

**COMPAÑÍA PARA EL DESARROLLO INTEGRAL  
DE LA PENÍNSULA DE CANTERA  
(A Component Unit of the  
Commonwealth of Puerto Rico)**

**BASIC FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED JUNE 30, 2024**

**COMPAÑÍA PARA EL DESARROLLO INTEGRAL  
DE LA PENÍNSULA DE CANTERA**

**BASIC FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED JUNE 30, 2024**

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**INDEPENDENT AUDITOR'S REPORT**

To the Board of Directors  
**Compañía para el Desarrollo Integral  
de la Península de Cantera**  
San Juan, Puerto Rico

***Opinion***

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Compañía para el Desarrollo Integral de la Península de Cantera (the Company) as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Company's 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 respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Compañía para el Desarrollo Integral de la Península de Cantera as of June 30, 2024, and the respective changes in financial position for the fiscal 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 of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Compañía para el Desarrollo Integral de la Península de Cantera, 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.

***Emphasis of Matters***

As discussed in Note 1, the basic financial statements of the Company are intended to present the financial position, and the changes in financial position of only that portion of the Governmental Activities attributable to the transactions of the Company. Accordingly, they do not purport to, and do not, present fairly the financial position of the Commonwealth of Puerto Rico as of June 30, 2024, the changes in its financial position, or, where applicable, its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

As discussed in Notes 6 and 11 to the financial statements, the receivable from the Government of the Commonwealth of Puerto Rico amounted to \$63,671,042 as of June 30, 2024. This balance consists of appropriations receivable from the Public Improvement Fund and the General Expenditures Budget of the Commonwealth, intended to repay outstanding balances on lines of credit with the Government Development Bank (GDB). The total receivable includes principal of \$37,791,088 and accrued interest of \$25,879,954. During the year ended June 30, 2024, no additional contributions were received from the Commonwealth, however, interest on the debt to the GDB continued to accrue. Due to the absence of budgeted appropriations by the Commonwealth to repay these obligations, and the uncertainty surrounding future legislative appropriations, the Company recorded a full allowance for doubtful accounts in the amount of \$63,671,042. No additional transactions related to defaults by the Commonwealth have been recognized by the Company through June 30, 2024. Our opinion is not modified with respect to these matters.

## INDEPENDENT AUDITOR'S REPORT (CONTINUED)

### ***Uncertainty Regarding Legislative Appropriations***

As discussed in Note 1 to the financial statements, one of the Company's most significant sources of revenue is legislative appropriations from the Commonwealth of Puerto Rico. Consequently, the Company's operations are highly dependent on the Commonwealth's ability to continue providing such funding. For many years, the Commonwealth has faced fiscal, economic, and liquidity challenges, including substantial government deficits, a prolonged economic recession, cash flow constraints, and high levels of debt and pension liabilities. In response, the Financial Oversight and Management Board for Puerto Rico has approved and certified a fiscal plan for the Commonwealth, which includes structural and fiscal reforms aimed at improving the economic trajectory, stimulating growth, increasing revenues, and reducing expenditures. The ultimate impact of these measures on the Company's operations remains uncertain. Our opinion is not modified with respect to this matter.

### ***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 Compañía para el Desarrollo Integral de la Península de Cantera'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.

### ***Auditor's 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 opinions. 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, 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, 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 Compañía para el Desarrollo Integral de la Península de Cantera'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.

## INDEPENDENT AUDITOR'S REPORT (CONTINUED)

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Compañía para el Desarrollo Integral de la Península de Cantera'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.

### ***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 7 be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 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 sufficient evidence to express an opinion or provide any assurance.

*José L. Cardona & Co.*  
**JOSÉ L. CARDONA & CO. P.S.C.**  
License number 31 which expires on  
December 1, 2025

San Juan, Puerto Rico  
September 3, 2025



DPSC31-9

Compañía para el Desarrollo Integral de la  
Península de Cantera

**COMPAÑÍA PARA EL DESARROLLO INTEGRAL  
DE LA PENÍNSULA DE CANTERA**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2024**

Our discussion and analysis of the Compañía para el Desarrollo Integral de la Península de Cantera (the Company) financial performance provides an overview of the Company's financial activities of the fiscal year ended on June 30, 2024. Please read it in conjunction with the Company's audited basic financial statements, beginning on page 8.

The Company is a public corporation and a governmental instrumentality of the Commonwealth of Puerto Rico, created by Law No. 20 of July 10, 1992, as amended. The main purpose of the Company is to establish and implement a comprehensive development plan for the Peninsula of Cantera area. The main function of Company is to supervise and coordinate governmental efforts and also promote and manage private sector initiatives.

**FINANCIAL HIGHLIGHTS:**

- 1) Total assets as of June 30, 2024 amounted to \$9.9 million, a slight increase of \$23,832 compared to June 30, 2023..
- 2) The Company's major assets were composed of approximately \$1,861,000 of cash, \$635,000 of federal grants receivable, \$5,548,000 of notes receivable, \$217,235 of capital assets, and \$1,559,000 of property held for development and rehabilitation, including donated land.
- 3) Total liabilities increased by \$2.9 million, primarily due to the continued accumulation of interest on the lines of credit with the Government Development Bank (GDB).
- 4) As a result, the Company's net position further decreased by approximately \$2.9 million, reaching a deficit of \$(55.4) million as of June 30, 2024.
- 5) Legislative and municipal appropriations totaled \$798,000, representing a decrease of \$61,000 (7.1%) compared to the prior year.
- 6) Federal funds recognized amounted to \$1.1 million to support administrative operations, improvement projects, and program expenses.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

Management's Discussion and Analysis is required supplementary information to the basic financial statements and is intended to serve as an introduction to the Company's basic financial statements for the fiscal year ended June 30, 2024. The Company's basic financial statements consist of three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the basic financial statements. Finally, the notes provide essential additional disclosures and details.

