Guzmán & Co., CPA's LLC
Certified Public Accountants

**PUERTO RICO INDUSTRIAL, TOURIST,
EDUCATIONAL, MEDICAL, AND
ENVIRONMENTAL CONTROL FACILITIES
FINANCING AUTHORITY
(A Component Unit of the Commonwealth of Puerto Rico)**

*BASIC FINANCIAL STATEMENTS
AND
REQUIRED SUPPLEMENTARY INFORMATION*

Year Ended June 30, 2025

(With Independent Auditors' Report Thereon)

Capital Center I Suite 706
239 Arterial Hostos Ave.
San Juan, PR 00918

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PUERTO RICO INDUSTRIAL, TOURIST, EDUCATIONAL, MEDICAL, AND ENVIRONMENTAL CONTROL FACILITIES FINANCING AUTHORITY
(A Component Unit of the Commonwealth of Puerto Rico)
BASIC FINANCIAL STATEMENTS AND REQUIRED SUPPLEMENTARY INFORMATION
YEAR ENDED JUNE 30, 2025

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors of
Puerto Rico Industrial, Tourist,
Educational, Medical and Environmental
Control Facilities Financing Authority:

Opinion

We have audited the accompanying financial statements of the Puerto Rico Industrial, Tourist, Educational, Medical and Environmental Control Facilities Financing Authority (the "Authority" or "AFICA"), which comprise the statement of net position as of June 30, 2025 and the statements of revenues, expenses and change in net position and cash flows for the year then ended, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above presents fairly, in all material respects, the financial position of the Puerto Rico Industrial, Tourist, Educational, Medical and Environmental Control Facilities Financing Authority as of June 30, 2025, and the results of its operations and its cash flows for the year 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 America. Our responsibilities under those standards are further described on the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Puerto Rico Industrial, Tourist, Educational, Medical and Environmental Control Facilities Financing Authority and to meet our 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 opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatements, 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 Authority's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

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Auditor's Responsibility 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 error or fraud, 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 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, misrepresentation, of the override of internal control, misstatements are considered material if these 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 we:

- We exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risk material misstatement of the financial statements, whether due to frauds 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 entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. Accordingly, we express no such opinion.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.
- Conclude, whether in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company'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, if any.

Other Matter

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 3 through 7, and the Schedules of Proportionate Share of Collective Total Pension Liability and Related Ratios and of Proportionate Share of Collective Total Other Postemployment Benefit Liability and Related Ratios on pages 28 and 29, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the GASB who considers them 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 required supplementary information 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 enough evidence to express an opinion or provide any assurance.

Guzmán & Co., CPA LLC.

Certified Public Accountants
May 15, 2026
San Juan, Puerto Rico

DLLC399-141

PUERTO RICO INDUSTRIAL, TOURIST, EDUCATIONAL, MEDICAL AND ENVIRONMENTAL CONTROL FACILITIES FINANCING AUTHORITY

This management's discussion and analysis section ("MD&A") provides a narrative overview and analysis of the financial activities of Puerto Rico Industrial, Tourist, Educational, Medical, and Environmental Control Facilities Financing Authority (the "Authority" or "AFICA") for the fiscal year ended June 30, 2025. The MD&A is intended to serve as an introduction to the Authority's basic financial statements. The MD&A is designed to (a) assist the reader in focusing on significant matters, (b) provide an overview of the Authority's financial activities, (c) identify changes in the Authority's financial position, and (d) identify individual issues or concerns. The following presentation is by necessity highly summarized and, therefore, to gain a thorough understanding of the Authority's financial condition, the basic financial statements, notes, and required supplementary information should be reviewed in their entirety.

AFICA was created to issue revenue bonds and to lend the proceeds thereof to finance the acquisition, construction and equipping of industrial, tourist, educational, medical and environmental control facilities. The Authority charges a placement fee based on the face value of the bonds issued. The Authority is exempt from taxation in Puerto Rico.

1. Financial Highlights

- The Authority's total assets were approximately $803 thousand as of June 30, 2025, an increase of approximately $22 thousand or 3% when compared to the prior year. The Authority's assets consist of cash amounting to approximately $272 thousand, an account receivable general amounted to approximately $1 thousand and a certificate of deposit amounting to approximately $530 thousand. The increase in assets of $21.2 is mostly related to the net effect of an increase in time deposits amounted to approximately $22 thousand due to interest earned during the period, an increase in account receivable general amounting to approximately $1 thousand and a decrease in operational cash account amounted to approximately $3 thousand due to cash payments made for operating expenses.

- During the fiscal year ended June 30, 2025, the Authority recognized its proportionate share of the total pension and total other postemployment benefits liabilities, deferred outflows of resources, deferred inflows of resources and pension and other postemployment benefits expenses. The Authority's total liabilities were approximately $726 thousand as of June 30, 2025, a decrease of approximately $9 thousand or 1% when compared to the prior year mainly due to a decrease in the net pension liability of $24 thousand. (CREO QUE ESTO ESTÁ INCORRECTO, AL VER LA TABLA EN LAS NOTAS, DONDE PARA EL 2025, HAY $726 vs $717 PARA EL 2024.)

- Net position increased by approximately $33 thousand or 43%, from approximately $77 thousand in fiscal year 2024 to approximately $110 thousand in fiscal year 2025. The Authority's change in net position for the year ended June 30, 2025, is mainly related to the net benefit in total operating expenses of approximately $4 thousand due to a reduction in pension and other postemployment benefits and the interest income generated on certificate of deposit of approximately $29 thousand.

2. Overview of the Financial Statements

The financial statements include the MD&A, the independent auditors' report, and the basic financial statements of the Authority. The financial statements also include notes that explain in more detail some of the information in the financial statements.

3. Required Financial Statements

The basic financial statements of the Authority report information using accounting methods similar to those used by private sector entities. These statements offer short and long-term financial information about the activities of the Authority.

The first required financial statement is the statement of net position. This statement presents all of the Authority's assets, liabilities and deferred outflows and inflows of resources. Net position is the difference between (a) assets and deferred outflows of resources and (b) liabilities and deferred inflows of resources. Over time, increases or decreases in the Authority's net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The second required financial statement is the statement of revenues, expenses, and changes in net position. This statement presents the Authority's revenues, expenses and change in net position. This statement measures the results of the Authority's operations over the past year and can be used to determine whether the Authority has successfully recovered its costs through its user fees and other charges.

