, Section 9, and capital funds) may face delays or reductions depending on federal budget negotiations and disaster relief prioritization.
- The certified Commonwealth budget for FY 2026 includes a \$5.9 million allocations for Housing.

REQUEST FOR INFORMATION

This financial report is designed to provide our tenants, contractors, investors, creditors, and oversight entities with a general overview of PRPHA's finances and to show PRPHA's accountability for the monies it received. If you have any questions about this report or need additional financial information, contact PRPHA Area Administrator by mail to the PO Box 363188, San Juan, PR 00936-3188, by phone to the (787) 282-6472, or by e-mail at earivera@avp.pr.gov

COMMONWEALTH OF PUERTO RICO
PUERTO RICO PUBLIC HOUSING ADMINISTRATION
(A Fund of the Commonwealth of Puerto Rico)
STATEMENTS OF NET POSITION
June 30, 2025 and 2024

	2025	2024
ASSETS		
Cash and cash equivalents (Notes 1 and 2)	\$ 588,146,464	\$ 547,836,249
Cash and cash equivalents, restricted (Notes 1, 2 and 5)	39,522,520	81,439,525
Certificates of deposits, restricted (Notes 1, 2 and 5)	57,251,703	54,793,456
Rent and other accounts receivable, net (Note 3)	128,457,262	108,410,303
Materials and supplies	22,749,048	21,982,587
Restricted assets (Note 5)	1,843,185	1,764,127
Fiscal agent funds, restricted (Notes 2, 4 and 5)	30,945,000	29,435,000
Total current assets	<u>868,915,182</u>	<u>845,661,247</u>
Restricted assets (Notes 2 and 5)	1,605,143	1,992,900
Capital assets, net (Note 6)	1,112,649,232	1,115,048,501
Notes receivable (Note 19)	477,213,278	477,213,278
Total non-current assets	<u>1,591,467,653</u>	<u>1,594,254,679</u>
DEFERRED OUTFLOWS OF RESOURCES		
Pension related (Note 13)	2,699,600	4,568,500
Other postemployment benefits related (Note 14)	101,800	106,200
Total deferred outflows of resources	<u>2,801,400</u>	<u>4,674,700</u>
Total assets and deferred outflows of resources	<u>\$ 2,463,184,235</u>	<u>\$ 2,444,590,626</u>
LIABILITIES		
Current portion of due to PRHFA (Note 7)	\$ 30,945,000	\$ 29,435,000
Current portion of accrued compensated absences and termination benefits (Note 8)	4,283,180	1,108,587
Accounts payable and accrued liabilities (Note 8)	123,942,347	96,028,195
Accrued interest payable	410,042	532,588
Unearned revenues	162,782,820	236,979,123
Other post-employment benefits (Note 14)	101,800	106,200
Pension liability (Note 13)	2,699,600	2,674,716
Lease liability (Note 9)	713,656	749,338
Subscription liability (Note 10)	1,368,344	1,122,976
Total current liabilities	<u>327,246,789</u>	<u>368,736,723</u>
Long-term portion of accrued compensated absences and termination benefits (Note 8)	2,430,357	1,562,972
Other post-employment benefits (Note 14)	860,987	924,340
Pension liability (Note 13)	39,175,332	41,367,258
Lease liability (Note 9)	1,943,460	2,657,116
Subscription liability (Note 10)	138,322	1,160,349
Long term portion of due to PRHFA, net (Note 7)	73,255,717	108,606,363
Total non-current liabilities	<u>117,804,175</u>	<u>156,278,398</u>
Total liabilities	<u>445,050,964</u>	<u>525,015,121</u>
DEFERRED INFLOWS OF RESOURCES		
Pension related (Note 13)	-	765,745
Total deferred inflows of resources	<u>-</u>	<u>765,745</u>
NET POSITION		
Net investment in capital assets	1,036,067,909	986,749,435
Restricted (Note 18)	98,859,875	139,164,345
Unrestricted	883,205,487	792,895,980
Total net position	<u>2,018,133,271</u>	<u>1,918,809,760</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	<u>\$ 2,463,184,235</u>	<u>\$ 2,444,590,626</u>

COMMONWEALTH OF PUERTO RICO
PUERTO RICO PUBLIC HOUSING ADMINISTRATION
(A Fund of the Commonwealth of Puerto Rico)
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
Years Ended June 30, 2025 and 2024

	<u>2025</u>	<u>2024</u>
OPERATING REVENUES		
Rent, fees, and other	\$ 48,188,629	\$ 42,018,041
Fees earned asset management, net	4,409,228	4,273,296
	<u>52,597,857</u>	<u>46,291,337</u>
OPERATING EXPENSES		
Administrative salaries	96,396,255	86,869,242
Tenant service salaries	33,805,671	31,436,296
Other tenant services	111,113,220	108,719,575
Repairs and maintenance	118,555,071	117,089,886
Utilities	11,940,124	11,270,809
Depreciation	86,553,869	87,231,074
Insurance	22,143,485	19,874,274
Other general and administrative	52,080,788	52,612,151
	<u>532,588,483</u>	<u>515,103,307</u>
Net operating loss before non-operating revenues (expenses) and grants	<u>(479,990,626)</u>	<u>(468,811,970)</u>
Non-operating revenues (expenses) and grants		
Gain on disposition of dwelling properties and equipment, net	3,600	4,804
Legislative appropriations	275,851	1,758,509
Interest earned	11,684,925	20,600,383
Interest expense, net	(1,220,000)	(1,389,026)
Mixed-finance transaction related payments	(24,403,223)	(23,202,636)
Mixed-finance developments	(1,944,327)	(2,646,843)
Federal grants	513,374,287	377,077,020
	<u>497,771,113</u>	<u>372,202,211</u>
Income (loss) before contributions from the U.S. Department of Housing and Urban Development (HUD)	17,780,487	(96,609,759)
Capital contributions from the U.S. Department of Housing and Urban Development (HUD) (Note 11)	<u>81,543,024</u>	<u>89,939,015</u>
CHANGE IN NET POSITION	99,323,511	(6,670,744)
Net position at beginning of year	<u>1,918,809,760</u>	<u>1,925,480,504</u>
NET POSITION AT END OF YEAR	<u>\$ 2,018,133,271</u>	<u>\$ 1,918,809,760</u>

PUERTO RICO PUBLIC HOUSING ADMINISTRATION
(A Fund of the Commonwealth of Puerto Rico)
STATEMENTS OF CASH FLOWS
Years Ended June 30, 2025 and 2024

	<u>2025</u>	<u>2024</u>
Cash flows from operating activities		
Cash receipts from tenants	\$ 34,021,114	\$ 31,776,067
Cash payments to employees	(134,243,904)	(118,132,175)
Cash payments to suppliers and management agents	<u>(285,044,951)</u>	<u>(311,329,241)</u>
Net cash used in operating activities	<u>(385,267,741)</u>	<u>(397,685,349)</u>
Cash flows from investing activities		
Cash receipts in certificates of deposits, net	<u>9,147,620</u>	<u>18,590,002</u>
Net cash provided by investing activities	<u>9,147,620</u>	<u>18,590,002</u>
Cash flows from capital and related financing activities		
Interest paid	(5,712,524)	(7,201,625)
Refunds of unearned revenue	(56,638,400)	-
Principal payments on leases and subscription liability	(1,691,556)	(943,300)
Receipts from capital grants	85,963,462	89,939,015
Receipts on disposition of dwelling properties	876,336	578,332
Legislative appropriations	275,851	1,758,509
Principal payments	(29,435,000)	(32,375,000)
Cash paid to related entity/ mix finance transaction	(26,347,550)	(25,849,479)
Payments for capital asset acquisition	<u>(105,029,332)</u>	<u>(67,559,075)</u>
Net cash used in capital and related financing activities	<u>(137,738,713)</u>	<u>(41,652,623)</u>
Cash flows from noncapital financing activities		
Legislative and federal grants contributions received	<u>513,374,287</u>	<u>377,077,020</u>
Net cash provided by noncapital financing activities	<u>513,374,287</u>	<u>377,077,020</u>
Net decrease in cash and cash equivalents	(484,547)	(43,670,950)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>660,703,674</u>	<u>704,374,624</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u><u>\$ 660,219,127</u></u>	<u><u>\$ 660,703,674</u></u>
Cash and cash equivalents		
Unrestricted	\$ 588,146,464	\$ 547,836,249
Restricted		
Cash and cash equivalents, restricted	39,522,520	81,439,525
Fiscal agent funds	30,945,000	29,435,000
Restricted assets	<u>1,605,143</u>	<u>1,992,900</u>
	<u><u>\$ 660,219,127</u></u>	<u><u>\$ 660,703,674</u></u>

PUERTO RICO PUBLIC HOUSING ADMINISTRATION
(A Fund of the Commonwealth of Puerto Rico)
STATEMENTS OF CASH FLOWS (CONTINUED)
Years Ended June 30, 2025 and 2024

	<u>2025</u>	<u>2024</u>
Reconciliation of net operating loss before non-operating revenues (expenses) and grants to net cash used in operating activities:		
Net operating loss before non-operating revenues (expenses) and grants.	\$ (479,990,626)	\$ (468,811,970)
Adjustments to reconcile net operating loss before non-operating revenues (expenses) and grants to net cash used in operating activities:		
Depreciation	86,553,869	87,231,074
Increase in rent and other accounts receivable	(19,230,694)	(10,650,523)
Increase in allowance for bad debt	4,767,286	5,166,961
(Increase) decrease in materials and supplies	(766,461)	85,641
Decrease in deferred outflow of resources	1,873,300	2,603,996
Increase (Decrease) in unearned revenues	653,951	(3,864,558)
Increase (Decrease) in accounts payable, accrued liabilities, and accrued compensated absences and benefits	23,872,174	(6,486,280)
Decrease in deferred inflow of resources	(765,745)	(6,039,511)
Decrease in total other postemployment benefits liability	(67,753)	(79,441)
(Decrease) Increase in total pension liability	(2,167,042)	3,159,262
Total adjustments	<u>94,722,885</u>	<u>71,126,621</u>
Net cash used in operating activities	<u>\$ (385,267,741)</u>	<u>\$ (397,685,349)</u>
Supplemental disclosure cash flows information:		
Non-cash financing activity-		
Assets acquired through leases	<u>\$ 630,607</u>	<u>\$ 5,689,779</u>

**COMMONWEALTH OF PUERTO RICO
PUERTO RICO PUBLIC HOUSING ADMINISTRATION
(A Fund of the Commonwealth of Puerto Rico)
NOTES TO BASIC FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2025 AND 2024**

1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization

The Puerto Rico Public Housing Administration of the Commonwealth of Puerto Rico (PRPHA or Administration) is a governmental entity created by Act No. 66 from August 17, 1989, ascribed to the Puerto Rico Department of Housing (the Department) by Act No. 58 of August 9, 1991. On August 9, 1991, it assumed certain assets, liabilities and operations of the Puerto Rico Urban Renewal and Housing Corporation (PRURHC), which is currently under liquidation by the Office for the Administration of the Assets of CRUV (OAAC) attached to the Puerto Rico Department of Housing. PRPHA is engaged in the implementation of governmental policy related to the public housing projects and its administration. During August 1992, the administrator subcontracted the administration of the public housing projects to the private sector. The primary source of funds to carry out the management, maintenance and improvement of public housing are Federal Government subsidies and grants. PRPHA operates approximately 54,000 public housing units, located in 365 (332 federally subsidized and 33 states subsidized) residential complexes throughout the island.

PRPHA accounts for the public housing and urban development activities in which tenant rentals or sales of real properties cover only a portion of costs and subsidies or operating grants necessary to meet operating expenses.

Reporting Entity

PRPHA is for financial reporting purposes part of the Commonwealth of Puerto Rico, and its financial data is reported as part of the general fund in the Commonwealth of Puerto Rico's financial statements. The accompanying financial statements are issued solely for the information and use of PRPHA's management, the Puerto Rico Treasury Department, the US Housing and Urban Development Department and other oversight bodies and are not intended to be and should not be used by anyone other than these specified parties.

Summary of Significant Accounting Policies

Measurement Focus, Basis of Accounting and Financial Statements Presentation

The basic financial statements of PRPHA have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applicable to governmental entities. PRPHA's reporting entity applies all relevant Financial Accounting Standards Board (FASB) pronouncements issued after November 30, 1989, unless they conflict with Governmental Accounting Standards Board (GASB) pronouncements.

The basic financial statements report uses the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when liability is incurred, regardless of the timing of related cash flows.

Net operating gain or loss includes revenues and expenses related to the primary continuing operations of PRPHA.

COMMONWEALTH OF PUERTO RICO
 PUERTO RICO PUBLIC HOUSING ADMINISTRATION
 (A Fund of the Commonwealth of Puerto Rico)
 NOTES TO BASIC FINANCIAL STATEMENTS
 YEARS ENDED JUNE 30, 2025 AND 2024

1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Summary of Significant Accounting Policies (Continued)

Measurement Focus, Basis of Accounting and Financial Statements Presentation (Continued)

Principal operating revenues are tenants' rentals or sales of real estate properties. Principal operating expenses are the costs of carrying out the management, maintenance and improvement of public housing units and include administrative expenses and depreciation of capital assets. Non-operating revenues and grants consist primarily of Federal Governmental subsidies and grants, and fees from public housing projects management agents.

Fair Value of Financial Instruments

The following methods and assumptions were used by PRPHA in estimating the fair value of its financial instruments:

Cash and cash equivalents: The carrying amount reported in the statements of net position for cash and cash equivalents approximates its fair value.

Restricted assets: The carrying amount reported in the statements of net position for restricted assets approximates its fair value.

Investments: The Administration measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- *Level 1*: Valuations based on quoted prices in active markets for identical assets or liabilities that the Administration has the ability to access.
- *Level 2*: Valuations based on quoted prices in markets that are not active or for which all significant inputs are observable, either directly or indirectly.
- *Level 3*: Valuations based on inputs that are unobservable and significant to the overall fair value measurement.

The assets or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

Accounts receivable and accounts payable: The carrying amount reported in the statements of net position for accounts receivable and accounts payable approximates its fair value.