**COMPAÑÍA PARA EL DESARROLLO INTEGRAL  
DE LA PENÍNSULA DE CANTERA**

**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
**FOR THE YEAR ENDED JUNE 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED):**

**Government-Wide Financial Statements**

The government-wide financial statements provide a broad overview of the Company's finances, presenting all assets, liabilities, revenues, and expenses. These financial statements include the Statement of Net Position and the Statement of Activities and display information of all the activities of the Company as a whole. The Administration's activities are considered governmental-type.

**Statement of Net Position** - The Statement of Net Position presents the difference between assets, deferred outflow of resources (if any), liabilities and deferred inflow of resources (if any) in government-wide statements. Net position is reported in three (3) categories:

**Statement of Activities**

The Statement of Activity demonstrates the degree to which the direct expenses of a given function are offset by program revenues. The Statement of Activities reports revenues and expenses in a format that focuses on the net cost of each function or program of the Company. Both the gross and net cost of the function / program, which is otherwise being supported by the general government revenues, is compared to the revenues generated directly by the function. This Statement reduces gross expenses, including depreciation, by related program revenues, operating grants and contributions.

**Governmental Funds Financial Statements**

The fund financial statements focus on individual parts of the Company's operations. The following are the major governmental fund types presented in the financial statements as of and for the year ended June 30, 2024:

**General Fund** - This fund includes the financial resources which relate to the general operations of the Company. These operations consist of the general administration and other activities not accounted for in other funds.

**Federal Fund** - The Company participates in a number of Federal Financial Assistance Programs funded by the Federal Government that are legally restricted to expenditures for specific purposes in accordance with grant agreements. Expenditures financed by these programs are subject to financial and compliance audits by the appropriate grantors.

**Notes to the financial statements**

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

**COMPAÑÍA PARA EL DESARROLLO INTEGRAL  
DE LA PENÍNSULA DE CANTERA**

**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**

**FOR THE YEAR ENDED JUNE 30, 2024**

**OVERALL FINANCIAL POSITION AND RESULTS OF OPERATIONS (GOVERNMENTAL-WIDE FINANCIAL STATEMENTS)**

The following is an analysis of the financial position and changes in the financial position of the Company's Governmental Activities for fiscal year 2024.

**Net Position**

Condensed financial information from the Statement of Net Position as of June 30, 2024 and 2023, as restated, is shown below:

	<b>2024</b>	<b>2023</b>	<b>Change</b>
<b>Assets:</b>			
Cash	\$ 1,860,807	\$ 1,973,918	\$ (113,111)
Accounts and notes receivable	6,237,049	5,723,339	513,710
Capital assets	217,235	602,752	(385,517)
Other properties and other assets	<u>1,604,801</u>	<u>1,596,051</u>	<u>8,750</u>
Total assets	<u>9,919,892</u>	<u>9,896,060</u>	<u>23,832</u>
<b>Liabilities:</b>			
Liabilities payable within one year	1,625,139	1,353,890	271,249
Liabilities payable after one year	<u>63,671,042</u>	<u>61,025,666</u>	<u>2,645,376</u>
Total liabilities	<u>65,296,181</u>	<u>62,379,556</u>	<u>2,916,625</u>
<b>Net Position</b>	<b><u>\$ (55,376,289)</u></b>	<b><u>\$ (52,483,496)</u></b>	<b><u>\$ (2,892,793)</u></b>

Governmental entities are required by U.S. Generally Accepted Accounting Principles (U.S. GAAP), as prescribed by the Governmental Accounting Standard Board (GASB), to report on their net position. The statement of net position presents the value of all of the Company's assets and deferred outflows of resources, and liabilities and deferred inflows of resources, with the difference between them reported as net position.

As of June 30, 2024, the Company reported total assets of \$9,919,892 and total liabilities of \$65,296,181, resulting in a net position (deficit) of \$(55,376,289). This reflects a further decline of approximately \$2.9 million compared to the deficit of \$(52,483,496) reported as of June 30, 2023.

**COMPAÑÍA PARA EL DESARROLLO INTEGRAL  
DE LA PENÍNSULA DE CANTERA**

**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**

**FOR THE YEAR ENDED JUNE 30, 2024**

**OVERALL FINANCIAL POSITION AND RESULTS OF OPERATIONS (GOVERNMENTAL-WIDE FINANCIAL STATEMENTS) (CONTINUED):**

**Statement of Activities and Results of Operations**

Condensed financial information from the Statement of Activities for the years ended June 30, 2024 and 2023, as restated, is shown below:

	<b>2024</b>	<b>2023</b>	<b>Change</b>
Revenues	\$ 2,026,816	\$ 4,048,182	\$ 624,010
Expenses	<u>4,919,609</u>	<u>65,257,181</u>	<u>57,692,196</u>
Change in net position	(2,892,793)	(61,208,999)	58,316,206
Net position, beginning	<u>(52,483,496)</u>	<u>8,725,503</u>	<u>(61,208,999)</u>
Net position, ending	<u>\$ (55,376,289)</u>	<u>\$ (52,483,496)</u>	<u>\$ (2,892,793)</u>

For the year ended June 30, 2024, total revenues amounted to \$2.0 million, while total expenses were \$4.9 million, resulting in a decrease in net position of \$2.9 million. This decrease was mainly attributable to:

- 1) A reduction in legislative and municipal appropriations of approximately \$61,000.
- 2) An increase in federal grants revenue of approximately \$643,000.
- 3) Depreciation expense of approximately \$491,000 recognized during the year.
- 4) Accumulation of interests expense of \$2,645,376 related to notes receivable.