The final required financial statement is the statement of cash flows. This statement reports on cash receipts, cash payments, and net changes in cash resulting from operations, investing, and capital and noncapital financing activities and provides answers to such questions as where cash came from, what was cash used for, and what was the change in the cash balance during the reporting period.

The notes provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

The basic financial statements include a section of required supplementary information (unaudited) immediately following its notes. This section includes information of the proportionate share of collective total pension liability and the total other postemployment benefits liability and related ratios from June 30, 2018 to June 30, 2025.

4. Financial Analysis

The following is an analysis of the financial position and changes in the financial position of the Authority for fiscal year 2025.

Net Position

The Authority's condensed financial information from the statement of net position as of June 30, 2025 and 2024, is as follows (in thousands):

	June 30,		Change	
	2025	2024	Amount	Percentage
Assets	$ 803	$ 781	$ 22	3%
Deferred outflows of resources	33	50	(17)	-34%
Liabilities	726	717	9	1%
Deferred inflows of resources	-	37	(37)	-100%
Net Position	$ 110	$ 77	$ 33	43%

Total assets, deferred outflows of resources, total liabilities, and deferred inflows of resources of the Authority as of June 30, 2025, amounted to approximately $803 thousand, $33 thousand, $726 thousand, and $0 thousand, respectively, for a net position of approximately $ 110 thousand.

Net position increased by approximately $33 thousand or 43%, from approximately $77 thousand in fiscal year 2024 to approximately $110 thousand in fiscal year 2025.

The Authority's assets consist of cash amounting to approximately $272 thousand, a certificate of deposit amounting to approximately $530 thousand and an account receivable amounting to approximately $1 thousand. The increase in total assets of approximately $22 thousand is mostly related to the net effect of approximately $29 thousand in interest income and cash payments made for operating expenses of approximately $7 thousand

The decrease in deferred outflows of resources of approximately $17 thousand or 34% and the decrease in deferred inflows of resources of approximately $37 thousand or 100% were principally due to the Authority recognizing a reduction in its proportionate share of the total pension and total other postemployment benefit liabilities, deferred outflows of resources, and deferred inflows of resources during the year.

On the other hand, and within liabilities, Pay-Go obligations for payments made by the Commonwealth on behalf of the Authority's retirees increased by approximately $33 thousand, increasing the related due to the Commonwealth obligations from approximately $262 thousand in fiscal year 2024 to approximately $295 thousand in fiscal year 2025.

Statement of Revenues, Expenses, and Change in Net Position (Deficit)

Condensed financial information of the statement of revenues, expenses, and changes in net (deficit) position for the fiscal years ended June 30, 2025 and 2024 is as follows (in thousands):

	June 30,		Change	
	2025	2024	Amount	Percent
Operating Revenues	$ -	$ 175	$ (175)	100%
Operating Benefit	4	75	(71)	-95%
Operating Income	4	250	(246)	-98%
Non-Operating Revenues	29	27	2	7%
Change in Net Position	33	277	(244)	-88%
Net Position (Deficit), Beginning	77	(200)	277	-139%
Net Position, Ending	$ 110	$ 77	$ $ 33	43%

The Authority's net position was approximately $110 thousand as of June 30, 2025, an increase of approximately $33 thousand or 43% when compared to the prior year, mainly related to the net benefit in total operating expenses of approximately $4 thousand and the interest income generated on certificate of deposit of approximately $29 thousand.

Operating revenues decreased from approximately $175 thousand for the year ended June 30, 2024 to $0 for the year ended June 30, 2025, representing a decrease of approximately $175 thousand or 100% as a result of the absence of debt placement fee.

Operating benefit decreased from approximately $75 thousand for the year ended June 30, 2024 to approximately $4 thousand for the year ended June 30, 2025, because of the absence of debt placement fees.

Debt Administration - Conduit Debt

The Authority's main operations consist of issuing revenue bonds, known as AFICA Bonds, where the net cash proceeds are then loaned to the owners of eligible projects, as defined in the Act and regulations of the Authority, to finance educational, medical, environmental, agricultural, tourist, commercial, and industrial projects. The AFICA Bonds are considered conduit debt and, therefore, neither these bonds nor the related loans granted by the Authority are presented in the accompanying basic financial statements. For each new AFICA Bonds, the Authority collects a placement fee. The Authority earns revenues from the collection of those placement fees, which generally represents 1% of the face value of the bonds issued, except for bonds issued to finance educational, medical, or environmental control facilities or other projects otherwise eligible to be financed in the U.S. tax-exempt bond market, for which the placement fee charged is one half percentage (0.5%).

The AFICA Bonds and underlying loans are limited obligations of the Authority, and they are not guaranteed by the Government of Puerto Rico or any of its agencies, public corporations and instrumentalities. Repayment and collateral support of the AFICA Bonds and loans is the legal and contractual responsibility of the corporate entities to which the Authority lends the cash proceeds of the Authority bonds. All Authority bond issuances are subject to the consideration and approval by the Board of Directors of the Authority, the Puerto Rico Fiscal Agency and Financial Advisory Authority ("AAFAF" for its Spanish acronym) and, when applicable, the Financial Oversight and Management Board for Puerto Rico.

5. Request for Information

This financial report is designed to provide all interested with a general overview of the Authority's finances and to enhance the Authority's accountability for the resources it manages. If you have questions about this report or need additional financial information, contact the Puerto Rico Industrial, Tourist, Educational, Medical, and Environmental Control Facilities Financing Authority, P.O. Box 42001, San Juan, Puerto Rico, 00940-2001.