Statement of cash flows

For the purpose of the statement of cash flows, the Administration considers all highly liquid investments with a maturity of one year or less when purchased to be cash equivalents.

**COMMONWEALTH OF PUERTO RICO
PUERTO RICO PUBLIC HOUSING ADMINISTRATION
(A Fund of the Commonwealth of Puerto Rico)
NOTES TO BASIC FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2025 AND 2024**

1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Summary of Significant Accounting Policies (Continued)

Receivables

Receivables are stated net of estimated allowances for uncollectible accounts, which allowances are determined based upon past collection experience and current economic conditions, among other factors.

Materials and Supplies

Materials and supplies are primarily used for the maintenance of the public housing projects and are recorded at cost on a first-in, first-out basis, not to exceed market.

Restricted Assets

Restricted assets include funds received from the U.S. Department of Housing and Urban Development (HUD) or other sources earmarked for certain specific purposes.

Capital Assets

PRPHA defines capital assets as assets which have an initial individual cost of \$500 or more at the date of acquisition. Capital assets, consisting mostly of land and structures, the majority of which are used as public housing rental dwellings, are stated at cost, as determined by the original Actual Development Cost Certificates (ADCC) submitted to HUD.

Major modernizations and betterments are capitalized while replacements, maintenance and repairs which do not improve or extend the life of the respective assets are expensed currently. When assets are sold, retired, or otherwise disposed of, the cost and related accumulated depreciation are removed from the accounts and charged against contributed capital. PRPHA evaluates the recoverability of its capital assets, if circumstances indicate impairment may have occurred pursuant to GASB 42, *Accounting for Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries*. This analysis is performed by using the service units' approach. For the fiscal years ended June 30, 2025 and 2024, PRPHA does not recognize any loss on impairment of capital assets.

Major classifications and related estimated useful lives are as follows:

<u>Description</u>	<u>Estimated Useful Lives</u>
Land	-
Buildings	50 years
Betterments and improvements	25 years
Furniture, fixtures, and equipment	3 to 7 years

Depreciation is provided on the straight-line basis over the estimated useful lives of the capital assets.

**COMMONWEALTH OF PUERTO RICO
PUERTO RICO PUBLIC HOUSING ADMINISTRATION
(A Fund of the Commonwealth of Puerto Rico)
NOTES TO BASIC FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2025 AND 2024**

1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Summary of Significant Accounting Policies (Continued)

Unearned revenues

Revenue arises from rent or money received in advance from tenants or grantors.

The Public Assistance program, as established by FEMA, is based on reimbursements for work performed. Expenses are associated with the extent of the progress of the work. However, the program allows cash advances to applicants under two scenarios: Working Capital Advance (WCA) and Cash Advance Request (RFA). Under the WCA, applicants such as PRPHA are entitled to an automatic advance of up to 50% of the total obligated quantity of projects (of categories E and G). Only projects that do not have cash disbursements qualify for the WCA and are requested through two 25% payments. The first is automatically approved, but the remaining 25% is granted upon evidence of expenditure and progress corresponding to the initial 25%. So far, the PRPHA had solicited and obtained the first 25% of the WCA for a total of 192 Category E and G projects, totaling \$236.6 million. The PRPHA is currently in the process of evidencing expenditures for 88 of the WCA projects.

Accounting for Compensated Absences

The government accounts for compensated absences in accordance with GASB Statement No. 101, Compensated Absences, which establishes a unified recognition and measurement model for leave benefits. This Statement is effective for fiscal years beginning after December 15, 2023.

A liability for compensated absences is recognized when the following criteria are met:

- The leave is attributable to services already rendered by the employee.
- The leave accumulates, meaning it can be carried forward to future reporting periods.
- It is more likely than not that the leave will be used for time off or otherwise paid in cash or settled through noncash means.

The liability is measured using the employee's pay rate in effect as of the financial statement date. Additionally, salary-related payments that are directly and incrementally associated with leave payments—such as employer contributions to retirement systems or payroll taxes—are included in the measurement.

Pension Benefits

The Administration adopted the provisions of GASB Statement No. 73 *“Accounting and Financial Reporting for Pensions and Related Assets That Are Not Within the Scope of GASB No. 68”*. Accordingly, pension costs are reported based on the employer total pension liability, pension expense and deferred outflows/inflows of resources reported by the Employees' Retirement System of the Government of Puerto Rico (ERS) Basic Financial Statements.

For purposes of measuring the net pension liability, deferred outflows/inflows of resources related to pensions and pension expense, information about the fiduciary net position of the ERS plan and additions to/reductions from the ERS plan's fiduciary net position have been determined on the same basis as they are reported by the ERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when they are due and payable in accordance with the benefit terms. Investments are reported at fair value.

**COMMONWEALTH OF PUERTO RICO
PUERTO RICO PUBLIC HOUSING ADMINISTRATION
(A Fund of the Commonwealth of Puerto Rico)
NOTES TO BASIC FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2025 AND 2024**

1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Summary of Significant Accounting Policies (Continued)

Accounting for Other Postemployment Benefits ("OPEB")

GASB Statement No. 75 "Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions" is effective for the Administration starting on July 1, 2017. As required by the accounting pronouncement, OPEB transactions should be accounted based on its proportional share of the collective net OPEB liability, OPEB expense and deferred outflows/inflows of resources reported by the Plan. For the purposes of measuring, OPEB costs should have all been determined on the same basis as they are reported by the Plan. The Administration's contribution for OPEB is included as part of the "Paygo" charges billed on a monthly basis by the Puerto Rico Department of Treasury ("PRDT"). "Paygo" payments are recorded as expenditures\expenses in the financial statements.

Lease and SBITAs Liabilities

The Administration recognizes leases and SBITA's liabilities measured at the present value of payments expected to be made over the contract term using the interest rate implicit in the contract when available. In cases where interest rate is not implicit in the lease contract, the Administration uses its incremental borrowing rate for similar classes of contracts as its discount rate. Please refer to notes 9 & 10 for further information.

Refunding

Refunding involves the issuance of new debt whose proceeds are used to repay immediately (current refunding) or at a future time (advance refunding) previously issued debt. The difference between the reacquisition price and the net carrying amount of the old debt is deferred and amortized as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. The deferred amount is recorded on the statement of net position as either a deferred inflow or deferred outflow of resources.

Note Issue Costs and Premium/Discount on Notes

Note issue cost are expensed as incurred. Premium (discounts) on notes are amortized over the life of the debt using the effective interest method.

Deferred Inflows and Outflows of Resources

In addition to assets and liabilities, the statement of net position reports separates sections for deferred outflows of resources and deferred inflows of resources.

These separate financial statement elements, deferred outflows of resources and deferred inflows of resources, represent a consumption or acquisition of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense) or inflow of resources (revenue) until that time.

The Administration have deferred outflows and inflows that relate to the net pension liability, which include the Administration's contributions subsequent to the measurement date, which is recognized as a reduction of the net pension liability in the subsequent year.

COMMONWEALTH OF PUERTO RICO
PUERTO RICO PUBLIC HOUSING ADMINISTRATION
(A Fund of the Commonwealth of Puerto Rico)
NOTES TO BASIC FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2025 AND 2024

1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Summary of Significant Accounting Policies (Continued)

Deferred Inflows and Outflows of Resources (Continued)

They also include changes in assumptions, differences between expected and actual experience, and changes in proportion and differences between the Administration contributions and proportionate share of contributions, which are deferred and amortized over the average expected remaining service lives of active and inactive members in the plan.

Annual Contributions

Under the Federally Assisted Low Income Housing Program (Title III), HUD makes annual contributions to the Administration. Contributions received for public housing construction and/or modernization projects and for the payment or forgiveness of principal amounts are recorded as capital contributions.

Contributions received for the subsidy of operations, as reimbursement of expenses, and for payment of interest are credited to operating revenues. Grants are recorded in the accounting period in which they are earned and become measurable.

Net Position

Net position is the difference between (a) assets and deferred outflows of resources and (b) liabilities and deferred inflows of resources. Net position is presented in three components as follows:

- Net investment in capital assets - Consists of capital assets, net of accumulated depreciation, and reduced by the outstanding balances of any long-term debt, mortgages, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- Restricted net position - Consist of restricted assets and deferred outflows of resources reduced by liabilities and deferred inflows of resources related to those assets.
- Unrestricted net position - Consists of all other assets that do not meet the definitions of "restricted" or "net investment in capital assets, net of related debt."

**COMMONWEALTH OF PUERTO RICO
PUERTO RICO PUBLIC HOUSING ADMINISTRATION
(A Fund of the Commonwealth of Puerto Rico)
NOTES TO BASIC FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2025 AND 2024**

1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Summary of Significant Accounting Policies (Continued)

Use of Estimates

Management of the Administration has made several estimates and assumptions relating to the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the basic financial statements and the reported amounts of revenue and expenses during the period. Actual results could differ from those estimates.

Risk Management

The Administration is exposed to various risks of loss, torts, theft, damage to, and destruction of assets, employee injuries and illnesses, natural disasters, and other losses. Commercial insurance coverage is obtained for claims arising from such matters. Such coverage is negotiated by the Department of Treasury of the Commonwealth of Puerto Rico and paid for by the Administration.

Recently Issued Accounting Pronouncements

The GASB has issued the following accounting standards, which were adopted when applicable, by PRPHA or are being evaluated for the impact that these standards will have in the financial statements:

GASB Statement No. 103, Financial Reporting Model Improvements. The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement also addresses certain application issues. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. Earlier applications are encouraged.

GASB Statement No. 104, Disclosure of Certain Capital Assets. The objective of this statement is to provide users of government financial statements with essential information about certain types of capital assets. Specifically, the statement requires to separately disclose information about such assets in the notes to the financial statements. The types of capital assets within the scope of the new requirements include lease assets, intangible right-to-use assets, subscription assets, and other intangible assets. Also, additional disclosures about capital assets held for sale are required. The requirements of this statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter.

GASB Statement No. 105, Subsequent Events - The primary objective of this Statement is to improve the financial reporting requirements for subsequent events, thereby enhancing consistency in their application and better meeting the information needs of financial statement users. The requirements of this Statement are effective for fiscal years beginning after June 15, 2026, and all reporting periods thereafter. Earlier applications are encouraged.

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2. DEPOSITS AND CUSTODIAL CREDIT RISK

Puerto Rico laws authorize governmental entities to invest in direct obligations or obligations guaranteed by the Federal Government or the Commonwealth of Puerto Rico.

The Administration is also allowed to invest in bank acceptances, other bank obligations and certificates of deposit in financial institutions authorized to do business under the Federal and Commonwealth laws. During the year, the Administration invests its funds in interest-bearing bank accounts and certificates of deposit. The Administration is subject to the following credit risk:

Custodial credit risk is the risk that in the event of bank failure, government deposits may not be returned to it. The government does not have a deposit policy for custodial credit risk.

The Commonwealth requires that public funds deposited in commercial banks must be fully collateralized for the amount deposited in excess of Federal Depository Insurance. All securities pledged as collateral are held by the Secretary of the Treasury of the Commonwealth. The Administration had the following amounts deposited in commercial banks at:

	Carrying amount 2025			Bank balance
	Unrestricted	Restricted	Total	
Commercial banks	\$ 588,146,464	\$ 72,072,663	\$ 660,219,127	\$ 664,419,130

	Carrying amount 2024			Bank balance
	Unrestricted	Restricted	Total	
Commercial banks	\$ 547,836,249	\$ 112,867,425	\$ 660,703,674	\$ 662,125,143

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3. RENT AND OTHER ACCOUNTS RECEIVABLE, NET

Rent and other accounts receivable, net of the allowance for doubtful accounts, consist of the following at June 30:

Description	2025	2024
Rent and other receivables:		
Accounts receivable from tenants	\$ 49,603,832	\$ 34,950,581
Others	25,499,284	31,962,798
	75,103,116	66,913,379
Less: allowance for doubtful accounts	(37,618,134)	(32,850,848)
Total rent and other accounts receivable, net	37,484,982	34,062,531
HUD grant receivable	5,941,588	10,362,026
Account receivable FEMA	10,003,989	-
Account receivable Treasury Department	2,987,645	-
Interest receivable	716,269	881,511
Accounts receivable from Department of Housing of the Commonwealth of Puerto Rico	14,765,827	14,195,962
Advances to management agents	56,556,962	48,908,273
Total accounts receivable	\$ 128,457,262	\$ 108,410,303

The HUD grant receivable represents the amount pending to be received by PRPHA as of June 30, 2025, and 2024 under the Capital Fund's expenditure driven agreement for allowable costs already incurred on June 30, 2025 and 2024, but for which HUD had not made the drawdown of funds on behalf of PRPHA. These costs are mainly for capital assets additions and other expenses related to the modernization of dwelling units.

4. FISCAL AGENT FUNDS, RESTRICTED

This amount represents the current portion of restricted funds on deposits with the fiscal agent for the payment of interest on, and principal of, the fixed liability of obligations, and the current liabilities incurred for the modernization of housing projects, of the Capital Fund Program.

The current portion amount deposited by the Administration with this fiscal agent for the years ended June 30, 2025 and 2024 amounted to \$30,945,000 and \$29,435,000, respectively.

This reclassification is solely to comply with the financial statement presentation required by Real Estate Assessment Center (REAC). The Administration will use this amount for the repayment of the principal of the outstanding debt incurred for the modernization of housing projects under the Capital Revenue Bond agreement.