Overall, despite modest increases in federal support, the continuing accumulation of debt service costs and depreciation resulted in a deterioration of the Company's financial position.

**CONTACTING THE ADMINISTRATION AND FINANCE DEPARTMENT**

This financial report is designed to provide a general overview of the Company's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional information, contact the Administration and Finance Director at (787) 753-3200.

**COMPAÑÍA PARA EL DESARROLLO INTEGRAL  
DE LA PENÍNSULA DE CANTERA**

**STATEMENT OF NET POSITION**

JUNE 30, 2024

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash	\$ 1,860,807
Accounts receivable:	
Due from grantors	50,000
Federal grants	634,929
Other	3,963
Notes receivable	5,548,157
Other assets	46,301
Capital assets, net	217,235
Properties held for development and rehabilitation	1,061,162
Other assets – donated land	<u>497,338</u>
<b>Total assets</b>	<u>9,919,892</u>
<b>LIABILITIES</b>	
Accounts payable and accrued liabilities	1,568,747
Unearned revenues	4,343
Liabilities payable within one year	52,049
Liabilities payable after one year	<u>63,671,042</u>
<b>Total liabilities</b>	<u>65,296,181</u>
<b>NET POSITION</b>	
Invested in capital assets	217,235
Restricted	497,338
Unrestricted (Deficit)	<u>(56,090,862)</u>
<b>Total net position</b>	<u>\$ (55,376,289)</u>

The accompanying notes are an integral part of this financial statement.

**COMPAÑÍA PARA EL DESARROLLO INTEGRAL  
DE LA PENÍNSULA DE CANTERA, INC.**

**STATEMENT OF ACTIVITIES**

**FOR THE YEAR ENDED JUNE 30, 2024**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues</b>	<b>Net (Expenses)</b>
		<b>Operating Grants and Contributions</b>	<b>Revenue and Changes in Net Position</b>
		<b>Governmental Activities</b>	<b>Net (Expenses)</b>
<b>Governmental activities:</b>			
Management and support	\$ 1,314,333	\$ 968,493	\$ (345,840)
Improvements and development costs	638,425	638,425	-
Other program expenses	321,475	321,475	-
Interests on notes payable	2,645,376	-	(2,645,376)
 Total operating expenses	 <u>\$ 4,919,609</u>	 <u>\$ 1,928,393</u>	 <u>(2,991,216)</u>
 <b>Other general revenues:</b>			
Interest income			98,423
 Total other general revenues	 <u></u>	 <u>98,423</u>	 <u></u>
 <b>Change in net position</b>			(2,892,793)
 Net position, at beginning of year			(52,483,496)
 <b>Net position, at end of year</b>			 <u>\$ (55,376,289)</u>

The accompanying notes are an integral part of this financial statement.

**COMPAÑÍA PARA EL DESARROLLO INTEGRAL  
DE LA PENÍNSULA DE CANTERA, INC.**

**BALANCE SHEET - GOVERNMENTAL FUNDS**

JUNE 30, 2024

	<b>General Fund</b>	<b>Federal Programs</b>	<b>Total Governmental Funds</b>
<b>ASSETS</b>			
Cash	\$ 1,817,703	\$ 43,104	\$ 1,860,807
Accounts receivable:			
Due from grantors	50,000	-	50,000
Federal grants	-	634,929	634,929
Other	3,963	-	3,963
Due from other fund	463,169	-	463,169
Other assets	46,301	-	46,301
<b>Total assets</b>	<b>\$ 2,381,136</b>	<b>\$ 678,033</b>	<b>\$ 3,059,169</b>
<b>LIABILITIES AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts payable and accrued liabilities	\$ 1,359,299	\$ 209,448	\$ 1,568,747
Unearned revenues	-	5,416	5,416
Due to other fund	-	463,169	463,169
<b>Total liabilities</b>	<b>1,359,299</b>	<b>678,033</b>	<b>2,037,332</b>
<b>FUND BALANCES</b>			
Unassigned	1,021,837	-	1,021,837
<b>Total fund balances</b>	<b>1,021,837</b>	<b>-</b>	<b>1,021,837</b>
<b>Total liabilities and fund balances</b>	<b>\$ 2,381,136</b>	<b>\$ 678,033</b>	<b>\$ 3,059,169</b>

The accompanying notes are an integral part of this financial statement.