PUERTO RICO INDUSTRIAL, TOURIST, EDUCATIONAL, MEDICAL, AND ENVIRONMENTAL CONTROL FACILITIES FINANCING AUTHORITY
(A Component Unit of the Commonwealth of Puerto Rico)
STATEMENT OF NET POSITION
JUNE 30, 2025

ASSETS AND DEFERRED OUTFLOWS OF RESOURCES		
Current Assets:		
Cash	$	271,661
Accounts receivable		1,308
Total current assets		272,969
Non-Current Assets:		
Certificate of deposit-long-term		529,841
Deferred Outflows of Resources:		
Pension related		31,818
Other postemployment benefits		1,200
Total deferred outflows of resources		33,018
Total assets and deferred outflows of resources		835,828
LIABILITIES		
Current Liabilities:		
Due to Puerto Rico Fiscal Agency and Financial Advisory Authority		14,298
Due to Commonwealth of Puerto Rico		294,842
Total other postemployment benefits liability		1,200
Total pension liability		31,818
Total current liabilities		342,158
Non-Current Liabilities:		
Total other postemployment benefits liability		9,786
Total pension liability		373,954
Total non-current liabilities		383,740
Total liabilities		725,898
NET POSITION - unrestricted	$	109,930

The accompanying notes are an integral part of the basic financial statements.

PUERTO RICO INDUSTRIAL, TOURIST, EDUCATIONAL, MEDICAL, AND ENVIRONMENTAL CONTROL FACILITIES FINANCING AUTHORITY
(A Component Unit of the Commonwealth of Puerto Rico)
STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2025

OPERATING EXPENSES	
Pension expense and other postemployment benefits (benefit)	$ (11,435)
Other operating expenses	7,398
Total Operating Expenses (Benefit)	(4,037)
Operating Income	4,037
NON-OPERATING REVENUES	
Interest income	28,718
Total Non-Operating Revenues	28,718
CHANGE IN NET POSITION	32,755
NET POSITION - Beginning of year	77,175
NET POSITION - End of year	$ 109,930

The accompanying notes are an integral part of the basic financial statements.

PUERTO RICO INDUSTRIAL, TOURIST, EDUCATIONAL, MEDICAL, AND
ENVIRONMENTAL CONTROL FACILITIES FINANCING AUTHORITY
(A Component Unit of the Commonwealth of Puerto Rico)
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2025

CASH FLOW FROM OPERATING ACTIVITIES		
Cash payments for operating expenses	$	(7,482)
Net cash used in operating activities		(7,482)
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of Certificate of Deposit		(22,423)
Cash received from interest		27,410
Net cash provided by investing activities		4,987
NET DECREASE IN CASH		(2,495)
CASH - Beginning of year		274,156
CASH - End of year	$	271,661
RECONCILIATION OF OPERATING INCOME TO NET CASH USED IN OPERATING ACTIVITIES:		
Operating Income	$	4,037
Adjustments to reconcile operating income to net cash used in operating activities and changes in assets and liabilities:		
Decrease in deferred outflows of resources		16,695
Decrease in due to Puerto Rico Fiscal Agency and Financial Advisory Author		(84)
Increase in due to Commonwealth of Puerto Rico		33,018
Decrease in deferred inflows of resources		(36,876)
Decrease in total other postemployment benefits liability		(639)
Decrease in total pension liability		(23,633)
NET CASH USED IN OPERATING ACTIVITIES	$	(7,482)

The accompanying notes are an integral part of the basic financial statements.

1. REPORTING ENTITY

The Puerto Rico Industrial, Tourist, Educational, Medical, and Environmental Control Facilities Financing Authority (the "Authority" or "AFICA") is a component unit of the Commonwealth of Puerto Rico (the "Commonwealth") and an affiliate of the Government Development Bank for Puerto Rico ("GDB"), created by Act No. 121 of the Legislature of the Commonwealth on June 27,1977, as amended (the "Act"). AFICA, while a legally separate entity from the Commonwealth, meets the discretely presented component unit criteria established by GASB Statement No. 14, *The Reporting Entity*, as amended, to be reported in the basic financial statements of the Commonwealth.

Subsequent to the discontinuance of operations of GDB, management, administrative, and accounting support services are provided to the Authority by AAFAF.

The Authority was created to issue revenue bonds and to lend the proceeds thereof to finance the acquisition, construction, and equipping of industrial, tourist, educational, medical, and environmental control facilities. The Authority charges a placement fee based on the face value of the bonds issued.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying basic financial statements of the Authority are presented in conformity with U.S. Generally Accepted Accounting Principles ("U.S. GAAP"), for governments as prescribed by the Governmental Accounting Standards Board ("GASB").

The accompanying basic financial statements present the financial position and the results of operations of the Authority as a whole.

Following is a description of the Authority's most significant accounting policies:

Measurement Focus and Basis of Accounting—The Authority's financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Operating revenues are recorded when earned and operating expenses are recorded when incurred, regardless of the timing of related cash flow. The Authority's placement fee income is recognized upon the issuance of the bonds. Revenues and expenses not meeting these criteria are reported as non-operating revenues or expenses.

The statement of net position presents the Authority's assets, liabilities, and deferred outflows/inflows of resources, with the difference reported as net position. Net position may be reported in two categories:

a) Restricted component- consists of restricted assets reduced by liabilities related to those assets. Restrictions are either externally imposed by creditors, grantors, contributors, and the like, or imposed by law through constitutional provisions or enabling legislation.

b) Unrestricted component- consists of net amount of the assets and liabilities that do not meet the definition of the preceding category. Unrestricted component of net position often is designated, to indicate that management does not consider them to be available for general operations. Unrestricted component of net position often has constraints on use that are imposed by management, but such constraints may be removed or modified.

The statement of revenues, expenses, and changes in net position demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable within a specific function.

The statement of cash flows reports cash receipts, cash payments, and net changes in cash resulting from operating, investing, and capital and noncapital financial activities, and provides answers to such questions as where cash came from, what was cash used for, and what was the change in the cash balance during the reporting period.

Use of Estimates—The preparation of the basic financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Certificate of deposit—Certificate of deposit is recorded at cost plus interest, which approximates fair value. Interest earned on certificate of deposit is included in interest income on the accompanying Statement of Revenues, Expenses, and Change in Net Position. At June 30, 2025, the certificate of deposit held totaled $529,841, and interest for the year ended June 30,2025 totaled $22,423, which is included in interest income.