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5. RESTRICTED ASSETS

Restricted assets at June 30 consist of the following:

Description	Classification	2025
Certificate of deposit at 3.45% due on March 2026 Firstbank	Short-term	\$ 1,843,185
Fiscal Agent Funds	Short-term	30,945,000
Cash and cash equivalents and Certificate of Deposit at 3.45%	Short-term	96,774,223
Total restricted assets, current		<u>129,562,408</u>
Deposits with HUD	Long-term	1,605,143
		<u>\$ 131,167,551</u>

Description	Classification	2024
Certificate of deposit at 4.42% due on March 2025 Firstbank	Short-term	\$ 1,764,127
Fiscal Agent Funds	Short-term	29,435,000
Cash and cash equivalents and Certificate of Deposit at 4.42%	Short-term	136,232,981
Total restricted assets, current		<u>167,432,108</u>
Deposits with HUD	Long-term	1,992,900
		<u>\$ 169,425,008</u>

At June 30, the funds received from and/or held by HUD earmarked for certain specific purposes include:

Description	2025	2024
Homebuyers earned home payment	\$ 368,637	\$ 352,825
Proceeds from units sold under Turnkey III projects remitted to HUD	1,605,143	1,992,900
Amount to be used for the repair and/or improvement of the electric and plumbing systems, kitchen cabinets, and other non-routine maintenance of the Turnkey III projects	1,474,548	1,411,302
Fiscal Agent Fund	30,945,000	29,435,000
Amounts deposited in commercial banks	96,774,223	136,232,981
Total restricted assets-earmarked for specific purposes	<u>\$ 131,167,551</u>	<u>\$ 169,425,008</u>

PRPHA operates the Turnkey III projects in accordance with requirements for the Homeownership Opportunity Program for Low Income Families. During 1986, Congressional Legislation was approved to return the funds to PRPHA in order to establish a loan fund oriented towards improving the dwelling units. These loans, which are exclusively for the Turnkey III owners, will allow them to repair and/or improve the electrical equipment and other systems.

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6. CAPITAL ASSETS, NET

Capital assets net of accumulated depreciation consists of the following:

	<u>Balance at June 30, 2024</u>	<u>Additions</u>	<u>Retirements</u>	<u>Balance at June 30, 2025</u>
Capital assets not being depreciated:				
Land	\$ 186,722,193	\$ -	\$ (696,941)	\$ 186,025,252
Intangible Asset	266,757	-	-	266,757
Construction in progress	90,188,727	78,061,892	(8,066,245)	160,184,374
Total capital assets not being depreciated	<u>277,177,677</u>	<u>78,061,892</u>	<u>(8,763,186)</u>	<u>346,476,383</u>
Capital assets being depreciated:				
Buildings and building improvements	3,223,262,672	9,769,109	(3,327,075)	3,229,704,705
Furnitures, fixtures and equipments	68,725,989	4,133,762	(2,575,943)	70,283,809
Vehicles	21,790,172	4,812,433	-	26,602,605
	<u>3,313,778,833</u>	<u>18,715,304</u>	<u>(5,903,018)</u>	<u>3,326,591,119</u>
Less: accumulated depreciation	<u>(2,481,818,368)</u>	<u>(85,051,589)</u>	<u>2,350,118</u>	<u>(2,564,519,839)</u>
Total capital assets being depreciated	<u>831,960,464</u>	<u>(66,336,284)</u>	<u>(3,552,900)</u>	<u>762,071,280</u>
Lease Assets Equipment:	3,406,455	-	-	3,406,455
Less: accumulated amortization	<u>-</u>	<u>(753,303)</u>	<u>-</u>	<u>(753,303)</u>
Total Lease Assets depreciated	<u>3,406,455</u>	<u>(753,303)</u>	<u>-</u>	<u>2,653,152</u>
Subscription-based information	3,420,571	630,607	(220,579)	3,830,599
Less: accumulated amortization	<u>(916,667)</u>	<u>(1,465,516)</u>	<u>-</u>	<u>(2,382,183)</u>
Total Subscription-based depreciated	<u>2,503,904</u>	<u>(834,909)</u>	<u>(220,579)</u>	<u>1,448,416</u>
Total capital assets being depreciated, net	<u>837,870,823</u>	<u>(67,924,496)</u>	<u>(3,773,479)</u>	<u>766,172,849</u>
Total capital assets, net	<u>\$ 1,115,048,501</u>	<u>\$ 10,137,396</u>	<u>\$ (12,536,665)</u>	<u>\$ 1,112,649,232</u>

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6. CAPITAL ASSETS, NET (CONTINUED)

Capital assets net of accumulated depreciation consists of the following:

	Balance at June 30, 2023	Additions	Retirements	Transfers	Balance at June 30, 2024
Capital assets not being depreciated:					
Land	\$ 186,979,930	\$ -	\$ (257,737)	\$ -	\$ 186,722,193
Intangible Asset	266,757	-	-	-	266,757
Construction in progress	41,179,104	50,919,828	-	(1,910,205)	90,188,727
Total capital assets not being depreciated	<u>228,425,791</u>	<u>50,919,828</u>	<u>(257,737)</u>	<u>(1,910,205)</u>	<u>277,177,677</u>
Capital assets being depreciated:					
Buildings and building improvements	3,216,301,525	6,195,900	(1,144,958)	1,910,205	3,223,262,672
Furnitures, fixtures and equipments	61,003,652	9,130,401	(1,408,064)	-	68,725,989
Vehicles	21,351,203	1,119,000	(680,030)	-	21,790,172
	<u>3,298,656,380</u>	<u>16,445,301</u>	<u>(3,233,052)</u>	<u>1,910,205</u>	<u>3,313,778,833</u>
Less: accumulated depreciation	<u>(2,398,074,498)</u>	<u>(86,314,407)</u>	<u>2,570,537</u>	<u>-</u>	<u>(2,481,818,368)</u>
Total capital assets being depreciated	<u>900,581,882</u>	<u>(69,869,106)</u>	<u>(662,516)</u>	<u>1,910,205</u>	<u>831,960,464</u>
Lease Assets Equipment:	-	3,406,455	-	-	3,406,455
Less: accumulated amortization	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Lease Assets depreciated	<u>-</u>	<u>3,406,455</u>	<u>-</u>	<u>-</u>	<u>3,406,455</u>
Subscription-based information	-	3,420,571	-	-	3,420,571
Less: accumulated amortization	<u>-</u>	<u>(916,667)</u>	<u>-</u>	<u>-</u>	<u>(916,667)</u>
Total Subscription-based depreciated	<u>-</u>	<u>2,503,904</u>	<u>-</u>	<u>-</u>	<u>2,503,904</u>
Total capital assets being depreciated, net	<u>900,581,882</u>	<u>(63,958,747)</u>	<u>(662,516)</u>	<u>1,910,205</u>	<u>837,870,823</u>
Total capital assets, net	<u>\$ 1,129,007,673</u>	<u>\$ (13,038,920)</u>	<u>\$ (920,253)</u>	<u>\$ -</u>	<u>\$ 1,115,048,501</u>

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7. DUE TO PUERTO RICO HOUSING FINANCE AUTHORITY, NET

On October 1, 2020, the Puerto Rico Housing Finance Authority (“the Authority”) issued its Capital Fund Modernization Program Refunding Bonds, Series 2020 amounted to \$249.2 million at a premium of \$36.9 million, bearing interest on bonds at 5%. On October 1, 2020, the Authority agrees to loan the proceeds of the Series 2020 Bonds to the Administration pursuant to a loan agreement. In consideration for the assignment, the Administration agrees hereunder to refund the outstanding Series 2003 bonds aggregating \$78.8 million and bearing interest ranging from 2% to 5% and the outstanding Series 2008 bonds amounted to \$221.7 million bearing interest ranging from 3% to 5.5%. Also, agrees to provide for the assignment to the trustee of Capital Fund Allocations sufficient to provide for the payment of the loan. Accordingly, the Series 2003 and 2008 refunded bonds are considered to be defeased.

To pay the debt service, the Administration pledged future revenues derived from Capital Fund Grants received from HUD. The 1937 Housing Act permits PRPHA the appropriation from the Capital Housing Capital Fund to use, assign and or pledge such future Capital Fund Allocations for debt service. The purpose of the issuance of the CFPB 2020 is the modernization of certain public housing projects. The financing arrangement was executed through a bond issue between the Authority, (the bond issuer) and the Bank of New York Mellon (the Trustee). HUD has agreed, subject to the availability of appropriations, to make payments needed for debt service on the loan automatically and directly to the trustee, both for the benefit of the Administration.

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7. DUE TO PUERTO RICO HOUSING FINANCE AUTHORITY, NET (CONTINUED)

The following is a summary of the activity as of June 30:

2025	Balance at June 30, 2024	Increases and new issuances	Decreases and payments	Balance at June 30, 2025
Due to PRHFA maturing in various dated through the year 2027, bearing interest of 5% annually.	\$ 127,845,000	\$ -	\$ (29,435,000)	\$ 98,410,000
Unamortized premium	10,196,363	-	(4,405,646)	5,790,717
	<u>\$ 138,041,363</u>	<u>\$ -</u>	<u>\$ (33,840,646)</u>	104,200,717
Less: current portion				(30,945,000)
				<u>\$ 73,255,717</u>

2024	Balance at June 30, 2023	Increases and new issuances	Decreases and payments	Balance at June 30, 2024
Due to PRHFA maturing in various dated through the year 2027, bearing interest of 5% annually.	\$ 160,220,000	\$ -	\$ (32,375,000)	\$ 127,845,000
Unamortized premium	15,873,965	-	(5,677,602)	10,196,363
	<u>\$ 176,093,965</u>	<u>\$ -</u>	<u>\$ (38,052,602)</u>	138,041,363
Less: current portion				(29,435,000)
				<u>\$ 108,606,363</u>

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7. DUE TO PUERTO RICO HOUSING FINANCE AUTHORITY, NET (CONTINUED)

The net premium is amortized over the life of the debt, using the interest method, as an adjustment to interest expense. Interest expense amounted to \$1.2 and \$1.4 million for the years ended June 30, 2025, and 2024, respectively.

The principal and interest payments for the next three years are as follows:

<u>Year Ending June 30.</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 30,945,000	\$ 4,146,875	\$ 35,091,875
2027	32,530,000	2,560,000	35,090,000
2028	34,935,000	873,375	35,808,375
	<u>98,410,000</u>	<u>\$ 7,580,250</u>	<u>\$ 105,990,250</u>
Plus unamortized premium	<u>5,790,717</u>		
	<u>\$ 104,200,717</u>		

8. ACCOUNTS PAYABLE, ACCRUED LIABILITIES, COMPENSATED ABSENCES, AND TERMINATION BENEFITS

The accounts payable and accrued liabilities consist of the following as of June 30:

	<u>2025</u>	<u>2024</u>
Accounts Payables	\$ 65,606,201	\$ 49,401,790
Contractors and others	27,511,508	14,629,264
Reserve for contingencies (Note 15)	6,000,000	6,000,000
Fee retention to contractors	107,886	107,886
Accounts Payable HUD	915,365	72,280
Accounts Payable Department of Housing of the Commonwealth of Puerto Rico	19,890,304	18,049,235
Utility Reserve	<u>3,911,083</u>	<u>7,767,740</u>
	<u>\$ 123,942,347</u>	<u>\$ 96,028,195</u>

The following is a summary of the activity of the balance of the compensated absences and termination benefits:

<u>Year</u>	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deductions</u>	<u>Ending Balance</u>	<u>Due within one year</u>	<u>Long-term portion</u>
2025	<u>\$ 2,671,559</u>	<u>\$ 5,298,342</u>	<u>\$ (1,256,364)</u>	<u>\$ 6,713,537</u>	<u>\$ 4,283,180</u>	<u>\$ 2,430,357</u>
2024	<u>\$ 2,844,923</u>	<u>\$ 1,092,575</u>	<u>\$ (1,265,939)</u>	<u>\$ 2,671,559</u>	<u>\$ 1,108,587</u>	<u>\$ 1,562,972</u>

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9. LEASE LIABILITY

The Administration has implemented Statements No. 87, Leases. GASB 87 defines a lease as a contractual agreement that conveys control of the right to use another entity's nonfinancial asset, for a minimum contractual period of greater than one year, in an exchange or exchange-like transaction. The Administration qualifying lease consists of certain equipment leases. The Administration recognizes a lease liability measured at the present value of payments expected to be made over the remaining lease term using the interest rate implicit in the lease agreement when available. In cases where interest rate is not implicit in the lease agreement, the Administration uses its incremental borrowing rate for similar classes of leases as its discount rate. The lease expiration dates for equipment leases range from 2025 to 2029.

As of June 30, 2025, the Administration had minimum principal and interest payment requirements for its leasing liability activities as follows:

Year ending June 30:		Principal	Interest	Total
2026	\$	713,656	\$ 35,683	\$ 749,339
2027		679,672	69,666	749,338
2028		647,307	102,032	749,339
2029		616,481	132,856	749,337
Total	\$	<u>2,657,116</u>	<u>\$ 340,237</u>	<u>\$ 2,997,353</u>

Year	Beginning Balance	Additions	Payments	Deductions	Ending Balance	Due within one year	Long-term portion
2025	\$ 3,406,454	\$ -	\$ (284,290)	\$ (465,048)	\$ 2,657,116	\$ 713,656	\$ 1,943,460

10. SUBSCRIPTION LIABILITY

The Administration is obligated under subscription-based information technology arrangements with third parties that expire through the years 2026 and 2027. These arrangements are accounted for under GASB Statement No. 96 and usually have terms of four years. Principal and interest requirements as of June 30, 2025, reported in the accompanying statement of net position was as follows:

Year ending June 30:		Principal	Interest	Total
2026	\$	1,368,344	\$ 129,336	\$ 1,497,680
2027		138,322	14,178	152,500
Total	\$	<u>1,506,666</u>	<u>\$ 143,514</u>	<u>\$ 1,650,180</u>

Year	Beginning Balance	Additions	Payments	Ending Balance	Due within one year	Long-term portion
2025	\$ 2,283,325	\$ 630,607	\$ (1,407,266)	\$ 1,506,666	\$ 1,368,344	\$ 138,322

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11. CAPITAL CONTRIBUTIONS

Capital contributions received during the years ending June 30, from HUD, were as follows:

	<u>2025</u>	<u>2024</u>
Contributed capital for the development and modernization of Public Housing Capital Fund Program (CFP)	<u>\$ 81,543,024</u>	<u>\$ 89,939,015</u>

12. OTHER FEDERAL GRANTS

The Omnibus Consolidated Rescissions and Appropriations Act (OCRAA) enacted on April 24, 1996, permits the PRPHA to transfer funds from the Public Housing Capital Fund Program (CFP) approved annual grants to operational activities in amounts ranging from 10% to 25%. For the fiscal years ended June 30, 2025 and 2024, there were no transfers in accordance with the approved fiscal year budgets.

13. EMPLOYEES' RETIREMENT PLAN

Plan description

The Employees' Retirement System of the Government of the Commonwealth of Puerto Rico (ERS) is a multi-employer defined benefit plan administered by the Retirement System Board.