**COMPAÑÍA PARA EL DESARROLLO INTEGRAL  
DE LA PENÍNSULA DE CANTERA**

**RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION**

**JUNE 30, 2024**

<b>TOTAL FUND BALANCES OF GOVERNMENTAL FUND</b>	\$ 1,021,837
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Amounts reported for governments activities in the Statement of Net Position are different than amounts reported in the Balance Sheet – Governmental Funds because:

Notes Receivables are not available soon enough to pay for the current period's expenditures and therefore are unavailable in the General Funds. 5,548,157

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds. In the current period, these amounts are:

Non Depreciable Capital Assets	\$ 80,300
Depreciable Capital Assets	6,800,826
Accumulated Depreciation	<u>(6,663,891)</u>
	217,235

Certain net changes in other assets that are not reported in governmental funds are reported in the statement of net position 1,073

Other assets held for development and rehabilitation, and donated land, are not financial Resources and therefore, are not reported in the funds. In the current period, these amounts are:

Properties held for development and rehabilitation	\$ 1,061,162
Donated land	<u>497,338</u>
	1,558,500

Some liabilities are not due and payable in the current period and therefore are not reported in the funds. Those liabilities consist of:

Notes Payable – Principal	\$ 37,791,088
Notes Payable – Accrued Interests	25,879,954
Liability of accrued compensated absences	<u>52,049</u>
	<u>(63,723,091)</u>

<b>TOTAL NET POSITION OF GOVERNMENTAL ACTIVITIES</b>	<b>\$ <u>(55,376,289)</u></b>
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The accompanying notes are an integral part of this financial statement.

**COMPAÑÍA PARA EL DESARROLLO INTEGRAL  
DE LA PENÍNSULA DE CANTERA, INC.**

**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCES - GOVERNMENTAL FUNDS**

**FOR THE YEAR ENDED JUNE 30, 2024**

	<b>General Fund</b>	<b>Federal Programs</b>	<b>Total Governmental Funds</b>
<b>REVENUES</b>			
Legislative appropriations	\$ 598,000	\$ -	\$ 598,000
Municipal appropriations	200,000	-	200,000
Other grants and contributions	46,254	1,094,470	1,140,724
Interest income	70,839	-	70,839
 Total revenues	 915,093	 1,094,470	 2,009,563
<b>EXPENDITURES</b>			
Management and support	428,248	388,470	816,718
Improvements and development costs	14,944	623,481	638,425
Other program expenses	238,956	82,519	321,475
Capital outlays	105,404	-	105,404
 Total expenditures	 787,552	 1,094,470	 1,882,022
Net change in fund balances	127,541	-	127,541
Fund balances, at beginning of year	894,296	-	894,296
 <b>FUND BALANCES, AT END OF YEAR</b>	 <b>\$ 1,021,837</b>	 <b>\$ -</b>	 <b>\$ 1,021,837</b>

The accompanying notes are an integral part of this financial statement.

**COMPAÑÍA PARA EL DESARROLLO INTEGRAL  
DE LA PENÍNSULA DE CANTERA**

**RECONCILIATION OF STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCES - GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**

**FOR THE YEAR ENDED JUNE 30, 2024**

<b>NET CHANGES IN FUND BALANCES OF GOVERNMENTAL FUND</b>	<b>\$ 127,541</b>
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Amounts reported for governments activities in the Statement of Activities and Changes in Net Position are different because:

Governmental funds report capital outlays as expenditures. In the Statement of Activities, the cost of these assets is allocated over their estimated useful lives as depreciation expense. 105,404

Interests on notes payable that are reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds. (2,645,376)

Depreciation expense on capital assets is reported in the Statement of Activities, but not required the use of current financial resources. Therefore, depreciation expense is not reported as expenditure in governmental funds. (490,921)

Note receivable, because the due date is not current, are recorded in the Statement of Net Position. In the current period the change in note receivable was 18,327

Some expenses reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds. These activities consist of:

Increase in accrued vacations and sick leave (7,768)

<b>CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES</b>	<b><u>\$ (2,892,793)</u></b>
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The accompanying notes are an integral part of this financial statement.

**COMPAÑÍA PARA EL DESARROLLO INTEGRAL  
DE LA PENÍNSULA DE CANTERA  
NOTES TO BASIC FINANCIAL STATEMENTS  
FOR THE YEAR ENDED JUNE 30, 2024**

**1. THE ORGANIZATION AND GOVERNMENTAL ENVIRONMENT**

**Nature of the Organization**

**Compañía para el Desarrollo Integral de la Península de Cantera** (the Company) is a public corporation and governmental instrumentality of the Commonwealth of Puerto Rico (the Commonwealth) created on July 10, 1992 pursuant to Act. No. 20. The Company will exist during a period of 20 years with, if granted by an executive order of the Governor of Puerto Rico, an extension of 5 additional years. The Company was created to establish and implement a comprehensive development plan for the Península de Cantera area. Its main function is to supervise and coordinate governmental efforts and also promote and manage private sector initiatives for the improvements and rehabilitation of the aforementioned area. Under the entity concept, the Company is a component unit of the Commonwealth's financial statements. On April 4, 2013, effective and from July 10, 2013, the Governor of Puerto Rico issued an executive order extending the life of the Company for three years. On July 5, 2013 was signed Law No. 53-2013 which amends Act No. 20 of 1992. This Law extends the life of the Company for a period of 20 years until 2033.