Deferred Outflows—In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expenses) until then.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Revenue Bonds and Related Loans—The Authority finances industrial (as defined by the Act, which includes commercial, research, tourist, and agricultural projects), medical, educational, and environmental control projects, by selling limited obligation revenue bonds in private placement or on the open public bond markets (the "Authority Financing"). The proceeds of the Authority Financing are loaned by the Authority to the obligor's project as per the terms and conditions of the Authority Financing. The loan proceeds are, in turn, used by the Obligor to pay for the costs of the development of the project. The financing agreement calls for payments of principal and interest by the project owner to the Authority Financing through a trustee. Interest and principal payments are applied to debt service on the bonds and to any other related financing costs.

Revenue bonds issued by the Authority are considered conduit debt and, therefore, neither these bonds nor the related loans granted by the Authority are presented in the accompanying basic financial statements.

Revenue Recognition—Placement fees are recognized as revenues in the statement of revenues, expenses, and change in net position upon issuance of bonds. Refer to Note 7 to the basic financial statements for further information regarding the placement fees.

Accounting for Pensions Cost—Pursuant to Act No. 106 of 2017 ("Act 106-2017"), the Commonwealth adopted a "pay-as-you-go" (PayGo) system, significantly reforming the defined benefit plan (the Plan) of the Employees' Retirement System of the Government of the Commonwealth ("ERS").

Under the Pay-Go system, employers' contributions and other contributions ordered by special laws were all eliminated and substantially all the assets of the Plan were liquidated, and its proceeds transferred to the Commonwealth's General Fund for payment of pension benefits. Therefore, since the enactment of Act 106-2017, the Commonwealth's General Fund makes direct payments to the pensioners and is then reimbursed for those payments by the participating employers.

Under the Pay-Go system, the Authority applies the guidance of GASB Statement No. 73, Accounting and Financial Reporting for Pensions and Related Assets that are not within the Scope of GASB Statement No 68, an amendment of Certain Provisions of GASB Statements No. 67 and 68 (GASB Statement 73). Statement No. 73 maintains the "accrual basis" model under Statement 68, where the Total Pension Liability is actuarially determined. GASB Statement No. 73 requires a liability for pension obligations, known as the Total Pension Liability, to be recognized on the balance sheets of participating employers. Changes in Total Pension Liability are immediately recognized as pension expenses. As Act 106-2017 eliminated all contribution requirements for the Plan and converted it into a Pay-Go system, the corresponding actuarial calculation of the Total Pension Liability and related accounts became one based on benefit payments rather than contributions. As a result, the Authority recognizes a Total Pension Liability, pension expenses, and related accounts. Further details on the accounting for pension costs are disclosed in Note 10.

The Commonwealth and its component units are considered to be one employer and are classified for financial reporting purposes as a single employer defined benefit pension plan. Other employers also participate in the Plan. Because certain employers that are component units of the Commonwealth, such as the Authority, prepare individual financial statements, a proportionate share of pension related amounts is determined for these employers. Such proportionate share should be consistent with the manner in which amounts that are paid as benefits come due are determined. The proportionate share as of each measurement date is based on the ratio of each agency and component unit's actual benefit payments to the total actual benefit payments paid during the year ending on the measurement date.
ERS elected to use July 1 of each fiscal year as the measurement date for financial information. Based on this election, the June 30, 2024, actuarial measurement data was used for the pension benefits financial reporting recognition as of and for the fiscal year ended June 30, 2025.

The Authority's pension activity for the year ended June 30, 2025, amounted to a pension benefit of approximately $11.4 thousand and the Total Pension Liability as of June 30, 2025, amounted to approximately $406 thousand. Disclosures required can be found in Note 10.

Accounting for Postemployment Benefits Other than Pensions—Other postemployment benefits (OPEB) expense is recognized and disclosed using the accrual basis of accounting. The Authority recognizes the total OPEB liability since the Authority's OPEB program is funded on a pay-as-you-go basis, measured as of the Authority's prior year-end. Changes in the total OPEB liability during the period are recorded as OPEB expense, or as deferred inflows of resources or deferred outflows of resources depending on the nature of the change, in the period incurred. Those changes in total OPEB liability that are recorded as deferred inflows of resources or deferred outflows of resources that arise from changes in actuarial assumptions or other inputs and differences between expected or actual experience are amortized over the average of the remaining service life of all participants including retirees and recorded as a component of OPEB expense beginning with the period in which they arose. Employer's contributions made after the measurement date of the total OPEB liability are recorded as a deferred outflow of resources.

New Accounting Standards Adopted

During the fiscal year ended on June 30, 2025, certain governmental accounting pronouncements became effective, none of which had any impact in the results of the operations, or in the presentation of the financial statements of the Authority.

***Accounting Pronouncements Issued but Not Yet Effective-The GASB has issued the following* accounting pronouncements that are effective for periods subsequent to June 30, 2025:**

- ***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.

  This Statement requires that the information presented in the Management's Discussion and Analysis (MD&A) be limited to the related topics discussed in five sections: (1) Overview of the Financial Statements, (2) Financial Summary, (3) Detailed Analyses, (4) Significant Capital Assets and Long-Term Financing Activity, and (5) Currently Known Facts, Decisions, or Conditions.

  This Statement describes unusual or infrequent items as transactions and other events that are either unusual in nature or infrequent in occurrence.

  This Statement requires that the proprietary fund statement of revenues, expenses, and changes in fund net position continue to distinguish between operating and nonoperating revenues and expenses.

  This Statement required governments to present each major component unit separately in the reporting entity's statement of net position and statement of activities if it does not reduce the readability of the statements.

  This Statement requires governments to present budgetary comparison information using a single method of communication-RSI.

  The requirements of this Statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. Earlier application is 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.

  This Statement requires certain types of capital assets to be disclosed separately in the capital assets note disclosures required by Statement 34. Lease assets recognized in accordance with Statement No. 87, and intangible right-to-use assets recognized in accordance with Statement No. 94, should be disclosed separately by major class of underlying assets in the capital asset note disclosures. Subscription assets recognized in accordance with Statement No. 96, also should be separately disclosed. In addition, this Statement requires intangible assets other than those three types to be disclosed separately by major class.

The requirements of this Statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. Earlier application is encouraged.

- **GASB Statement No. 105, Subsequent Events -**This Statement defines subsequent events as transactions or other events that occur after the date of the financial statements but before the date the financial statements are available to be issued. This Statement describes the date the financial statements are available to be issued as the date at which (1) the financial statements are complete in a form and format that complies with generally accepted accounting principles and (2) approvals necessary for issuance have been obtained. That definition modifies the subsequent events time frame throughout the GASB literature. This Statement also requires the date through which subsequent events have been evaluated to be disclosed.