The Administration accounts for pension liability based on actuarial valuations measured as of the beginning of the year (June 30, 2024). The Commonwealth retirement plan were administered as trusts following the guidance in GASB Statement No. 73 since there are no assets accumulated in trusts meeting the following criteria established by GASB Statement No. 68:

- Contributions from employers and non-employer contributing entities to the pension plan and earnings on those contributions are irrevocable.
- Pension plan assets are dedicated to provide pensions to plan members in accordance with the benefit terms.
- Pension plan assets are legally protected from the creditors of employers, non-employer contributing entities, and the pension plan administrator. Defined benefit pension plan assets also are legally protected from creditors of the plan members.

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13. EMPLOYEES' RETIREMENT PLAN (CONTINUED)

Plan description (Continued)

Plan Description – Prior to Act No. 106-2017, ERS administered different benefit structures pursuant to Act No. 447-1951, as amended, including a cost-sharing, multi-employer, defined benefit program, a defined contribution program (System 2000 program) and a contributory hybrid program. Benefit provisions vary depending on a member's date of hire. Substantially all full-time employees of the Commonwealth and its instrumentalities (the Commonwealth, 78 municipalities, and 55 public corporations) were covered by the ERS. These benefits were paid by the ERS until June 30, 2018. Through Act No. 106-2017, the Commonwealth transformed the retirement systems into a single pay-as-you-go system (whereby future benefit payments are guaranteed by the Commonwealth's General Fund) and created the Retirement System Board as the new Retirement Systems governing body.

Certain provisions are different for the two groups of members who entered ERS prior to July 1, 2013, as described below:

- Members of Act No. 447-1951 are generally those members hired before April 1, 1990 (contributory, defined benefit program).
- Members of Act No. 1-1990 are generally those members hired on or after April 1, 1990, and on or before December 31, 1999 (contributory, defined benefit program).

The Commonwealth, through Act No. 106-2017, created a "New Defined Contribution Plan" that consisted of a trust fund, not subject to the provisions of Act No. 219-2012, known as "*The Trusts Act*", that will maintain an individual account for each participant of the Retirement Systems that becomes a participant of the plan.

The following employees will participate in the New Defined Contribution Plan:

- All active participants of the ERS as of July 1, 2017
- New hires entering the public service workforce after July, 1 2017
- Any business or public corporation with employees not participating in the Retirement Systems as of July 1, 2017, can, through an approved resolution by its board of directors or governing body, join the New Defined Contribution Plan. The Retirement Systems Board is responsible for establishing the eligibility requirements and procedures to be followed to join the New Defined Contribution Plan.

Enrollment in the New Defined Contribution Plan is optional for the chiefs of public corporations and for employees of public corporations of the Commonwealth of Puerto Rico working and living outside the territorial limits of Puerto Rico.

The following summary of ERS plan provisions is intended to describe the essential features of the plan. All eligibility requirements and benefit amounts should be determined in strict accordance with the applicable laws and regulations.

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13. EMPLOYEES' RETIREMENT PLAN (CONTINUED)

Plan description (Continued)

(a) Service Retirement Eligibility Requirements

- (1) Eligibility for Act No. 447-1951 Members: Act No. 447-1951 members who were eligible to retire as of June 30, 2013, would continue to be eligible to retire at any time. Prior to July 1, 2013, Act No. 447 members could retire upon (1) attainment of age 55 with 25 years of credited service; (2) attainment of age 58 with 10 years of credited service; (3) any age with 30 years of credited service; (4) for Public Officers in High Risk Positions (the Commonwealth Police and Commonwealth Firefighter Corps, the Municipal Police and the Custody Office Corps), attainment of age 55 with 25 years of credited service; and (5) for Mayors of municipalities, attainment of age 50 with 8 years of credited service as a Mayor. In addition, Act No. 447 members who attained 30 years of credited service by December 31, 2013, are eligible to retire at any time.

Act No. 447 members who were not eligible to retire as of June 30, 2013 and did not attain 30 years of credited service by December 31, 2013 are eligible to retire with 10 years of credited service upon attainment of the retirement eligibility age shown in the table below.

<u>Date of birth</u>	<u>Attained age as of June 30, 2013</u>	<u>Retirement eligibility age</u>
July 1, 1957 or later	55 or less	61
July 1, 1956 to June 30, 1957	56	60
Before July 1, 1956	57 and up	59

In addition to the requirements in the table above, Act No. 447 Public Officers in High-Risk Positions who were not eligible to retire as of June 30, 2013 and did not attain 30 years of credited service by December 31, 2013 are eligible to retire directly from active service upon the attainment of age 55 with 30 years of credited service.

- (2) *Eligibility* for Act No. 1 Members: Act No. 1 members who were eligible to retire as of June 30, 2013 continue to be eligible to retire at any time. Prior to July 1, 2013, Act No. 1 members could retire upon (1) attainment of age 55 with 25 years of credited service, (2) attainment of age 65 with 10 years of credited service, (3) for public officers in high-risk positions, any age with 30 years of credited service and (4) for Mayors, attainment of age 50 with 8 years of credited service as a Mayor.

Act No. 1 members who were not eligible to retire as of June 30, 2013, are eligible to retire upon attainment of age 65 with 10 years of credited service. In addition, Act No. 1 public officers in high-risk positions who were not eligible to retire as of June 30, 2013, are eligible to retire directly from active service upon the attainment of age 55 with 30 years of credited service.

(b) Compulsory retirement

All Act No. 447 and Act No. 1 Public Officers in High-Risk Positions must retire upon attainment of age 58 and 30 years of credited service. A two-year- extension may be requested by the members from the Superintendent of the Puerto Rico Police, the Chief of the Firefighter Corps, or supervising authority as applicable.

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13. EMPLOYEES' RETIREMENT PLAN (CONTINUED)

Plan description (Continued)

(c) Service Retirement Annuity Benefits

An annuity payable for the lifetime of the member equal to the annuitized value of the balance in the defined hybrid contribution account at the time of retirement, plus, for Act No. 447 and Act No. 1 members, the accrued benefit determined as of June 30, 2013. If the balance in the hybrid contribution account was \$10,000 or less, it would have been paid as a lump sum instead of as an annuity.

- (1) *Accrued Benefit* as of June 30, 2013 for Act No. 447 Members: The accrued benefit as of June 30, 2013 was determined based on the average compensation, as defined, for Act No. 447 members, the years of credited service, and the attained age of the member all as of June 30, 2013. For Mayors, the highest compensation, as defined, for Act No. 447 members, determined as of June 30, 2013.

If the Act No. 447 member had at least 30 years of credited service as of June 30, 2013, the accrued benefit equals 65% of average compensation if the member was under age 55 as of June 30, 2013, or 75% of average compensation if the member was at least age 55 as of June 30, 2013. For participants selecting to coordinate with social security(the Coordination Plan), the benefit is re-calculate at the Social Security Retirement Age (SSRA), as defined, as 1.5% of average compensation up to \$6,600 multiplied by years of credited service, up to 30 years, plus 65% (75% if member was at least age 55 as of June 30, 2013) of average compensation in excess of \$6,600.

If the Act No. 447 member had less than 30 years of credited service as of June 30, 2013 and attained 30 years of credited service by December 31, 2013, the accrued benefit equaled 55% of average compensation if the member was under age 55 as of June 30, 2013 or 60% of average compensation if the member was at least age 55 as of June 30, 2013. For participants selecting the Coordination Plan, the benefit was recalculated at SSRA as 1.5% of average compensation up to \$6,600 multiplied by years of credited service, up to 30 years, plus 55% (60% if member was at least age 55 as of June 30, 2013) of average compensation in excess of \$6,600. Member contributions received from Act No. 447 members eligible for this transitory benefit during the period beginning July 1, 2013 and ending upon the attainment of 30 years of credited service are considered pre- July 1, 2013 contributions; the contributions to the hybrid contribution account begin after the member attains 30 years of credited service.

If the Act No. 447-1951 member had less than 30 years of credited service as of December 31, 2013, the accrued benefit equaled 1.5% of average compensation multiplied by years of credited service up to 20 years, plus 2% of average compensation multiplied by years of credited service in excess of 20 years. The maximum benefit is 75% of average compensation. Except for the Commonwealth Police and Commonwealth Firefighters, the benefit was actuarially reduced for each year payment commences prior to age 58.

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13. EMPLOYEES' RETIREMENT PLAN (CONTINUED)

Plan description (Continued)

(c) Service Retirement Annuity Benefits (Continued)

For participants selecting the Coordination Plan, the basic benefit is recalculated at SSRA as 1% of average compensation up to \$6,600 multiplied by years of credited service up to 20 years, plus 1.5% of average compensation up to \$6,600 multiplied by years of credited service in excess of 20 years, plus 1.5% of average compensation in excess of \$6,600 multiplied by years of credited service up to 20 years, plus 2.0% of average compensation in excess of \$6,600 multiplied by years of credited service in excess of 20 years. Except for police and firefighters, the benefit was actuarially reduced for each year payment commences prior to age 58.

For Act No. 447 Mayors with at least 8 years of credited services as a mayor, the accrued benefit will not be less than 5% of highest compensation, as defined, as Mayor for each year of credited service as a Mayor up to 10 years, plus 1.5% of highest compensation as Mayor for each year of non-Mayoral credited services up to 20 years, plus 2.0% of highest compensation as Mayor for each year of non-Mayoral credited service in excess of 20 years. Non-Mayoral credited service includes service earned as a Mayor in excess of 10 years. Maximum benefits is 90% of highest compensation as a Mayor.

- (2) *Accrued Benefit* as of June 30, 2013 for Act No. 1 Members: The accrued benefit as of June 30, 2013 shall be determined based on the average compensation for Act No. 1 members, the years of credited service, and the attained age of the member all as of June 30, 2013. For Act No. 1 Mayors, the highest compensation as a Mayor was determined as of June 30, 2013.

If the Act No. 1 member is a police officer or firefighter with at least 30 years of credited service as of June 30, 2013, the accrued benefit equaled 65% of average compensation if the member was under age 55 as of June 30, 2013, or 75% of average compensation if the member was at least age 55 as of June 30, 2013.

For Act No. 1 members, the accrued benefit equaled 1.5% of average compensation multiplied by years of credited service. The benefit is actuarially reduced for each year payment commences prior to age 65.

For Act No. 1-1990 Mayors with at least 8 years of credited service as a Mayor, the accrued benefit will not to be less than 5% of highest compensation as a Mayor for each year of credited service as a Mayor up to 10 years, plus 1.5% of highest compensation as Mayor for each year of non-Mayoral credited service up to 20 years, plus 2.0% of highest compensation as Mayor for each year of non-Mayoral credited service in excess of 20 years. Non-Mayoral credited service includes service earned as a Mayor in excess of 10 years. Maximum benefit is 90% of highest compensation as a Mayor.

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13. EMPLOYEES' RETIREMENT PLAN (CONTINUED)

Plan description (Continued)

(d) Termination Benefits

(1) Lump Sum Withdrawal

Eligibility: A Member was eligible upon termination of service prior to 5 years of service or if the balance in the hybrid contribution account is \$10,000 or less.

Benefit: The benefit equals a lump sum payment of the balance in the hybrid contribution account as of the date of the permanent separation of service.

(2) Deferred Retirement

Eligibility: A Member was eligible upon termination of service with 5 or more years of service (10 years of credited service for Act No. 447 and Act No. 1 members) prior to the applicable retirement eligibility, provided the member has not taken a lump sum withdrawal of the accumulated contributions from the hybrid contribution account.

Benefit: An annuity payable for the lifetime of the member commencing at the applicable retirement eligibility age equal to the annuitized value of the balance in the hybrid contribution account at the time of retirement, plus, for Act No. 447 and Act No. 1 members, the accrued benefit determined as of June 30, 2013.

(e) Death Benefits

(1) Pre-retirement Death Benefit

Eligibility: Any current non-retired member was eligible.

Benefit: A refund of the hybrid contribution account, plus the accumulated contributions for Act No. 447 and Act No. 1 members.

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13. EMPLOYEES' RETIREMENT PLAN (CONTINUED)

Plan description (Continued)

(e) Death Benefits (Continued)

(2) High Risk Death Benefit under Act No. 127-1958

Eligibility: Police, Firefighters, and other employees in specified high-risk positions who die in the line of work due to reasons specified in Act No. 127-1958, as amended.

Spouse's Benefit: 50% of the participant's compensation at date of death, payable as an annuity until death or remarriage (Act 127 of 1958 as amended).

Children's Benefit: 50% of the participant's compensation at date of death, payable as an annuity, and allocated pro rata among eligible children. The annuity is payable for life for a disabled child, until age 18 for a nondisabled child not pursuing studies, and until age 25 for a nondisabled child who is pursuing studies.

Benefit if No Spouse or Children: The parents of the member shall each receive 50% of the participant's compensation at date of death, payable as an annuity for life (Act 127 of 1958 as amended).

Post death Increases: Effective July 1, 1996, and subsequently every three-years, the above death benefits are increased by 3% provided that the beneficiary(ies) had been receiving payments for at least three-years. Future COLAs were eliminated effective March 15, 2022. (Act 127 of 1958 as amended).

The cost of these benefits was paid by the Commonwealth.

(3) Post-retirement Death Benefit for Members Who Retired prior to July 1, 2013

Eligibility: Any retiree or disabled member receiving a monthly benefit who had not elected a reversionary annuity and whose benefits commenced prior to July 1, 2013.

Benefit: The benefit is as follows (Act No. 105, as amended by Act No. 4):

- i. For those married or with dependent children at the time of death, the annual income to a widow, or widower or dependent children is equal to 60% (50% if in the Coordination Plan – 30%, prior to January 1, 2004) of the retirement benefit payable for life for a surviving spouse and/or disabled children and payable until age 18 (age 25 if pursuing studies) for nondisabled children. If in the Coordination Plan, the benefit to the surviving spouse does not begin until the spouse attainment of age 60 and the surviving spouse must have been married to the member for at least 10 years to be eligible for this benefit.