**Significant Funding Sources**

**Governmental Funds** – The Company derives the majority of its revenues from legislative appropriations, other agencies and departments of the Commonwealth of Puerto Rico, the Municipality of San Juan, and contributions from other organizations. For the fiscal year ended June 30, 2024, approximately 82% of total revenues were generated from legislative appropriations (\$598,600 and \$2,645,376) and a municipal appropriation from the Municipality of San Juan (\$200,000). Of the total legislative appropriations, approximately 63% (\$2,645,376) represents accrued appropriations from the Commonwealth's Public Improvements Fund, designated to cover the repayment requirements of the outstanding notes and lines of credit with the Government Development Bank for Puerto Rico.

**Functions and Programs Description**

**Management and Support** - The management and support program are used to account for resources and expenditures related to providing the coordination and execution of the overall administration. These are mainly composed of expenditures related to salaries, wages, and fringe benefits.

**Improvement and Development Costs** - This program is used to account for resources and expenditures related to the implementation and development plans for the improvements and rehabilitation of Península de Cantera area.

**Other Program Expenses** - This program is used to account for resources and expenditures related to community and educational activities, consultants administrative fees, utilities, supplies and printing, storage costs, trainings and seminars, repairs and maintenance, and other general and administrative expenses.

**Depreciation** - This program is used to account for depreciation expense of capital assets.

**Interest on Notes Payable** - This program is used to account for resources and expenditures related to accrued interest during the year on Notes Payable.

**COMPAÑÍA PARA EL DESARROLLO INTEGRAL  
DE LA PENÍNSULA DE CANTERA  
NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)  
FOR THE YEAR ENDED JUNE 30, 2024**

**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Functions and Programs Description (Continued)**

The accompanying basic financial statements of the Company have been prepared in conformity with accounting principles generally accepted (GAAP) in the United States of America as prescribed by the Governmental Accounting Standards Board (GASB). In June 1999, the GASB issued Statement No. 34, Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments (GASB No. 34). This statement establishes financial reporting requirements for state and local government. The Company adopted the provisions of GASB No. 34 as well as other statements referred to below as of July 1, 2020. They require information and restructure much of the information that governmental entities have presented in the past. Comparability with reports issued in prior years is affected. With the implementation of GASB No. 34 the Company has prepared the required supplemental information titled Management Discussion and Analysis, which precedes the basic financial statements.

**Basis of Presentation**

**Government-Wide Financial Statements**

The Government-Wide financial statements include the Statement of Net Position and the Statement of Activities and display information of all the activities of the Company as a whole. The Administration's activities are considered governmental-type

**Statement of Net Position** - The Statement of Net Position presents the difference between assets, deferred outflow of resources (if any), liabilities and deferred inflow of resources (if any) in government-wide statements. Net position is reported in three (3) categories:

**Invested in Capital Assets** – This consists of capital assets, net of accumulated depreciation, and reduced by outstanding balances of debt that are attributed to the acquisition, construction, or improvement of those assets, if any.

**Restricted net position** – Results when constraints placed on net position use are externally imposed by grantors, contributors, or laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation.

**Unrestricted** – This consists of amounts which do not meet the definition of the two preceding categories. Unrestricted net position often has constraints on resources that are imposed by management but can be removed or modified.

**Statement of Activities**

The Statement of Activity demonstrates the degree to which the direct expenses of a given function are offset by program revenues. The Statement of Activities reports revenues and expenses in a format that focuses on the net cost of each function or program of the Company. Both the gross and net cost of the function / program, which is otherwise being supported by the general government revenues, is compared to the revenues generated directly by the function. This Statement reduces gross expenses, including depreciation, by related program revenues, operating grants and contributions.

**COMPAÑÍA PARA EL DESARROLLO INTEGRAL  
DE LA PENÍNSULA DE CANTERA  
NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)  
FOR THE YEAR ENDED JUNE 30, 2024**

**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Fund Financial Statements**

The accounts of the Company are organized on the basis of governmental funds. Each fund is accounted for by a separate set of self-balancing accounts that comprises its assets, liabilities, fund balance, revenues and expenditures. Fund financial statements report detailed information about the Company's current financial resources. The focus of governmental fund financial statements is on major funds rather than reporting funds by type. Major funds are determined based on a minimum criterion, that is, a percentage of the assets and deferred outflows; liabilities and deferred inflows; revenues or expenditures or based on the Company's official's criteria if the fund is particularly important to financial statement users. Each major fund is presented in a separate column. The non-major funds are combined in a single column (Other Governmental Funds) in the fund financial statements column, except for those governmental non-major funds, which management has elected to present separately in the financial statements.

**Governmental Funds**

The following are the major governmental fund types presented in the financial statements as of and for the year ended June 30, 2024:

General Fund - This fund includes the financial resources which relate to the general operations of the Company. These operations consist of the general administration and other activities not accounted for in other funds.

Federal Fund - The Company participates in a number of Federal Financial Assistance Programs funded by the Federal Government that are legally restricted to expenditures for specific purposes in accordance with grant agreements. Expenditures financed by these programs are subject to financial and compliance audits by the appropriate grantors.

Fund balances for each governmental fund are displayed, when applicable, in the following classifications depicting the relative strength of the spending constraints placed on the purposes for which resources can be used:

Nonspendable - Represents amounts that cannot be spent because they are either not in a spendable form (such as inventories and prepaid amounts) or are legally or contractually required to be maintained intact.

Restricted - Represents amounts that can be spent only for specific purposes because of constraints imposed by external providers (such as grantors, and higher levels of government), or imposed by constitutional provisions or enabling legislation.