  This Statement clarifies the subsequent events that constitute recognized and non-recognized events and establishes specific note disclosure requirements for non-recognized events.

  The requirements of this Statement are effective for fiscal years beginning after June 15, 2026, and all reporting periods thereafter. Earlier application is encouraged.

Management is evaluating the impact that these Statements may have on the Authority's basic financial statements upon adoption.

3. CASH AND DEPOSITS

Custodial credit risk is the risk that, in the event of a bank failure of a depository financial institution, the Authority will not be able to recover deposits or will not be able to recover collateral deposits that are in possession of an outside party. The Commonwealth requires that public funds deposited in commercial banks in Puerto Rico be fully collateralized for the amounts deposited in excess of federal depository insurance. All securities pledged as collateral are held by banks in the Authority's name.

Deposits maintained by the Authority as of June 30, 2025, represent the balance of interest and non-interest-bearing accounts in commercial banks. The table presented below discloses the level of custodial credit risk assumed by the Authority as of June 30, 2025. As of June 30, 2025, none of the Authority's deposits are uninsured and uncollateralized, as follows:

	Carrying Amount	Depository Bank Balance	Amount uninsured and uncollateralized
Cash	$ 271,661	$ 271,661	$ -

4. DEPOSITS CLAIM RECEIVABLE FROM PUBLIC ENTITY TRUST (PET)

On August 10, 2018, GDB commenced an action to restructure certain of its indebtedness pursuant to the GDB Qualifying Modification under Title VI of the Puerto Rico Oversight Management and Economic Stability Act ("PROMESA"). The United States District Court for the

District of Puerto Rico approved GDB Qualifying Modification on November 6, 2018, and the GDB Qualifying Modification became effective on November 29, 2018.

Pursuant to Act No. 109-2017, also known as the Government Development Bank for Puerto Rico Debt Restructuring Act (the "GDB Restructuring Act") and the terms of the GDB Qualifying Modification, claims on account of deposits held by the Commonwealth and other public entities, including the Authority, were exchanged for beneficial units in the Public Entity Trust created pursuant to the GDB Restructuring Act. Specifically, under the provisions of the GDB Restructuring Act, on the closing date of the GDB Qualifying Modification, i.e., November 29,2018 (the "Closing Date"), the balance of liabilities owed between the Commonwealth and its agencies, instrumentalities and affiliates, including the Authority (each a "Non-Municipal Government Entity") and GDB was determined by applying the outstanding balance of any deposits held at GDB in a Non-Municipal Government Entity's name against the outstanding balance of any loan of such Non-Municipal Government Entity owed to GDB, or of any bond or note of such Non-Municipal Government Entity held by GDB as of such date. Those Non-Municipal Government Entities having net claims against GDB, after giving effect to the foregoing adjustment, received their pro rata share of interests in the PET, which was deemed to be in full satisfaction of any and all claims such Non-Municipal Government Entity may have had against GDB.

The Authority held deposits at GDB of approximately $9.5 million. A custodial credit loss on these deposits was recorded in previous years resulting in a reserve of the entire balance. As a result of the execution of the GDB Qualifying Modification, the Authority received beneficial units of the PET in exchange for the $9.5 million in deposits held at GDB. The units received from the PET and the custodial credit loss were reclassified as a deposit claim receivable from the PET and into an allowance for doubtful accounts, respectively, with a net carrying amount of zero.

The Authority's recovery on account of this deposit claim will depend upon the recovery ultimately received by the Public Entity Trust on account of the PET assets as a result units received from the PET are fully reserved. The claim receivable and its corresponding allowance as of June 30, 2025, was as follows:

	Balance as of June 30, 2025	Claim Allowance	Net Carrying Value
Claim receivable	$ 9,503,821	$ (9,503,821)	$ -

5. DUE TO COMMONWEALTH

The Commonwealth has made Pay-Go pension related and other postemployment benefits payments on behalf of the Authority amounting to $284,542 and $10,300, respectively. Due to Commonwealth has been recognized in the financial statements as of June 30, 2025, amounting to $294,842.

6. RELATIONSHIP WITH AAFAF

The Puerto Rico Emergency Moratorium and Financial Rehabilitation Act, Act No. 21-2016 (the "Moratorium Act"), as amended, created AAFAF as an independent public corporation to assume GDB's role as fiscal agent, financial advisor and reporting agent for the Commonwealth and its instrumentalities. Act No. 2 of 2017 subsequently repealed and replaced the provisions of the Moratorium Act regarding AAFAF. AAFAF has also been assigned the tasks of evaluating and approving any type of credit facility or financing for the Commonwealth, overseeing matters related to the restructuring or adjustment of the Commonwealth's financial liabilities, coordinating liability management or other transactions with respect to such obligations and ensuring compliance with fiscal plans and budgets approved by the Oversight Board pursuant PROMESA.

During the year ended June 30, 2025, AAFAF provided certain management and administrative services to the Authority at no cost, however, a memorandum of understanding was entered into with AAFAF during fiscal year 2025 to cover and reimburse certain operating expenses.

7. PLACEMENT FEES

The Authority generally charges a placement fee of one percent (1%) of the face value of bond issued or as deemed appropriate for the specific issue, except for bonds issued to finance educational, medical, or environmental control facilities or other projects otherwise eligible to be placed in the U.S. tax-exempt bond market, for which the placement fee charged is one half percentage (0.50%).

During the year ended June 30, 2025, no placement fees were charged on an AFICA conduit financing transaction.

8. CONDUIT DEBT OBLIGATIONS AND NO COMMITMENT DEBT

From time to time, the Authority issues revenue bonds to provide financial assistance to private sector entities for the acquisition and construction of transportation, environmental, industrial, tourism, educational, and commercial facilities, deemed to be in the public interest and that are expected to provide benefits to the citizens of Puerto Rico.

The revenue bonds issued by the Authority are special and limited obligations of the Authority and, except to the extent payable from bond proceeds and investments thereof, are payable solely from and secured by a pledge and assignment of the amounts payable under the loan agreements between the Authority and the borrowers. In some cases, payment of principal and interest on revenue bonds may be further secured by guarantees or letters of credit. Upon repayment of the bonds, ownership of the acquired facilities is retained by the private sector entity served by the bond issuance.