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13. EMPLOYEES' RETIREMENT PLAN (CONTINUED)

Plan description (Continued)

(e) Death Benefits (Continued)

- ii. The benefit, when there is no relation as stated above, is equal to the remaining balance of accumulated contributions at the time of retirement after the deduction of lifetime annual income paid and is payable to a beneficiary or to the Member's estate. In no case may the benefit be less than \$1,000.

(4) Postretirement Death Benefit for Members Who Retired after June 30, 2013

Eligibility: Any retiree or disabled member who began receiving a monthly benefit after June 30, 2013.

Benefit: If the member elected at the time of retirement to transfer a portion of the annuity to a beneficiary by selecting an actuarially equivalent optional form of payment, the applicable survivor benefit.

For all members, the excess, if any, of the hybrid contribution account, plus the accumulated contributions for Act No. 447 and Act No. 1 members, at the time of retirement over the total annuity payments paid to the member and any beneficiary per the terms of the optional form of payment must be payable to a beneficiary or the member's estate.

- (5) Beneficiaries receiving occupational death benefits as of June 30, 2013, continue to be eligible to receive such benefits.*

(f) Disability Benefits

(1) Disability

Eligibility: All members are eligible upon the occurrence of disability.

Benefit: The balance of the hybrid contribution account payable as lump sum distribution, an immediate annuity, an immediate annuity or a deferred annuity at the election of the participant. Act No. 447 and Act No. 1 members remain eligible to receive the accrued benefit as of June 30, 2013, commencing at the applicable retirement eligibility age.

(2) High Risk Disability under Act No. 127-1958

Eligibility: Police, Firefighters, and other employees in specified high-risk positions who are disabled in the line of work due to reasons specified in Act No. 127-1958 (as amended). System 2000, Act 3 and Act 106 members who were not in payment status as of March 15, 2022 are no longer eligible based on the provisions of the 2022 plan of adjustment.

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13. EMPLOYEES' RETIREMENT PLAN (CONTINUED)

Plan description (Continued)

(f) Disability Benefits (Continued)

Benefit: 80% (100% for Act No. 447 members) of compensation as of date of disability, payable as an annuity. If the member died while still disabled, this annuity benefit continued to his beneficiaries. Beneficiaries include the surviving spouse and/or disabled children (for life), nondisabled children until age 18 (age 25 if pursuing studies), and the parents if no other beneficiaries. Effective July 1, 1996, and subsequently every three years, the disability benefit was increased by 3% provided that the member (or beneficiary) had been receiving payments for at least three years (Act No. 127-1958, as amended). Future COLAs were eliminated effective March 15, 2022.

- (3) Members who qualified for occupational or nonoccupational disability benefits as of June 30, 2013, continue to be eligible to receive such benefits.

(g) Special Benefits

(1) Minimum Benefits

i. *Past Ad hoc Increases*

The Legislature, from time to time, increased pensions for certain retirees as described in Act No. 124-1973 and Act No. 23-1983.

- ii. Minimum Benefit for Members Who Retired before July 1, 2013 (Act No. 156-2004, Act No. 35-2007, and Act No. 3-2013):

The minimum monthly lifetime income for members who retired or become disabled before July 1, 2013, is \$500 per month effective July 1, 2013 (\$400 per month effective July 1, 2007, and \$300 per month up to June 30, 2007).

iii. *Coordination Plan Minimum Benefit*

A minimum monthly benefit was payable upon attainment of SSRA such that the benefit, when added to the Social Security Benefit, was not less than the benefit payable prior to SSRA.

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13. EMPLOYEES' RETIREMENT PLAN (CONTINUED)

Plan description (Continued)

(g) Special Benefits (Continued)

- (2) *Cost of Living Adjustments (COLA) to Pension Benefits*: The Legislature, from time to time, increased pensions by 3% for retired and disabled members. Beneficiaries are not entitled to COLAs granted after the retiree's death. The first increase was granted by Act No. 10-1992. Subsequent 3% increases have been granted every third year since 1992. Subsequent 3% increase have been granted every third year since 1992, with the latest 3% increase established on April 24, 2007, and effective July 1, 2007 (retroactive to January 1, 2007) for retired and disabled members that were receiving a monthly benefit on or before January 1, 2004 (Act No. 35). In addition, effective July 1, 2008, any retired or disabled member that was receiving a monthly annuity on or before January 1, 2004, less than \$1,250 per month received an increase of up to 3% without exceeding the limit of \$1,250 per month (Act No. 35).

Under the Commonwealth Plan of Adjustment, all COLAs have been eliminated from and after the Effective Date (i.e., on or after March 15, 2022)

(3) Special "Bonus" Benefits

- (i) *Christmas Bonus (Act No. 144-2005, as Amended by Act No. 3-2013)*: An annual bonus of \$200 for each retiree, beneficiary, and disabled member has historically been paid in December provided the member retired prior to July 1, 2013.
- (ii) *Medication Bonus (Act No. 155-2003, as Amended by Act No. 3-2013)*: An annual bonus of \$100 for each retiree, beneficiary, and disabled member to cover health costs paid in July provided the member retired prior to July 1, 2013. Evidence of coverage is not required. The amount is prorated if there are multiple beneficiaries.

Before July 1, 2017, the Commonwealth made contributions to the ERS for the special benefits granted by special laws. The funding of the special benefits was provided to the ERS through legislative appropriations each January 1 and July 1. Special benefits to eligible Act 447 participants are paid by each employer as they become due since July 1, 2017.

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13. EMPLOYEES' RETIREMENT PLAN (CONTINUED)

Plan description (Continued)

(h) Early Retirement Programs

On July 2, 2010, the Commonwealth enacted Act No. 70 establishing a program that provides benefits for early retirement or economic incentives for voluntary employment termination to eligible employees, as defined. Act No. 70-2010 also established that early retirement benefits will be provided to eligible employees that have completed between 15 and 29 years of creditable services and will consist of monthly benefits ranging from 37.5% to 50% of each employee's monthly salary. Benefits under this program will be paid by the General Fund of the Commonwealth and by the public corporations, covering their respective employees until the plan member reaches the later of age 55 for members under Act No. 447-1951 or age 65 for members under Act No. 1-1990, or the date the plan member would have completed 30 years of service had the member continued employment

On December 8, 2015, the Commonwealth enacted the Voluntary Early Retirement Law, Act No. 211 of 2015 (Act No. 211-2015), establishing a voluntary program to provide pre-retirement benefits to eligible employees, as defined. Act 106-2017 repealed Act No. 211-2015, while creating incentives, opportunities, and retraining programs for public workers.

On August 3, 2020 the Commonwealth enacted the Act 80-2020 establishing an early retirement incentive program but was not permitted to be fully implemented. In September 2023, an interim stipulation between the Government and the Financial Oversight and Management Board was approved that provided a roadmap for partial implementation of Act 80-2020.

(i) Change in Plan Provisions- Act 80-2020 Retirement Incentive

The partial implementation of Act 80-2020 retirement incentive occurred effective April 1, 2024.

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13. EMPLOYEES' RETIREMENT PLAN (CONTINUED)

Plan description (Continued)

Total Pension Liability, Pension Expense (Benefit), Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pension

ERS issued audited reports for the years ended June 30, 2025 and 2024, in accordance with GASB Statement No. 73, providing information about pension amounts by employer and the corresponding employer allocation percentage. The Administration disclosed the information based on audited data reported by ERS and the ERS Actuarial Valuation Report.

The Administration reported a liability of approximately \$42 million and \$44 million for its proportionate share of the total pension liability as of June 30, 2025 and 2024, respectively. The collective total pension liability as of June 30, 2025 which amounted to approximately \$22.3 billion was presented as a measurement date ended June 30, 2024 for reporting period ended June 30, 2025 and the collective total pension liability as of June 30, 2024 which amounted to approximately \$23.3 billion was presented as a measurement date ended June 30, 2023 for reporting period ended June 30, 2024.

The Administration's proportion of the total pension liability was based on the ratio of the Administration's actual benefit payments for allocation to the aggregate total of benefit payments for allocation paid by all participating entities during the year ending on the measurement date. The Administration's proportionate share was 0.21085% and 0.21204% as of June 30, 2025 and 2024, respectively.

For the years ending June 30, 2025 and 2024, the Administration recognized a pension expense (benefit) of approximately \$1.6 million and \$2.4 million, respectively. Pension expense (benefit) represents the change in the total pension liability during the measurement period. As of June 30, 2025 and 2024, the Administration reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources (in thousands):

Source	2025 Deferred outflows of resources	2024 Deferred outflows of resources
Benefits payments made subsequent to the measurement date	\$ 2,700	\$ 2,675
Changes in proportion and differences between actual contributions and proportionate share	—	181
Differences between expected and actual experience in measuring the total pension liability	—	31
Changes in assumptions	—	1,682
Balance as of June 30	\$ 2,700	\$ 4,569

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13. EMPLOYEES' RETIREMENT PLAN (CONTINUED)

	<u>2025</u>	<u>2024</u>
<u>Source</u>	<u>Deferred inflows of resources</u>	<u>Deferred inflows of resources</u>
Changes in proportion and differences between actual contributions and proportionate share	\$ —	\$ 491
Differences between expected and actual experience in measuring the total pension liability	—	275
Changes in assumptions	—	—
Balance as of June 30	\$ —	\$ 766

Actuarial methods and assumptions

The actuarial valuation was determined using the following actuarial methods and assumptions:

Discount Rate

The discount rate for the fiscal year ended June 30, 2025 (June 30, 2024 measurement date) and 2024 (June 30, 2023 measurement date) were 3.93% and 3.65%, respectively. This represents the municipal bond return rate as chosen by the Commonwealth. The source is the Bond Buyer GO 20-Bond Municipal Bond Index, which includes tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher.

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13. EMPLOYEES' RETIREMENT PLAN (CONTINUED)

Mortality

The mortality tables used on June 30, 2024 (measurement date) actuarial valuation were as follows:

a) *Pre-retirement Mortality*

For general employees not covered under Act No. 127-1958, PubG-2010 employee rates, adjusted by 100% for males and 110% for females, projected to reflect Mortality Improvement Scale MP-2021 on a generation basis. For members covered under Act No. 127, the PubS-2010 Employee Mortality Rates are assumed for males and females, projected to reflect Mortality Improvement Scale MP-2021 on a generation basis. As generational tables, they reflect mortality improvements both before and after the measurement date. 100% of deaths while in active service are assumed to be occupational for members covered under Act 127-1958.

b) *Post-retirement Retiree Mortality*

Rates which vary by gender are assumed for healthy retirees and beneficiaries based on a study of the Plan's experience from 2013 to 2018 and updated expectations regarding future mortality improvement. The PubG-2010 healthy retiree rates, adjusted by 100% for males and 110% for females, projected using MP-2021 on a generation basis. As a generational table, it reflects mortality improvements both before and after the measurement date. This assumption is also used for beneficiaries prior to the member's death.

c) *Post-retirement Disabled Mortality*

Rates which vary by gender are assumed for disabled retirees based on a study of the Plan's experience from 2013 to 2018 and updated expectations regarding future mortality improvement. The PuG-2010 disable retiree rates, adjusted by 80% for males and 100% for females. The base rates are projected using Mortality Improvement Scale MP-2021 on a generation basis. As a generational table, it reflects mortality improvements both before and after the measurement date.

d) *Post-retirement Beneficiary Mortality*

Prior to retiree's death, beneficiary mortality is assumed to be the same as the post-retirement retiree mortality. For periods after the retiree's death, the PubG-2010 (B) contingent survivor rates, adjusted by 110% for males and 120% for females, projected using MP-2021 on a generational basis. As a generational table, it reflects mortality improvements both before and after the measurement date.

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13. EMPLOYEES' RETIREMENT PLAN (CONTINUED)

Actuarial methods and assumptions (Continued)

Other assumptions as of June 30, 2024 (measurement date)

Actuarial cost method	Entry age normal
Inflation rate	Not applicable
Salary increases	3.00% per year. No compensation increases are assumed until July 1, 2022 as a result of Act No. 3-2017, four-year extension of Act No. 66-2014, and the current general economy.

Mortality

The mortality tables used on June 30, 2023 (measurement date) actuarial valuation were as follows:

a) *Pre-retirement Mortality*

For general employees not covered under Act No. 127-1958, PubG-2010 employee rates, adjusted by 100% for males and 110% for females, projected to reflect Mortality Improvement Scale MP-2021 on a generation basis. For members covered under Act No. 127, the PubS-2010 Employee Mortality Rates are assumed for males and females, projected to reflect Mortality Improvement Scale MP-2021 on a generation basis. As generational tables, they reflect mortality improvements both before and after the measurement date. 100% of deaths while in active service are assumed to be occupational for members covered under Act 127-1958.

b) *Post-retirement Retiree Mortality*

Rates which vary by gender are assumed for healthy retirees and beneficiaries based on a study of the Plan's experience from 2013 to 2018 and updated expectations regarding future mortality improvement. The PubG-2010 healthy retiree rates, adjusted by 100% for males and 110% for females, projected using MP-2021 on a generation basis. As a generational table, it reflects mortality improvements both before and after the measurement date. This assumption is also used for beneficiaries prior to the member's death.

c) *Post-retirement Disabled Mortality*

Rates which vary by gender are assumed for disabled retirees based on a study of the Plan's experience from 2013 to 2018 and updated expectations regarding future mortality improvement. The PuG-2010 disable retiree rates, adjusted by 80% for males and 100% for females. The base rates are projected using Mortality Improvement Scale MP-2021 on a generation basis. As a generational table, it reflects mortality improvements both before and after the measurement date.

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13. EMPLOYEES' RETIREMENT PLAN (CONTINUED)

Actuarial methods and assumptions (Continued)

d) Post-retirement Beneficiary Mortality

Prior to retiree's death, beneficiary mortality is assumed to be the same as the post-retirement retiree mortality. For periods after the retiree's death, the PubG-2010 (B) contingent survivor rates, adjusted by 110% for males and 120% for females, projected using MP-2021 on a generational basis. As a generational table, it reflects mortality improvements both before and after the measurement date.

Other assumptions as of June 30, 2023 (measurement date)

Actuarial cost method	Entry age normal
Inflation rate	Not applicable
Salary increases	3.00% per year. No compensation increases are assumed until July 1, 2021 as a result of Act No. 3-2017, four-year extension of Act No. 66-2014, and the current general economy.