Committed - Represents amounts that can be spent only for specific purposes determined by a formal action of the Company's highest level of decision-making authority (the Board of Directors).

Assigned - Represents amounts the Organization intends to use for specific purposes that do not meet the criteria to be classified as restricted or committed.

**COMPAÑÍA PARA EL DESARROLLO INTEGRAL  
DE LA PENÍNSULA DE CANTERA  
NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)  
FOR THE YEAR ENDED JUNE 30, 2024**

**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

Unassigned - This classification represents General fund balance that has not been assigned to other funds, and that has not been restricted, committed, or assigned to specific purposes within the General Fund.

**Measurement Focus and Basis of Accounting**

Measurement focus refers to what is being measured in the financial statements, while the basis of accounting refers to the timing in which transactions are recognized in the operating statements. The government-wide statements are prepared using the economic resources measurement focus and the accrual basis of accounting. This approach differs from the manner in which governmental fund financial statements are prepared. Therefore, governmental fund financial statements include reconciliation with brief explanations to better identify the relationship between the government-wide statements and the statements for governmental funds.

The governmental funds use a current financial resources measurement focus and are accounted for using the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual, i.e., when they become both measurable and available. Measurable means that the amount of the transaction can be determined or reasonably estimated or in a soon enough period after the balance sheet date to pay current budget period expenditures while available means collectible within the current period. For this purpose, the Company considers revenues to be available if they are collected within 90 days of the end of the current fiscal period. Expenditures are recorded when the related funds liability is incurred, and the liability will be liquidated with expendable available financial resources.

**Encumbrances**

Encumbrances accounting is provided to record the appropriation from available resources in the governmental funds of purchase orders and contracts for which goods and/or services have not been received. Under GAAP, encumbrances outstanding at year-end do not constitute expenditures or liabilities since the commitments will be honored during subsequent year(s). Encumbrances constitute the equivalent of expenditures for budgetary purposes.

**Due From Grantors and Accounts Receivables**

Due from grantors is considered collectible accordingly; no provision for doubtful accounts or credit risk has been established for this receivable balance. Substantially, the amounts owed by the grantors are related to reimbursements of expenditures.

In the ordinary course of business, the Company advanced or made payments on behalf of Apoyo Empresarial para la Península de Cantera, Inc. (a related party). As of June 30, 2024, the net balance of this account receivable amounted to \$972,821. Due to the uncertainty of the collection of this receivable, the Company established a credit risk reserve equivalent of 100% provision for a doubtful account for this receivable.

**Due From / To Other Fund**

Due from / to other fund (interfund) at June 30, 2024 consists of advances made by the General Fund to the Federal Program Fund for the payment of program expenditures. These advances are subsequently returned to the General Fund.

**COMPAÑÍA PARA EL DESARROLLO INTEGRAL  
DE LA PENÍNSULA DE CANTERA  
NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)  
FOR THE YEAR ENDED JUNE 30, 2024**

**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Capital Assets**

The Company defines capital assets, which include land, building, furniture and fixtures and equipment, as assets with an initial, individual cost of \$500 or more and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

Building	10 years
Equipment	5 years
Furniture and fixtures	5 years
Vehicles	5 years
Leasehold improvements	5 years

Capital assets used in the governmental operations are accounted for in the government-wide statement of net position, rather than in the governmental funds. When capital assets are purchased, they are recorded as expenditures in the governmental funds.

**Compensated Absences**

Employees are allowed to accrue monthly 1.25 days for vacation and 1.0 day for sick leave with a limit, not to exceed 60 days for vacation and 90 days for sick leave. Vacation and sick leave were recorded as benefits when earned. All vacation pay is accrued when incurred in the government-wide financial statements. For the government-wide statements, the current portion is the amount estimated to be used in the following year. For governmental fund's statements, all the compensated absences are considered long-term and therefore, are not a fund liability and represent a reconciling item between fund level and government-wide presentations.

**Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and related disclosures at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Accordingly, actual results could differ from those estimates.

**Unearned Revenue**

Unearned revenue at the governmental fund level arises when potential revenue does not meet the "available" criteria for revenue recognition in the current period. Unearned revenue also arises when resources are received before the Organization has a legal claim to them, as when grant moneys are received prior to incurring the qualifying expenditures. In subsequent periods, when the revenue recognition criteria is met, or when the Organization has a legal claim to the resources, the liability for deferred revenue is removed from the balance sheet, and the revenue is recognized.

**COMPAÑÍA PARA EL DESARROLLO INTEGRAL  
DE LA PENÍNSULA DE CANTERA  
NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)  
FOR THE YEAR ENDED JUNE 30, 2024**

**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Future Adoption of Accounting Pronouncements**

The following GASB statements and implementation guidance have been issued but are not yet effective for the fiscal year ended June 30, 2024. Management is currently evaluating their future impact and will adopt the pronouncements in the periods indicated below.

- GASB Statement No. 101, Compensated Absences—Effective for fiscal years beginning after December 15, 2023; applicable to the fiscal year ending June 30, 2025. Early application is encouraged.
- GASB Statement No. 102, Certain Risk Disclosures—Effective for fiscal years beginning after June 15, 2024; applicable to the fiscal year ending June 30, 2025. Early application is encouraged.
- GASB Statement No. 103, Financial Reporting Model Improvements—Effective for fiscal years beginning after June 15, 2025; applicable to the fiscal year ending June 30, 2026. Early application is encouraged.
- GASB Statement No. 104, Disclosures of Certain Capital Assets—Effective for fiscal years beginning after June 15, 2025; applicable to the fiscal year ending June 30, 2026. Early application is encouraged.
- Implementation Guide No. 2025-1, Implementation Guidance Update—2025—Certain Q&A effective upon issuance; full guidance effective for fiscal years beginning after June 15, 2025. Management plans to evaluate its guidance topics for implementation.