Neither the Authority nor the Commonwealth is obligated in any manner for the repayment of these revenue bonds. The revenue bonds are considered conduit debt and do not constitute a debt or a pledge of the good faith and credit of the Authority or the Commonwealth or any political subdivision thereof. In addition, no commitments beyond the collateral, the payments from the private-sector entities, and maintenance of the tax-exempt status of the conduit debt obligation were extended by the Authority for any of those bonds. Accordingly, the bonds are not reported as long-term liabilities in the basic financial statements of the Authority.

In connection with the issuance of revenue bonds, the Authority enters into trust agreements, whereby the Authority assigns and pledges to the trustees, for the benefit of the holders of the revenue bonds: (1) all amounts receivable by the Authority in repayment of the amounts due under the loan agreements; (2) any rights, title, and interest of the Authority in the proceeds derived from the issuance of the revenue bonds and of any securities in which moneys in any fund or account created by the trust agreements or loan agreements are invested and the proceeds derived therefrom; and (3) the Authority's rights, title, and interest in and to the loan agreements, subject to the Authority's retention of certain rights, including the right to collect moneys payable to the Authority.

As of June 30, 2025, the Authority had approximately $542.2 million in outstanding AFICA bonds distributed as follows:

REVENUE BONDS		Face Amount		Balance June 30, 2025
Commercial\\Industrial	$	441,649,745	$	344,716,377
Educational		235,695,000		107,359,030
Medical		136,035,000		90,130,000
Total	$	813,379,745	$	542,205,407

9. DEFERRED OUTFLOWS AND INFLOWS OF RESOURCES

The activity in deferred outflows and inflows of resources as of June 30, 2025, is summarized as follows:

Deferred outflows of resources	Balance as of June 30, 2024	Additions	Reductions	Balance as of June 30, 2025
Pension related	$ 48,513	$ 8,185	$ (24,880)	$ 31,818
Other postemployment benefits	1,200	1,200	(1,200)	1,200
Total	$ 49,713	$ 9,385	$ (26,080)	$ 33,018
Deferred inflows of resources				
Pension related	$ 36,876	$ -	$ (36,876)	$ -
Total	$ 36,876	$ -	$ (36,876)	$ -

10. RETIREMENT BENEFITS SYSTEM

Structure of Retirement System and Accounting for Pension Costs

The ERS was a trust created by the Legislature under Act No. 447 of May 15, 1951, as amended (Act No. 447), to provide pension and other benefits to retired employees of the Commonwealth, its public corporations and municipalities. Before the enactment of Act No. 106-2017 on August 23, 2017, ERS administered different benefit structures under Act No. 447, as amended, including a cost-sharing, multiple-employer, defined benefit program, a defined contribution program and a contributory hybrid program. Act No. 106-2017 approved a substantial pension reform for all of the Commonwealth's retirement systems, including the ERS. This reform modified most of the ERS's activities, eliminated the employer contributions, created the legal framework to implement a PayGo system, and required the ERS to liquidate substantially all of its assets and to transfer the proceeds from such liquidation to the Commonwealth for the payment of pension benefits. Under the PayGo system, the Commonwealth's General Fund makes direct payments to the pensioners and then is reimbursed for those payments by the participating employer, including the Authority. Future benefits will not be paid by the ERS.

Under Act No. 106-2017, the ERS's board of trustees was eliminated, and a new Retirement Board was created. Act No. 106-2017 also ordered a suspension of ERS's loan programs and ordered a merger of the administrative structures of the Retirement Systems. At the Retirement Board's discretion, the administration of ERS benefits may be externalized. The Retirement Board is currently responsible for governing both ERS, the Judiciary Retirement System (JRS), and Teachers Retirement System (TRS).

Act No. 106-2017 also created a Defined Contributions Plan, similar to a 401(k) plan, which is managed by a private entity. Act No. 106-2017 terminated the previously existing pension programs for ERS participants as of June 30, 2017. The members of the prior programs and new system members hired on and after July 1, 2017, have been enrolled into this new Defined Contributions Plan program. The accumulated balance on the accounts of the prior program was transferred to the member accounts in the new Defined Contributions Plan, effective as of June 22, 2020.

Pension Benefits

The benefits provided to the Plan participants are established by Commonwealth law and may be amended only by the Legislature with the Governor's approval, or by court decision.

The Modified Eight Amended Title III Joint Plan of Adjustment of the Commonwealth of Puerto Rico, et al, ("2022 Plan of Adjustment") confirmed by the U.S. District Court for the District of Puerto Rico on January 18, 2022, eliminated several benefits to certain Plan participants. In summary, participants within benefits for the System 2000 and Act 3 members, as previously defined, who were not in payment status as of March 15, 2022, were transferred out from Plan benefits. Also, eliminated future cost of living adjustments, and benefits to active members under Act 127-1958 (members in high-risk positions).

Plan participants within the System 2000, includes members hired on or after January 1, 2000 and on or before June 30, 2013 (defined contribution program). All regular employees hired for the first time on or after July 1, 2013, and former employees who participated in the defined benefit program and the System 2000 program, and were rehired on or after July 1, 2013, became members of the Contributory Hybrid Program as a condition to their employment. In addition, employees who at June 30, 2013, were participants of previous programs became part of the Contributory Hybrid Program on July 1, 2013. Also, Act No. 3 of April 4, 2013 (Act No. 3 of 2013) froze all retirement benefits accrued through June 30, 2013 under the defined benefit program and, thereafter, all future benefits accrued under the defined contribution formula used for the System 2000 program participants.

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

- Members of Act No. 447 are generally those members hired before April 1, 1990 (contributory, defined benefit program).
- Members of Act No. 1 of February 16, 1990 (Act No. 1) are generally those members hired on or after April 1, 1990, and on or before December 31, 1999 (contributory, defined benefit program).

A summary of benefits and eligibility requirements is presented below:

a) **Service Retirement Eligibility Requirements**

(1) *Eligibility for Act No. 447 Members* - Act No. 447 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. 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 Firefighter Corps, the Municipal Police and Firefighter Corps and the Custody Office Corps), attainment of age 50 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.