Sensitivity of the Administration's Proportionate Share of the Total Pension Liability to Changes in the Discount Rate

The following presents the total pension liability as of June 30, 2025 and 2024, calculated using the discount rate of 3.93%, and 3.65%, respectively, as well as what the total pension liability would be if it was calculated using a discount rate that is 1 percent-point level lower (2.93% and 2.65%) or 1 percent-point higher (4.93% and 4.65%) than the current rate (in thousands):

	<u>At 1% decrease (2.93%)</u>	<u>At current discount rate (3.93%)</u>	<u>At 1% increase (4.93%)</u>
Administration's proportionate share of the total pension liability measured as of June 30, 2024	\$ 46,443	41,875	38,036
	<u>At 1% decrease (2.65%)</u>	<u>At current discount rate (3.65%)</u>	<u>At 1% increase (4.65%)</u>
Administration's proportionate share of the total pension liability measured as of June 30, 2023	\$ 49,105	44,042	39,815

14. OTHER POSTEMPLOYMENT BENEFITS (OPEB)

Plan Description

The Administration participates in the Other Postemployment Benefit Plan of the Commonwealth of Puerto Rico for Retired Participants of the Employees' Retirement System (the "OPEB Plan"). The OPEB Plan is an unfunded defined benefit other postemployment healthcare benefit plan administered on a pay-as-you-go basis. Accordingly, no assets are accumulated in a qualifying trust that meets the criteria in paragraph 4 of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions* ("GASB No. 75").

Under the guidance of GASB No. 75, the Commonwealth and its component units are one employer and are classified for financial reporting purposes as a single employer defined benefit OPEB Plan.

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14. OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)

Plan Description (Continued)

The OPEB Plan covers a payment of up to \$100 per month to the eligible medical insurance plan selected by each member provided that the member retired prior to July 1, 2013 (Act No. 483, as amended by Act No. 3). The OPEB Plan is financed by the Commonwealth through legislative appropriations. However, the Commonwealth claims reimbursement from each employer monthly for the corresponding amount of the OPEB payments made by the Commonwealth in relation to the retirees associated with each employer. There is no contribution requirement from the plan members during active employment. The retirees contribute the amount of healthcare insurance premium not covered by the Commonwealth contribution. Plan members were eligible for benefits upon reaching the applicable retirement age. Act No. 3 of 2013 eliminated this healthcare benefit to the OPEB plan members that retired after June 30, 2013.

Total OPEB Liability

The Administration reported a liability of approximately \$1 million for its proportionate share of total OPEB liability as of June 30, 2025 and 2024, respectively. The total OPEB liability as of June 30, 2025 which amounted to approximately \$685 billion was presented as a measurement date ended as of June 30, 2024 for reporting period ended June 30, 2025 and the total OPEB liability as of June 30, 2024 which amounted to approximately \$745.3 billion was presented as a measurement date ended as of June 30, 2023 for reporting period ended June 30, 2024. The Administration's proportionate share was 0.15939% and 0.16166% as of June 30, 2025 and 2024, respectively.

OPEB Expense (Benefit)

For the years ended June 30, 2025 and 2024, the Administration recognized an OPEB expense (benefit) of approximately \$38.4 thousand and \$30.4 thousand, respectively. OPEB expense (benefit) represents the change in the total OPEB liability during the measurement period.

OPEB Deferred Outflows of Resources and Deferred Inflows of Resources

GASB No. 75 requires to determine deferred outflows of resources and deferred inflows of resources in order to be amortized and recognized in the annual OPEB expense. There are no deferred outflows or inflows of resources as changes in actuarial assumptions, economic or demographic gains and losses, and changes in proportionate share are recognized immediately during the measurement date.

However, the Administration reported deferred outflows of resources related to OPEB, resulting from the benefits paid subsequent to the measurement date, that will be recognized as a reduction of total OPEB liability amounted to \$101.8 thousand and \$106.2 thousand as of June 30, 2025 and 2024, respectively.

Actuarial Methods and Assumptions

The actuarial valuation used the following actuarial assumptions:

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14. OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)

Plan Description (Continued)

Discount Rate

The discount rate for the fiscal year ended June 30, 2025 (June 30, 2024 measurement date) and 2024 (June 30, 2023 measurement date) were 3.93% and 3.65%, respectively. This represents the municipal bond return rate as chosen by the Commonwealth. The source is the Bond Buyer GO 20-Bond Municipal Bond Index, which includes tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher.

The mortality tables used on June 30, 2024 (measurement date) actuarial valuation were as follows:

a) *Pre-retirement Mortality*

For general employees not covered under Act No. 127-1958, PubG-2010 employee rates, adjusted by 100% for males and 110% females projected using MP-2021 on a generational basis. For members covered under Act No. 127, PubS-2010 employee rates for males and females, projected using MP-2021 on a generational basis. As generational tables, they reflect mortality improvement both before and after the measurement date. 100% of deaths while in active service are assumed to be occupational for members covered under Act No. 127.

b) *Post-retirement Disabled Mortality*

The PubG-2010 healthy retiree rates, adjusted by 100% for males and 110% for females, projected using MP-2021 on a generational basis. As a generational table, it reflects mortality improvements both before and after the measurement date. This assumption is also used for beneficiaries prior to the member's death.

c) *Post-retirement Disabled Mortality*

The PubG-2010 disabled retiree rates, adjusted by 80% for males and 100% for females, projected using Mortality Improvement Scale MP-2021 on a generational basis. As a generational table, it reflects mortality improvements both before and after the measurement date.

d) *Post-retirement Beneficiary Mortality*

Prior to retiree's death, beneficiary mortality is assumed to be the same as the post-retirement retiree mortality. For periods after the retiree's death, the PubG-2010(B) contingent survivor rates, adjusted by 110% for males and 120% for females, projected using MP-2021 on a generational basis. As a generational table, it reflects mortality improvements both before and after the measurement date.

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14. OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)

Plan Description (Continued)

Other assumptions as of June 30, 2024 (measurement date)

Actuarial cost method	Entry age normal
Inflation rate	Not applicable
Salary increases	3.00% per year. No compensation increases are assumed until July 1, 2022 as a result of Act No. 3-2017, four-year extension of Act No. 66-2014, and the current general economy.

The mortality tables used in June 30, 2023 (measurement date) actuarial valuation were as follows:

a) *Pre-retirement Mortality*

For general employees not covered under Act No. 127-1958, PubG-2010 employee rates, adjusted by 100% for males and 110% females projected using MP-2021 on a generational basis. For members covered under Act No. 127, PubS-2010 employee rates for males and females, projected using MP-2021 on a generational basis. As generational tables, they reflect mortality improvement both before and after the measurement date. 100% of deaths while in active service are assumed to be occupational for members covered under Act No. 127.

b) *Post-retirement Disabled Mortality*

The PubG-2010 healthy retiree rates, adjusted by 100% for males and 110% for females, projected using MP-2021 on a generational basis. As a generational table, it reflects mortality improvements both before and after the measurement date. This assumption is also used for beneficiaries prior to the member's death.

c) *Post-retirement Disabled Mortality*

The PubG-2010 disabled retiree rates, adjusted by 80% for males and 100% for females, projected using Mortality Improvement Scale MP-2021 on a generational basis. As a generational table, it reflects mortality improvements both before and after the measurement date.

d) *Post-retirement Beneficiary Mortality*

Prior to retiree's death, beneficiary mortality is assumed to be the same as the post-retirement retiree mortality. For periods after the retiree's death, the PubG-2010(B) contingent survivor rates, adjusted by 110% for males and 120% for females, projected using MP-2021 on a generational basis. As a generational table, it reflects mortality improvements both before and after the measurement date.

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14. OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)

Plan Description (Continued)

Other assumptions as of June 30, 2023 (measurement date)

Actuarial cost method	Entry age normal
Inflation rate	Not applicable
Salary increases	3.00% per year. No compensation increases are assumed until July 1, 2021 as a result of Act No. 3-2017, four-year extension of Act No. 66-2014, and the current general economy.

Sensitivity of the Administration's Proportionate Share of Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability as of June 30, 2025 and 2024, calculated using the discount rate of 3.93%, and 3.65%, respectively, as well as what the total pension liability would be if it was calculated using a discount rate that is 1 percent-point level lower (2.93% and 2.65%) or 1 percent-point higher (4.93% and 4.65%) than the current rate (in thousands):

	At 1% decrease (2.93%)	At current discount rate (3.93%)	At 1% increase (4.93%)
Administration's proportionate share of the total OPEB liability measured as of June 30, 2024	\$ 1,041	\$ 963	\$ 895
	At 1% decrease (2.65%)	At current discount rate (3.65%)	At 1% increase (4.65%)
Administration's proportionate share of the total OPEB liability measured as of June 30, 2023	\$ 1,118	\$ 1,030	\$ 954

15. COMMITMENTS AND CONTINGENCIES

The Administration is a defendant in a number of lawsuits pertaining to material matters, including those claims asserted which are incidental to performing their routine operations. These litigations include, but are not limited to, actions commenced, and claims asserted against the Administration arising out of alleged torts, alleged breaches of contracts, alleged violation of law, discriminations against employees and/or former employees, unlawful discharge, unlawful dispossession on tenants and condemnation proceedings, among others. The Administration's management, after consultation with its legal counsel, has determined that at this stage it cannot determine the financial effects of these outstanding litigations and claims.

Law 104 from June 29, 1955, as amended, of the Commonwealth of Puerto Rico, known as Claims and Lawsuits against the State, provides that lawsuits and claims initiated by an agency or instrumentality of the Commonwealth of Puerto Rico may be represented by the Commonwealth of Puerto Rico's Department of Justice. Any adverse claims to the defendants are to be paid by the Commonwealth of Puerto Rico's General Fund within the limitations provided by the law. However, the Secretary of the Treasury has the right to request the reimbursement of the funds expended for these purposes from the defendants. As of June 30, 2025 and 2024, the accounts payable and accrued liabilities, balance presented in the statement of net position, include litigation contingencies reserve of approximately \$6 million.

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15. COMMITMENTS AND CONTINGENCIES (CONTINUED)

The Administration has certain claims of payables from two utilities public corporations in dispute, because of continuous adjustments related to instances of over-invoicing of the utility's services. The Administration management has estimated the amount to be accrued based on the information available and maintains a reserve for the amount of approximately \$2 million and \$3.9 million as of June 30, 2025, and as of June 30, 2024, respectively. The outcome and financial impact of the disputed payables is uncertain at this time and cannot be determined at the date of the financial statements.

As of June 30, 2025 and 2024, the Administration had pending construction project contracts in progress for the development and modernization of public housing projects. Total commitments related to these construction contracts amounted to \$217 million and \$195 million, respectively.

16. CERTAIN RISK DISCLOSURES

U.S. Department of Housing and Urban Development (HUD) Funding

The Administration receives significant financial assistance from the U.S. Department of Housing and Urban Development (HUD) to support its public housing operations and capital improvements. HUD funding is a critical component of the Administration's revenue and is subject to federal compliance and reporting requirements.

Non-Operating Fund Program

The Administration participates in the Public Housing Operating Fund Program under Section 9 of the U.S. Housing Act of 1937, as amended. This program provides non-operating subsidies to assist in covering the costs of maintenance, utilities, management, and other essential services for public housing units. For the fiscal year ended June 30, 2025, the Administration received \$513.6 million in non-operating subsidies.

Capital Fund Program

The Administration also receives funding under the Capital Fund Program, which supports modernization and physical improvements of public housing properties. These funds are allocated annually based on a formula and are subject to specific grant agreements and expenditure deadlines. During the fiscal years 2025 and 2024, the Administration received \$81.5 and \$89.9 million, respectively in capital contributions from HUD.

Compliance and Reporting

All HUD funds are administered in accordance with applicable federal regulations, including 2 CFR Part 200 (Uniform Guidance), and are subject to audit under the Single Audit Act. The Administration maintains detailed records to ensure compliance with grant terms, procurement standards, and Section 3 requirements under 24 CFR Part 75.

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17. FEDERAL FINANCIAL ASSISTANCE

The Administration receives financial assistance from the Federal Government. Federal assistance is subject to the financial and compliance audits by the grantor agencies, which could result in requests for reimbursement by the grantor agencies for expenditures, if disallowed under the terms of the program grants.

The amounts of expenditure, if any, which may be disallowed by the granting agencies, cannot be determined at this time. The Administration believes that such disallowances, if any, will not have an adverse effect on the financial position of the Administration.

18. RESTRICTED NET POSITION

Restricted net position at June 30 consists of the following:

	<u>2025</u>	<u>2024</u>
Restricted assets (Note 5)	\$ 131,167,551	\$ 169,425,008
Restricted for family self-sufficiency and other programs	(1,362,676)	(825,663)
Current portion - due to		
Puerto Rico Housing Finance Authority	(30,945,000)	(29,435,000)
	<u>\$ 98,859,875</u>	<u>\$ 139,164,345</u>

19. RELATED PARTY TRANSACTIONS

General

The Administrator of the PRPHA is appointed by the Governor of Puerto Rico and, by law, the appointee is the Secretary of the Department of Housing of the Commonwealth of Puerto Rico ("PRDOH").

The PRPHA has a joint agreement with the PRDOH to share a series of resources, especially considering that both entities share the same central office building. Services that are shared include general maintenance, office space, utilities, human resources and payroll, other general and administrative services.

During the fiscal years ended on June 30, 2025 and 2024, the PRPHA has paid approximately \$1 million respectively to the PRDOH for these services.

Mixed Finance

On August 1, 2008, PRDOH entered into an agreement of partnership in its capacity of general partner (the General Partner) with Hudson SLP XL LLC, a Delaware limited liability company, as the Special Limited Partner (the Special Limited Partner) and Hudson Housing Tax Credit Fund XL LP (a Delaware limited partnership), who will act as the Investment Partnership (the "Investment Partnership"; collectively with the Special Limited Partner, the "Limited Partners") to form Vivienda Modernization Holding 1, S.E. (the Partnership) pursuant to the Puerto Rico Civil Code.