**Notes to Financial Statements**

The notes to financial statements provide information that is essential to a user's understanding of the basic financial statements.

**3. CONCENTRATION OF CREDIT RISK**

The entity is authorized to deposit funds only with financial institutions approved by the Commonwealth of Puerto Rico. Under Puerto Rico law, domestic commercial banks are required to pledge collateral securities in excess of federal deposit insurance for public deposits. Deposits that are either federally insured or adequately collateralized are not considered to be exposed to custodial credit risk.

Custodial credit risk refers to the risk that, in the event of the failure of a financial institution, the entity may not be able to recover the value of its deposits or collateral held by an outside party.

The entity maintains its cash deposits with highly rated commercial banks located in Puerto Rico. All commercial bank accounts are insured by the Federal Deposit Insurance Corporation (FDIC) up to the applicable statutory limit of \$250,000 per depositor, per insured bank, for each account ownership category. Any balances in excess of the FDIC coverage limit are required by Puerto Rico regulations to be fully secured through pledged collateral held by an authorized custodian, which significantly mitigates custodial credit risk.

**COMPAÑÍA PARA EL DESARROLLO INTEGRAL  
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NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)  
FOR THE YEAR ENDED JUNE 30, 2024**

**3. CONCENTRATION OF CREDIT RISK (CONTINUED)**

As of June 30, 2024, the entity's cash deposits in commercial banks, excluding cash on hand of \$500, consist of the following: Commercial Bank – Carrying/Book Balance Amount \$1,893,054, Bank (Depository) Balance Amount \$1,937,400.

Management believes that the combination of FDIC insurance coverage up to \$250,000 and the Commonwealth's collateralization requirements provides adequate protection against custodial credit risk for the entity's deposits.

**4. RISK FINANCING**

The Company is exposed to various risks of loss related to property loss, torts, errors and omissions, and employee injuries (workers' compensation). The Company has purchased commercial insurance for these claims. The coverage for the Company consists of professional, public responsibility, property and theft, auto and fidelity bond coverage for administration officers and directors. Workers compensation insurance is paid to the State Insurance Fund Corporation.

**5. DUE FROM COMMONWEALTH OF PUERTO RICO**

As discussed in Note 10 to the financial statements, the Company entered into a two Lines of Credit Agreements (the Loan Agreements) with the Government Development Bank for Puerto Rico (GDB). Outstanding principal amount, including accrued interest, shall be payable from annual appropriations from the Public Improvements Funds and the General Expenditures Budget of the Commonwealth of Puerto Rico.

As of June 30, 2024, outstanding principal amount and accrued interests (P&I), equivalent to the appropriations receivable from the Commonwealth of Puerto Rico, are as follows:

	<b>Beginning Balance (P&amp;I)</b>	<b>Additions (Interests)</b>	<b>Repayments</b>	<b>Ending Balance (P&amp;I)</b>
\$38 million line of credit	\$ 14,238,769	\$ 615,791	\$ -	\$ 14,854,560
\$40 million line of credit	<u>46,786,897</u>	<u>2,029,585</u>	<u>-</u>	<u>48,816,482</u>
<b>Total</b>	<b><u>\$ 61,025,666</u></b>	<b><u>\$ 2,645,376</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 63,671,042</u></b>

According to the Fiscal Agency and Financial Advisory Authority ("AAFAF," for its Spanish acronym), the two loans from Peninsula Cantera were identified as Retained Loans as part of the GDB Qualifying Modification and are being retained by GDB. The GDB Retained Loans consisted of certain loans designated to be retained and continued to be serviced by the GDB pursuant to the GDB Qualifying Modification, but which beneficial interests and proceeds would be transferred from time to time by the Bank to the Debt Recovery Authority (DRA). No collections on principal and interest or settlement transaction have occurred on the above loans since the Closing Date of the Qualifying Modification. Although, these loans are being accounted for as nonaccrual loans, interest will continue to accumulate until transfer to the DRA.

**COMPAÑÍA PARA EL DESARROLLO INTEGRAL  
DE LA PENÍNSULA DE CANTERA  
NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)  
FOR THE YEAR ENDED JUNE 30, 2024**

**5. DUE FROM COMMONWEALTH OF PUERTO RICO (CONTINUED)**

Furthermore, according to the AAFAF, it is their understanding that the Commonwealth Budget has not included appropriations to pay GDB loans in the last several years. Also, as result of the Commonwealth Plan of Adjustment discharge and prevention provisions, there will not be future appropriations related to loans that were to be paid from legislative appropriations.

Taking into consideration the factors mentioned above, specifically the absence of appropriations in the Commonwealth's budget to repay GDB loans and the uncertainty surrounding future legislative appropriations intended for such repayments, the Company had previously established an allowance for doubtful accounts totaling \$61,025,666 as of June 30, 2023.

During the fiscal year ended June 30, 2024, additional legislative appropriations of \$2,645,376 were recognized; however, these appropriations were also reserved due to the same uncertainties. As a result, the total allowance for doubtful accounts amounted to \$63,671,042 as of June 30, 2024.