Date of birth	Attained age as of June 30, 2013	Retirement eligibility age
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 of 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 member from the Superintendent of the Puerto Rico Police, the Chief of the Firefighter Corps, or supervising authority as applicable.

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 Contribution 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 Defined Contribution Hybrid Contribution Account is $10,000 or less, it shall be 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, shall be 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 Act No. 447 Mayors, the highest compensation, as defined, as a Mayor is 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-calculated 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 attains 30 years of credited service by December 31, 2013, the accrued benefit equals 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 is re-calculated 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 Defined Contribution Hybrid Contribution Account begin after the member attains 30 years of credited service.

If the Act No. 447 member had less than 30 years of credited service as of December 31, 2013, the accrued benefit equals 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 is actuarially reduced for each year payment commences prior to age 58. For participants selecting the Coordination Plan, the basic benefit is re-calculated 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 is actuarially reduced for each year payment commences prior to age 58.

For Act No. 447 Mayors with at least 8 years of credited service as a mayor, the accrued benefit will not be less than 5% of highest compensation, as defined, 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.

(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 is 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 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 all other Act No. 1 members, the accrued benefit equals 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, Mayors with at least 8 years of credited service as a Mayor, the accrued benefit will not 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.

d) Special Benefits

<u>Minimum Benefits</u>

— Past Ad hoc Increases - The Legislature, from time to time, increases pensions for certain retirees as described in Act No. 124 approved on June 8, 1973, and Act No. 23 approved on September 23, 1983.

— Minimum Benefits for Members who retired before July 1, 2013 (Act No. 156 of 2004, Act No. 35 of 2007, and Act No. 3 of 2013) - The minimum monthly lifetime income for members who retired or became 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).

— Coordination Plan Minimum Benefit - A minimum monthly benefit is payable upon attainment of SSRA such that the benefit, when added to the Social Security Benefit, is not less than the benefit payable prior to SSRA.

Special "Bonus" Benefits

— Christmas Bonus (Act No. 144, as Amended by Act No. 3) - An annual bonus of $200 for each retiree, beneficiary, and disabled member paid in December provided the member retired prior to July 1, 2013.

— Medication Bonus (Act No. 155, as Amended by Act No. 3) -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.

e) Change in Plan Provisions- Act 80-2020 Retirement Incentive

On April 1, 2024, a partial implementation of Act 80-2020 was approved, providing an early retirement incentive for eligible government employees in non-essential positions. Eligible participants included Act 447 members with at least 20 years of service as of June 30, 2017, and Act 1 members with at least 15 years of service as of June 30, 2017.

Under this incentive, 1,129 employees retired early and began receiving a lifetime annual pension equal to 50% of the highest annual salary in the three years prior to retirement.

Allocation Methodology

GASB Statement No. 73 requires that the primary government and its component units that provide pension benefits through the same defined benefit pension plan to recognize their proportionate share of the total pension liability, deferred outflows of resources, deferred inflows of resources, and pension expense (benefit). The proportionate share is based on the ratio of the total pension liability determined directly for each agency based on each agency's members to the total pension liability for all Central Government members as of the measurement date.

Total Pension Liability and Actuarial Information

The total pension liability was approximately $406 thousand as of June 30, 2024. The total pension liability as of June 30, 2024 (the measurement date used for financial reporting for fiscal year 2025) was determined by an actuarial valuation as of July 1, 2023, which was rolled forward to June 30, 2024. The proportion of the Collective Total Pension Liability of the Authority was 0.00204%.

Actuarial Methods and Assumptions

The actuarial valuation used the following actuarial assumptions applied to all periods in the measurement period.

Discount Rate

The discount rate used to measure the total pension liability was 3.93% as of June 30, 2024 (the measurement date). This rate 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.

Mortality

The mortality tables used in the June 30, 2024 actuarial valuations were as follows:

- *Pre-retirement Mortality* - For general employees not covered under Act No. 127-1958, PubG-2010 Employee Mortality Rates were adjusted by 100% for males and 110% for females, projected to reflect Mortality Improvement Scale MP-2021 on a generational basis. For members covered under Act No. 127-1958, the PubS-2010 Employee Mortality Rates are assumed for males and females, projected to reflect Mortality Improvement Scale MP-2021 on a generational 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 No. 127-1958.

- *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 were adjusted by 100% for males and 110% for females, projected to reflect Mortality Improvement Scale 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.
- *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 PubG-2010 disabled retiree rates were adjusted by 80% for males and 100% for females. The base rates are 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.
- *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) contigent survivor rates, adjusted by 110% for males and 120% for females, projected to reflect Mortality Improvement Scale 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, 2024:

Actuarial cost method	Entry age normal
Actuarial assumptions:	
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.

Sensitivity of the Total Pension Liability to Changes in the Discount Rate

The following presents the total pension liability calculated using the discount rate of 3.93%, as well as what it would be if it were calculated using the discount rate of 1-percentage point lower (2.93%) or 1-percentage-point higher (4.93%) than the current rate:

	1% decrease or 2.93%	Current discount rate of 3.93%	1% increase or 4.93%
Authority's proportionate share of the total pension liability	$ 450,041	$ 405,772	$ 368,568

Deferred Outflows of Resources and Deferred Inflows of Resources

The following presents a summary of changes in the deferred outflows of resources and deferred inflows of resources for the year ended June 30, 2025:

Source	Deferred outflows of resources	Deferred inflows of resources
Benefits paid after measurement date	$ 31,818	$ —
Differences between actual and expected experience	—	—
Changes of assumptions	—	—
Changes in proportion and differences between actual contributions and proportionate share	—	—
	$ 31,818	$ —

Pension Expense

The pension expense (benefit) for the year ended June 30, 2025, amounted to $(11,435).

11. OTHER POSTEMPLOYMENT BENEFITS

Plan Description

The Other Postemployment Benefit Plan of the Commonwealth of Puerto Rico (the Commonwealth) for Retired Participants of the Employees' Retirement System (the Plan) is an unfunded, defined benefit other postemployment healthcare benefit plan (OPEB). The Plan is 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 Statement No. 75). Under the guidance of GASB Statement No. 75, the Commonwealth and its component units are considered to be one employer and are classified for financial reporting purposes as a single employer defined benefit OPEB plan.