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19. RELATED PARTY TRANSACTIONS (CONTINUED)

The Partnership was formed to acquire the 100%-member interest in Vivienda Modernization Holding 1, LLC, a Puerto Rico limited liability company (the Project Company). The Project Company has been formed to acquire, develop, rehabilitate, own, maintain and operate thirty-three 33 residential rental housing developments intended for rental to people of low and moderate income located in the Commonwealth of Puerto Rico.

The Project Company was organized exclusively to acquire 99-year term surface rights with respect to the land and to acquire, develop, finance, rehabilitate, maintain, operate, lease and sell or otherwise dispose of each apartment complex in order to obtain for the company and its member statutory compliance, long term appreciation, cash income, tax benefits consisting of Tax Credits and Tax Losses over the term hereof.

On August 7, 2008, the Administration and the Project Company entered into a Regulatory and Operating Agreement (the Agreement). The Administration and the Project Company determined that it would be deliverable for the public housing rental developments to undergo comprehensive modernization (e.g., new floors, electrical wiring, plumbing, windows, doors, roofs and accessibility features) or development, which modernization or development will be undertaken and operated by the Project Company. The developments are collectively known as "Vivienda Modernization 1, LLC". The Project Company entered into a Purchase and Sales Agreement dated August 7, 2008, with the PRDOH. Under this agreement, the Project Company acquired the surface rights of a property (the Property) and the improvements erected on such Property from the PRDOH under those certain deeds of Constitution of Surface Rights and Transfer of Improvements dated August 7, 2008, which will require the Project Company to rehabilitate or construct on the Property four thousand one hundred thirty-two (4,132) residential rental units (the Units or collectively the Development) all of which will receive the benefit of operating subsidy and the benefit of low-income housing tax credits under Section 42 of the Internal Revenue Code of 1986, as amended.

The title of the eligible public housing projects was transferred by the Administration to the PRDOH, who in turn sold the buildings and improvements of the project to Vivienda Modernization 1, LLC by way of a constitution of surface rights over, upon and underneath the transferred land and conveyance of improvements.

The development comprises 33 public housing sites as mentioned above and was transferred to the Project Company by the deed. Each site has a separate Asset Management Project Number that, to the extent, the site is adjacent to or near a public housing site owned by the Administration.

Mixed Finance (Continued)

Based on the Purchase and Sale Agreement, the Administration received \$92,479,688 from the Project Company, which was used to pay eligible project expenses incurred by the Administration on an interim basis to minimize the expenditure of 2003 tax-exempt bonds that were ineligible for inclusion in the tax credit transaction. The Administration received \$18,137,698 from the Project Company for CFP funds previously expensed by the Administration from June and July 2009.

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19. RELATED PARTY TRANSACTIONS (CONTINUED)

The Administration entered into an Interagency Agreement dated August 7, 2008, with the PRDOH, in PRDOH's capacity as general partner of the Partnership, to delegate management and operational duties related to the Development to the Administration as set forth in the Interagency Agreement. The Project Company and the Administration also intend that the units be developed, operated, and managed so as to assure receipt by the Project Company of the above-mentioned economic and tax benefits to the full extent available to the Owner.

The Administration submitted, and HUD approved in writing, a rental term sheet for the mixed-finance development in accordance with Section 35 of the Act and the regulations under 24 CFR 941 subpart F (the Mixed-Finance Proposal). HUD authorized the Administration to use a combination of private financing, public housing, and other funds to develop public housing units. Projects developed under this method of financing are known as "Mixed Finance" projects.

The Puerto Rico Housing Finance Authority (The Authority) and the Administration are parties to a certain Intercreditor, and Subordinator Agreement (the Intercreditor) dated August 7, 2008, executed in connection with the mixed finance low-income housing development known as Vivienda Modernization 1 LLC.

The Intercreditor is an integral part of a conduit debt issued for Vivienda Modernization 1, LLC. The Intercreditor provides that upon the payment in full of certain Short-Term Bonds, which were paid prior to June 30, 2014, the Authority (as Assignor) shall cancel the Short-Term Bond Loan Note and assign the Permanent Loan and all of its rights under the documents related thereto to the Administration. (Assignee). The Assignor is the conduit debt issuer on this transaction. Given that the permanent loan was not intended to constitute an asset or liability for the Assignor.

On August 14, 2014, the Administration signed an Assignment and Assumption of Permanent Loan Agreement (the Agreement) with the Authority, as Assignor. The agreement is executed to implement the assignment contemplated in the Intercreditor.

As a result, the original \$100,000,000 note, where Vivienda Modernization 1, LLC is the Obligor was assigned to the Administration and recorded in the statement of net position as note receivable, representing the indebtedness under the Permanent Loan. The note bears no interest unless there is an event of default. In such a case, interest will be 8%, compounded annually.

Prior to an event of default, no payment shall be due on this note, until a \$382,348,829 loan of August 7, 2008, had been paid in full. Once the said loan has been paid in full, the Obligor is required to make quarterly payments equal to 100% of the Obligor's net cash flows for the immediately preceding calendar quarter, subject to the terms of the Intercreditor and other agreements. In the event of default by the Obligor, the note becomes due, and in the event of a sale or refinancing of a material portion of the property, 100% of the net cash flows of the capital transaction shall be applied to the note; otherwise, the note is due on September 1, 2053. The final payment of the note shall include interest, if any, plus any additional amount required to pay off a certain Purchase Price Note.

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19. RELATED PARTY TRANSACTIONS (CONTINUED)

Mixed Finance (Continued)

On August 1, 2008, the Administration, the Authority, Vivienda Modernization 1, LLC and the U.S. Bank Trust National Association as Trustee entered into a loan agreement in which the Authority loaned proceeds from the 2008 capital fund bonds to Vivienda Modernization 1, LLC for the modernization and capital improvements of public housing projects. The Authority was the debt issuer of the 2008 capital funds bonds.

On August 7, 2008 Vivienda Modernization 1, LLC signed a capital fund note (2008 Bond Loan Note) which represents a full recourse liability in the transaction. The Administration in consideration of the participation by Vivienda Modernization 1, LLC in the capital fund program for the benefit of public housing in the Commonwealth of Puerto Rico, pledged its unobligated capital fund allocation receive in each federal fiscal year for the payment of the debt service of the 2008 capital fund bonds. Section 5 of the Intercreditor also provides that upon the payment in full of the Series 2008 Bonds the Authority shall assign the 2008 Bond Loan Note for the principal amount of \$382,348,829.30, to the order of the Authority and all of its rights under the documents to the Administration.

On October 13, 2020, the Authority issued the 2020 Capital Fund bonds for the amount of \$249,155,000. The Administration in consideration for the assignment by the Authority to the Administration of loan instruments and the refunding of the 2003 Bonds and the 2008 Bonds, will cause capital grant funds payable by the U.S. Department of Housing and Urban Development ("HUD") to the Administration to be assigned to the Trustee to secure the Bonds, in amounts sufficient to repay the interest on, and principal or Redemption Price of, the Bonds, plus certain administrative fees. The balance due to PRHFA amounted to \$104 and \$138 million as of June 30, 2025 and 2024, respectively and the unamortized premium amounted to \$5.8 and \$10.2 million, respectively.

The Administration recorded as of June 30, 2021 the 2008 Bond Loan Note by the net amount of \$377,213,278 which represents the amount disbursed to Vivienda Modernization 1, LLC. for eligible costs requested. On September 22, 2022, the Authority (as Assignor) assigned, transferred, and conveys to the Administration (as Assignee) all of its rights, titles, and interests in and to the 2008 Loan Agreement. The Assignor represented, warranted and certified that the 2008 Bond Loan was free and clear of any liens. The Assignor delivered and assigned to the Assignee the original 2008 Bond Loan Note previously mentioned, representing the indebtedness under the 2008 Bond Loan.

As of June 30, 2025 and 2024, total notes receivable from the previously mentioned transactions related to the assignment and assumption agreements amounted to \$477.2 million.

Mixed Finance – development

During the year ended June 30, 2018 the U.S. Department of Housing executed certain mixed-finance amendments to the consolidated annual contribution contract (Mixed-Finance ACC Amendment) with PRPHA to provide grant assistance for the development of certain projects arising a mixed-finance strategy. The projects' names are Puerta de Tierra and Las Gladiolas. The projects are developed using several financing sources including the before mentioned public housing funds to be provided by the Administration.

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19. RELATED PARTY TRANSACTIONS (CONTINUED)

Mixed Finance – development (Continued)

The Administration entered into a memorandum of understanding with PRDH which has the authority to execute the necessary contract and/or agreements whether with governmental agencies or with private entities to share resources, assistance and asset management responsibilities to execute the redevelopment/ reposition strategy for the before mentioned projects.

The Administration transferred to the Puerto Rico Department of Housing (PRDH) the projects' plot of land to be developed. In turn, PRDH then leased the sites to the limited liability companies designed as owner entities for each project.

For purposes of coordination of the development of the Mixed-Finance projects, PRDH serves as representative for both PRDH and the Administration and has a lead on the Mixed-Finance redevelopment activity working closely with the Administration.

PRDH will lend public housing funds to the development owner entities to be made available through the Administration as construction loan facilities that will initially operate as non-revolving line of credits and will eventually be converted into term loans upon expiration of the construction period bearing interest at 0% over 55 years. For the years ended June 30, 2025, and 2024, the Administration released \$1.9 million and \$2.6 million in public housing funds from the capital funds program to fund the above-mentioned credit facilities respectively.

The Administration, PRDH and the owners of the projects entered into a Regulatory and Operating Agreement that governs the rights and responsibilities of the parties with respect to the operations and operating subsidy associated with the public housing units planned as part of the project's redevelopment.

PRDH and the Administration entered into and recorded a Deed of Release and Restrictive Covenants and New Constitution of Restrictive Covenants with the owners of the projects in favor of HUD containing a covenant that will assure to the satisfaction of HUD that the public housing units will be subject to a covenant obligating the parties to develop, maintain and operate the public housing apartments for the period required by law in accordance with the Mixed-Finance ACC Amendment and applicable housing requirements.

The Administration competitively selected McCormack Baron Salazar, Inc., a corporation duly organized and existing under the laws of the State of Missouri and duly authorized to conduct business in the Commonwealth of Puerto Rico as a developer in connection with the Developments, and related off-site developments, and as the development's "partner", as described in 24 CFR 905.604, for the mixed-finance development of replacement public housing units in accordance with an implementation Plan.

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20. TERMINATION BENEFITS

On July 2, 2010, the Commonwealth Enacted Act No. 70 to establish a program that provides benefits for early retirement or economic incentives for voluntary employment termination to eligible employees, as defined, including employees of the Puerto Rico Public Housing Administration (PRPHA). Act No. 70 established that early retirement benefits will be provided to eligible employees that have completed between 15 to 29 years of creditable services in the Retirement System and will consist of biweekly benefits ranging from 37.5% to 50% of each employee's salary, as defined.

In this early retirement benefit program, PRPHA will make the employer contributions to the Retirement System and pay the corresponding pension until the employee complies with the requirements of age and 30 years of credited service in the Retirement System.

Economic incentives are available to eligible employees who have less than 15 years of credited service in the Retirement System or who have at least 30 years of credited service in the Retirement System and the age for retirement or who have the age for retirement. Economic incentives will consist of a lump-sum payment ranging from one-month to six-month salary based on employment years.

Additionally, eligible employees that choose to participate in the early retirement benefit program or that choose the economic incentive and have less than 15 years of credited service in the Retirement System are eligible to receive health plan coverage for up to 12 months in a health plan selected by management of PRPHA.

21. SUBSEQUENT EVENTS

Management has evaluated subsequent events through March 31, 2026, which is the date the financial statements were available to be issued.

Working Capital Advance Funds Returned

On September 2025, the Administration returned to the Central Office of Recovery, Reconstruction and Resiliency of Puerto Rico (COR3) approximately \$98.4 million due to FEMA restrictions. This working capital advance funds includes grants for public housing rehabilitation and other recovery efforts. These returned funds were part of the unearned revenue recorded on the financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

COMMONWEALTH OF PUERTO RICO
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SCHEDULE OF PROPORTIONED SHARE OF THE COLLECTIVE TOTAL PENSION LIABILITY
YEARS ENDED JUNE 30, 2025 AND 2024

	2025	2024	2023	2022	2021	2020	2019
Proportion (percentage) of the collective total pension liability	0.21085%	0.21204%	0.18455%	0.19868%	0.20319%	0.19964%	0.20031%
Proportionate share (amount) of the collective total pension liability	\$ 41,874,932	\$ 44,041,974	\$ 40,882,712	\$ 54,008,503	\$ 57,035,939	\$ 49,611,911	\$ 49,055,061

Notes to required supplementary information:

1. As a result of the implementation of the PayGo system, as provided by Act No. 106 of 2017 (Act 106), the Pension Plan no longer met the criteria to be considered a plan that is administered through a trust or equivalent arrangement under GASB 68 and, therefore, was required to apply the guidance in GASB 73 effective July 1, 2018. Act 106 eliminated all employer contributions and required ERS to liquidate its assets and to transfer the proceeds to the Commonwealth for the payment of pension benefits.
2. The Administration's proportion of the collective total pension liability was actuarially determined based on the ratio of the Administration's benefit payments to the total benefit payments made by all participating employers under the Pension Plan for the year ending on the measurement date.
3. The schedule is intended to show information for 10 years. Additional years will be displayed as the information becomes available.
4. The amounts presented have a measurement date of the previous year end.
5. There are no assets accumulated in a trust to pay related benefits.
6. Changes in the actuarial assumptions or inputs of the total pension liability as a results of a decrease in discounts rate through the years from 3.93% - 2024, 3.65% - 2023, 3.54%- 2022, 2.16%- 2021, 2.21%- 2020, 3.50%- 2019 and 3.87%- 2018.

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SCHEDULE OF PROPORTIONED SHARE OF THE COLLECTIVE TOTAL OPEB LIABILITY
YEARS ENDED JUNE 30, 2025 AND 2024

	2025	2024	2023	2022	2021	2020	2019
Proportion (percentage) of the collective total OPEB liability	0.16170%	0.15939%	0.15957%	0.16982%	0.17278%	0.17092%	0.16525%
Proportionate share (amount) of the collective total OPEB liability	\$ 962,787	\$ 1,030,540	\$ 1,109,981	\$ 1,355,391	\$ 1,511,213	\$ 1,422,419	\$ 1,391,679

Notes to required supplementary information:

1. The Administration's proportion of the collective total OPEB liability was actuarially determined based on the ratio of the Administration's benefit payments to the total benefit payments made by all participating employers under the OPEB Plan for the year ending on the measurement date.
2. The schedule is intended to show information for 10 years. Additional years will be displayed as the information becomes available.
3. The amounts presented have a measurement date of the previous year end.
4. There are no assets accumulated in a trust to pay related benefits.
5. Changes in the actuarial assumptions or inputs of the total pension liability as a results of a decrease or increase in discounts rate through the years from 3.93% - 2024, 3.65% - 2023, 3.54%- 2022, 2.16%- 2021, 2.21%- 2020, 3.50%- 2019 and 3.87%- 2018.

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND
REPORTS REQUIRED BY GOVERNMENT AUDITING STANDARDS AND UNIFORM GUIDANCE**

COMMONWEALTH OF PUERTO RICO
 PUERTO RICO PUBLIC HOUSING ADMINISTRATION
 (A Fund of the Commonwealth of Puerto Rico)
 SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
 YEAR ENDED JUNE 30, 2025

FEDERAL GRANTOR / PROGRAM TITLE	Listing Number	Federal Expenditures
<u>U.S. Department of Housing and Urban Development/</u>		
<u>Direct Programs:</u>		
Public and Indian Housing	14.850	\$ 307,712,877
Public Housing Capital Fund	14.872	156,429,059
Housing Voucher Cluster:		
Section 8 Housing Choice Voucher *	14.871	94,024,796
HCVMSVP Mainstream Vouchers	14.879	859,595
		94,884,391
Section 8 Project-Based Cluster:		
Section 8 SRO and Lower Income Housing Assistance Program	14.249	561,917
Section 8 Moderate Rehabilitation	14.856	691,800
		1,253,717
CDBG	14.269	3,088,810
<u>Department of Treasury:</u>		
Emergency Rental Assistance Program ERAP	21.023	4,157,220
<u>Federal Emergency Management Agency:</u>		
Hazard Mitigation Grant	97.039	7,692,806
<u>Department of Homeland Security (DHS):</u>		
Disaster Grants-Presidentially Declared Disasters	97.036	19,698,432
		\$ 594,917,312

* Includes Emergency Housing Vouchers for the amount of \$1,596,753

The accompanying notes are an integral part of this schedule.

**COMMONWEALTH OF PUERTO RICO
PUERTO RICO PUBLIC HOUSING ADMINISTRATION
(A FUND OF THE COMMONWEALTH OF PUERTO RICO)
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED JUNE 30, 2025**

1. Basis of presentation

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal award activity of the Puerto Rico Public Housing Administration under programs of the federal government for the year ended June 30, 2025. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Puerto Rico Public Housing Administration, it is not intended to and does not present the financial position, changes in net assets or cash flows of Puerto Rico Public Housing Administration.

2. Summary of significant accounting policies

Expenditures reported on the schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

3. Administrative costs

The Administration does not have a federally negotiated indirect cost rate applicable to the programs and therefore there is no election to the 10 percent de minimis cost rate as defined in 2 CFR 200.414.

4. Assistance Listing Number (ALN)

The ALN included in this schedule are determined based on the program name, review of grant contract information and the U.S. Office of Management and Budget's Federal Assistance Listing

**COMMONWEALTH OF PUERTO RICO
PUERTO RICO PUBLIC HOUSING ADMINISTRATION
(A FUND OF THE COMMONWEALTH OF PUERTO RICO)
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS (CONTINUED)
YEAR ENDED JUNE 30, 2025**

5. Relationship to the statement

A reconciliation of the expenses reported in the statement of revenues, expense, and changes in net position with the schedule of expenditures of federal awards is detailed as follows:

<u>Description</u>	<u>Amount</u>
Total expenses per statement of revenues, expenses and changes in net position:	\$ 532,588,486
Plus or Less amounts not included in the Schedule of expenditures of federal awards:	
Depreciation	(86,553,869)
Local and legislative grants	(275,851)
Interest earned	(11,684,925)
Loss on disposition	(3,600)
Interest expense, net	(1,220,000)
Use of Sales Proceeds	(869,525)
SOF costs	(3,265,790)
Reserve operational	44,679,872
Reserve Cost Center	13,627,933
Reserve HCV	4,007
Mixed finance subsidy	26,347,550
Capital contributions from federal funds	81,543,024
Total expenses per Schedule of expenditures of federal awards	\$ 594,917,312

**President of the Governing Board
Puerto Rico Public Housing Administration
San Juan, Puerto Rico**



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**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED
IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements which comprise the statement of net position as of June 30, 2025 and 2024, of Puerto Rico Public Housing Administration of the Commonwealth of Puerto Rico (the Administration), and the related statements of revenues, expenses and changes in net position and cash flows for the years then ended and the related notes to the financial statements, and have issued our report thereon dated March 31, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Administration's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Administration's internal control. Accordingly, we do not express an opinion on the effectiveness of the Administration's internal control.

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

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

(Continues)

President of the Governing Board
 Puerto Rico Public Housing Administration
 San Juan, Puerto Rico
 Page 2



**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER
 FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
 BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED
 IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS (CONTINUED)**

Report on Compliance and Other Matters

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

Purpose of This Report

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

Guaynabo, Puerto Rico
 March 31, 2026

Baker Tilly Puerto Rico, CPAs, PSC

BAKER TILLY PUERTO RICO, CPAs, PSC
 License No. 218
 Expires December 1, 2026.



DPSC218-304
 Public Housing Administration



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**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR
EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER
COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited Puerto Rico Public Housing Administration of the Commonwealth of Puerto Rico (the Administration) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Administration's major federal programs for the year ended June 30, 2025. The Administration's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Administration complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent from the Administration and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Administration's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Administration's federal programs.

(Continues)

President of the Governing Board
Puerto Rico Public Housing Administration
San Juan, Puerto Rico
Page 2



**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR
EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER
COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE (CONTINUED)**

Auditors' Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Administration's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Administration's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Administration's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Administration's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Administration's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

(Continues)



**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR
EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER
COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE (CONTINUED)**

Report on Internal Control over Compliance

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance and therefore material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified. During our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, as discussed below, we did identify certain deficiencies in internal control over compliance that are considered to be significant deficiencies.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis.

President of the Governing Board
 Puerto Rico Public Housing Administration
 San Juan, Puerto Rico
 Page 4



**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR
 EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER
 COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE (CONTINUED)**

Report on Internal Control over Compliance (Continued)

A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance. We consider the deficiency in internal control over compliance described in the accompanying schedule of findings and questioned costs as items 2025-001 to be a significant deficiency.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

Government Auditing Standards requires the auditor to perform limited procedures on the Administration's response to the internal control over compliance findings identified in our audit described in the accompanying schedule of findings and questioned costs. The Administration's response was not subject to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose

Guaynabo, Puerto Rico
 March 31, 2026

Baker Tilly Puerto Rico, CPAs, PSC
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 Expires December 1, 2026.



DPSC218-305
 Public Housing Administration

**COMMONWEALTH OF PUERTO RICO
PUERTO RICO PUBLIC HOUSING ADMINISTRATION
(A FUND OF THE COMMONWEALTH OF PUERTO RICO)
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED JUNE 30, 2025**

SECTION I - SUMMARY OF AUDITORS' RESULTS

A. FINANCIAL STATEMENTS

- | | | | |
|----|--|-------------------|------------------|
| 1. | Type of auditors' report issued | Unqualified | |
| 2. | Internal control over financial reporting: | <u>Yes</u> | <u>No</u> |
| | ☐ Material weakness(es) identified | | X |
| | ☐ Significant deficiencies identified that are not considered to be material weaknesses | | X |
| 3. | Noncompliance material to financial statements noted | | X |

B. FEDERAL AWARDS

- | | | | |
|----|--|-------------------|------------------|
| | | <u>Yes</u> | <u>No</u> |
| 1. | Internal control over major programs: | | |
| | ☐ Material weakness(es) identified | | X |
| | ☐ Significant deficiencies identified that are not considered to be material weaknesses | X | |
| 2. | Type of auditors' report issued | Unmodified | |
| 3. | Any audit findings disclosed that are required to be reported in accordance with section 2 CFR 200.516(a). | X | |
| 4. | Identification of major programs | | |

<u>CFDA number</u>	<u>Name of Federal Program or Cluster</u>
21.023	Emergency Rental Assistance Program ERAP
14.850	Public and Indian Housing Program
14.872	Capital Fund Program
	<u>Housing Voucher Cluster</u>
14.871	Section 8 Housing Choice Voucher
14.879	Mainstream Voucher
97.036	Disaster Grants (Presidentially Declared Disasters)
97.039	Hazard Mitigation Grant Program (HMGP)

Dollar threshold used to distinguish between
Type A and Type B programs

\$3,000,000

Auditee qualified as low-risk auditee

____ YES X NO

SECTION II – FINANCIAL STATEMENTS FINDINGS

None.

SECTION III – FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS

Our audit disclosed a finding that is required to be reported herein in accordance with 2 CFR 200.516(a).

**COMMONWEALTH OF PUERTO RICO
PUERTO RICO PUBLIC HOUSING ADMINISTRATION
(A FUND OF THE COMMONWEALTH OF PUERTO RICO)
SCHEDULE OF FINDING AND QUESTIONED COSTS (CONTINUED)
YEAR ENDED JUNE 30, 2025**

Finding number: 2025-001

Federal program:

Assistance Listing 21.023 Emergency Rental Assistance Program

Category:

Internal control – Subrecipient Monitoring

Criteria or specific requirements:

Title 2 2 CFR Part 200 Uniform Guidance section 200.303 indicates that the internal controls, including monitoring activities required to be established by a non-federal entity receiving federal funds should be in compliance with guidance in “Standards for Internal Control in the Federal Government,” issued by the Comptroller General of the United States (the Green Book) or the “Internal Control Integrated Framework” issued by the Committee of Sponsoring Organizations for the Treadway Commission (COSO).

Condition:

During our review of the internal controls’ procedures with respect to this program, we noted that there is no formal documentation about monitoring processes with respect to the eligibility requirements that allowed the Administration to timely prevent or detect any non-compliance with this compliance requirement for this program.

Questioned costs:

No questioned costs were identified.

Perspective information:

During our review of the selected sample of 60 items for rental assistance submitted during the year ended June 30, 2025, we noted that there are no formal written procedures with respect to the monitoring of the eligibility requirement.

Cause:

The Administration is in the process of completing the formal procedures.

Effect:

Lack of documentation about the monitoring process does not allow the administration to properly oversight the compliance requirement.

Recommendation:

We recommend to the Administration the documentation in writing about the procedures related to the monitoring processes of eligibility for the program.

Views of responsible officials and planned corrective action:

See Administration’s corrective action plan.

**COMMONWEALTH OF PUERTO RICO
PUERTO RICO PUBLIC HOUSING ADMINISTRATION
(A FUND OF THE COMMONWEALTH OF PUERTO RICO)
SCHEDULE OF PRIOR AUDIT FINDINGS
YEAR ENDED JUNE 30, 2025**

Finding Number: 2024-001 – Assistance Listing 21.023 Emergency Rental Assistance Program (ERAP)

Condition: During our review of the internal controls' procedures with respect to this program, we noted that there is no formal documentation describing the monitoring processes over the compliance requirements related to eligibility and reporting.

Status: This situation was also observed for 2025 fiscal year with respect to the eligibility requirement.

Reason: Given the short period of time that management have had this program in Puerto Rico they have to adapt the practices that have been adopted in the other agencies as the formal procedures as a startup implementation.

Planned Corrective Action: The Administration will be establishing more procedures as this program evolves in the island as in an ongoing action plan.

CORRECTIVE ACTION PLAN

**PUERTO RICO PUBLIC HOUSING ADMINISTRATION
CORRECTIVE ACTION SINGLE AUDIT 2024 - 2025**



PUBLIC HOUSING
ADMINISTRATION

PRPHA

GOVERNMENT OF PUERTO RICO

FINDING NO.	AUDITOR'S RECOMMENDATION	CORRECTIVE ACTION	Name Contact person responsible for corrective action	Corrective Action Expected Completion Date
2025-001: Internal Control- Subrecipient Monitoring				
Federal Program : Assistance Listing 21.023 Emergency Assistance Program				
Criteria or specific requirements: Title 2 CFR Part 200 Uniform Guidance section 200.303 indicates that the internal controls, including monitoring activities required to be established by a non-federal entity receiving federal funds should be in compliance with guidance in "Standards for Internal Control in the Federal Government," issued by the Comptroller General of the United States (the Green Book) or the "Internal Control Integrated Framework" issued by the Committee of Sponsoring Organizations for the Treadway Commission (COSO). Condition: During our review of the internal controls' procedures with respect to this program, we noted that there is no formal documentation about monitoring processes with respect to the eligibility requirements that allowed the Administration to timely prevent or detect any non-compliance with this compliance requirement for this program. Questioned costs: No questioned costs were identified. Perspective information: During our review of the selected sample of 60 items for rental assistance submitted during the year ended June 30, 2025, we noted that there are no formal written procedures with respect to the monitoring of the eligibility requirement. Cause: The Administration is in the process of completing the formal procedures. Effect: Lack of documentation about the monitoring process does not allow the administration to properly oversight the compliance requirement. Recommendation: We recommend to the Administration the documentation in writing about the procedures related to the	We recommend that the Administration design and implement written procedures to monitor the processes of eligibility determination and the completion of special reports.	PRPHA has a provider with vast experience in this program and is currently serving other government authorities in the mainland that are entitled with this program. We have assured that they are following the regulations that are set forth by the Treasury Department. However, because of the short period of time that we have had this program in Puerto Rico we have had to adapt the practices that have been adopted in the other agencies as the formal procedures as a start up implementation. We just recently had an audit from the Treasury Department and the provider was following all the eligibility requirements and no findings were noted except for a \$130.95 missing backup invoice. We are establishing more procedures as the program evolves in the island. This is an on going action plan.	Juan A. Rosario- Hernández	Sep- 25