The 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 Plan is financed by the Commonwealth through legislative appropriations. There is no contribution requirement from the plan members during active employment. The retirees contribute the amount of the 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 Plan members that retired after June 30, 2013.

Allocation Methodology

GASB Statement No. 75 requires that the primary government and its component units that provide OPEB benefits through the same defined benefit OPEB plan to recognize their proportionate share of the total OPEB liability, deferred outflows of resources, deferred inflows of resources, and OPEB expense (benefit).The proportionate share is based on the ratio of the total OPEB liability determined directly for each agency based on each agency's members to the total OPEB liability for all Central Government members as of the measurement date.

Total OPEB Liability and Actuarial Information

The total OPEB liability was $10,986 as of June 30, 2024. The total OPEB liability as of June 30, 2024, was determined by an actuarial valuation as of July 1, 2023, which was rolled forward to June 30, 2024 (measurement date). The proportion of the collective total OPEB liability of the Authority was 0.00184%.

Actuarial Assumptions

The actuarial valuation used the following actuarial assumptions applied to all periods in the measurement period.

Discount Rate

The discount rate for June 30, 2024, was 3.93%. This represents the municipal bond return rate as chosen by the Commonwealth. The source is the Bond Buyer General Obligation (GO) 20-Bond Municipal Bond Index, which includes tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher.

Mortality

- *Post-retirement Mortality*- Rates which vary by gender are assumed for healthy retirees and beneficiaries based on a study of 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 generational basis. As a generational table, it reflects mortality improvements both before and after the measurement date.
- *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 PubG-2010 disabled retiree rates, adjusted by 80% for males and 100% for females. The base rates are 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.

Sensitivity of the total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability calculated using the discount rate of 3.93%, as well as what it would be if it were calculated using the discount rate of 1- percentage point lower (2.93%) or 1-percentage point higher (4.93%) than the current rate:

	1% decrease or 2.93%	Current discount rate of 3.93%	1% increase or 4.93%
Authority's Proportionate share of the total OPEB liability	$ 11,886	$ 10,986	$ 10,206

Change in Plan Provisions- Act 80-2020 Retirement Incentive

On April 1, 2024, a partial implementation of Act 80-2020 was approved, providing an early retirement incentive for eligible government employees in non-essential positions. Eligible participants included Act 447 members with at least 20 years of service as of June 30, 2017, and Act 1 members with at least 15 years of service as of June 30, 2017.

Under this incentive, 1,129 employees retired early and in addition to pension benefits became eligible for a $100 per month reimbursement for health care coverage until age 62.

Deferred Outflows of Resources and Deferred Inflows of Resources

Because all participants are inactive, there are no deferred outflows or inflows of resources as changes in actuarial assumptions, economic or demographic gains and losses, and changes in proportionate shares are recognized immediately during the measurement year.

OPEB Expense

The OPEB expense for the year ended June 30, 2024, amounted to $560.

12. SUBSEQUENT EVENTS

Subsequent events were evaluated through May 15, 2026, to determine if any such events should either be recognized or disclosed in the basic financial statements of 2025.

On December 1, 2025, the Auxilio Mutuo Hospital fully paid $35 million for AFICA outstanding bonds.

REQUIRED SUPPLEMENTARY INFORMATION

PUERTO RICO INDUSTRIAL, TOURIST, EDUCATIONAL, MEDICAL, AND ENVIRONMENTAL CONTROL FACILITIES FINANCING AUTHORITY
(A Component Unit of the Commonwealth of Puerto Rico)
Schedule of Proportionate Share of Collective Total Pension Liability and Related Ratios
(Unaudited)
June 30, 2025

	2025	2024	2023	2022	2021	2020	2019	2018
Proportion of the Collective Total Pension Liability	0.00204%	0.00207%	0.00212%	0.00240%	0.00248%	0.00305%	0.00299%	0.00284%
Proportionate Share of the Collective Total Pension Liability	$405,772	$429,405	$ 469,786	$ 652,636	$ 695,898	$ 758,107	$ 731,713	$ 801,853
Covered - Employee Payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Proportionate Share of Collective Total Pension Liability as Percentage of Covered-Employee Payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

The amounts presented have a measurement date of the previous year end.

Covered payroll is no longer applicable since contributions are no longer based on payroll and were eliminated pursuant to Act No. 106-2017.

Note: Fiscal year 2018 was the first year that the Authority transitioned from GASB Statement No. 68 to GASB Statement No.73 as a result of the Pay-Go implementation. This schedule is required to illustrate 10 years of information. However, until a 10-year trend has been completed, information is presented only for the years for which the required supplementary information is available.

There are no assets accumulated in a trust to pay related benefits.

See independent auditors' report on required supplementary information.

PUERTO RICO INDUSTRIAL, TOURIST, EDUCATIONAL, MEDICAL, AND ENVIRONMENTAL CONTROL FACILITIES FINANCING AUTHORITY
(A Component Unit of the Commonwealth of Puerto Rico)
Schedule of Proportionate Share of Collective Total Other Postemployment Benefit Liability and Related Ratios (Unaudited)
June 30, 2025

	2025	2024	2023	2022	2021	2020	2019	2018
Proportion of Total Other Post-Employment Benefit Liability	0.00184%	0.00180%	0.00174%	0.00167%	0.00176%	0.00275%	0.00172%	0.00156%
Proportionate Share of Total Other Post-Employment Benefit Liability	$ 10,986	$ 11,625	$ 12,117	$ 13,348	$ 15,394	$ 22,916	$ 14,448	$ 14,321
Covered - Employee Payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Proportionate Share of Total Other Post-Employment Benefit Liability as Percentage of Covered-Employee Payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

The amounts presented have a measurement date of the previous year end.

Currently, there are no active participants in this plan. Therefore, the coverage payroll disclosure is omitted.

Note: Fiscal year 2018 was the first year that the new requirements of GASB 75 were implemented at the Authority. The schedule is required to illustrate 10 years of information. However, until a 10-year trend has been completed, information is presented only for the years for which the required supplementary information is available.

There are no assets accumulated in a trust to pay related benefits.

See independent auditors' report on required supplementary information.