**6. NOTES RECEIVABLE**

Related Party

Effective on July 5, 2007 the Company subscribed a promissory note in the amount of \$5,711,935 due from a related party, Península Housing Investment Associates, SE (the Partnership), to formalize the outstanding balances of receivables and accrued interests. The note shall be collected in an installment, not later than July 12, 2032. The note bears interest at .5% per annum compounded semi-annually and the accrued interest shall be paid by the Partnership within seventy-five (75) days of the close of each calendar year. In connection with the transaction the Company entered into a Deed of Second Mortgage with the Partnership, to create a mortgage on the Partnership's property to guarantee and secure the full and complete payment of the principal and interests on note. As of June 30, 2024, the balance of the note amounted to \$5,388,017, including accrued interests and other charges amounting to \$332,457.

Financing Agreements

During the year 2010, the Company entered into non-interest financing agreements with residents of housing units granted by the Company. The notes are guaranteed by real properties, located in Condominium Paseo del Conde. Principal payments on notes are due monthly until maturity at June 30, 2036. As of June 30, 2024, the balance due amounted to \$160,140.

As of June 30, 2024, outstanding principal amount and accrued interests (P&I), are as follows:

	<b>Beginning Balance (P&amp;I)</b>	<b>Additions (Interests)</b>	<b>Repayments</b>	<b>Ending Balance (P&amp;I)</b>
Related Party	\$ 5,360,432	\$ 27,585	\$ -	\$ 5,388,017
Financing Agreements	<u>170,471</u>	<u>-</u>	<u>(10,331)</u>	<u>160,140</u>
<b>Total</b>	<b><u>\$ 5,530,903</u></b>	<b><u>\$ 27,585</u></b>	<b><u>\$ (10,331)</u></b>	<b><u>\$ 5,548,157</u></b>

**COMPAÑÍA PARA EL DESARROLLO INTEGRAL  
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NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)  
FOR THE YEAR ENDED JUNE 30, 2024**

**7. RELATED PARTIES**

Apoyo Empresarial para la Península de Cantera, Inc. (Apoyo), a not-for-profit corporation incorporated in April 1992, is dedicated to promoting programs and projects to improve the quality of life of the Península de Cantera area. Its main function is to bring resources, support and funding available to it and will complement the work of the Company regarding this area.

Península Housing Investment Associates, SE (the Partnership) is a limited partnership organized on December 15, 1998 as a real estate development partnership to develop and manage a low-income housing tax credit development located in San Juan, Puerto Rico, known as Parque Victoria (the "Project"). The Project consists of six multi-story building containing one hundred two (102) residential apartment units and provides affordable housing to eligible low-income tenants. The units are rented to residents of the area where the Project is located. Costs incurred for the development and construction of the housing project have been financed principally through advances from the Company. On December 20, 2001, the Company entered into an agreement with the Partnership to make advances from time to time in an aggregate amount not to exceed \$11.5 million.

Approximately \$9 million of this loan will be repaid from capital contributions to be made by limited investors once the construction of the project is completed and certain conditions are met. The remaining balance of the loan, (expected to reach approximately \$2.5 million at project completion) plus accrued interest at the rate of one half percent (.005) per year starting January 1, 2002, shall be payable in one installment thirty years from the date of receipt of a certificate of occupancy from the Regulations and Permits Administration, but in no event, later than December 31, 2032. This loan is also secured by a mortgage over the rental units.

The original partners of the entity were Península Housing, Inc. (the Managing Partner), a corporation organized under the laws of the Commonwealth of Puerto Rico (with .01% ownership), as managing general partner and Apoyo as limited partner (with 99.99% ownership). The Company's actual Executive Director is also the President of the Board of Director of the Managing Partner.

Effective December 20, 2001 the partnership agreement was amended to go into effect the admission of ESIC Citigroup CCDE Investment Fund LP as a limited partnership, and the withdrawal of Apoyo as a limited partner, and set forth more fully the rights and obligations of the general and limited partners. Apoyo became the developer, administrator and social services providers of the project.

**8. CAPITAL ASSETS**

Capital assets activity for the year ended June 30, 2024, was as follows:

Description	Beginning Balance	Additions	Retirements	Ending Balance
Land	\$ 80,300	\$ -	\$ -	\$ 80,300
Building, facilities and infrastructures	5,718,023	-	-	5,718,023
Furniture and fixtures	211,802	-	-	211,802
Equipment	531,118	105,404	-	636,522
Software	55,194	-	-	55,194
Vehicles	176,636	-	-	176,636
Leasehold improvements	2,649	-	-	2,649
Total capital assets	<u>6,775,722</u>	<u>\$ 105,404</u>	<u>\$ -</u>	<u>6,881,126</u>

**COMPAÑÍA PARA EL DESARROLLO INTEGRAL  
DE LA PENÍNSULA DE CANTERA  
NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)  
FOR THE YEAR ENDED JUNE 30, 2024**

**8. CAPITAL ASSETS (CONTINUED)**

Less: Accumulated depreciation:

Building	5,269,105	448,896	-	5,718,001
Furniture and fixtures	211,802	-	-	211,802
Equipment	480,136	37,225	-	517,361
Software	55,209	-	-	55,209
Vehicles	154,069	4,800	-	158,869
Leasehold improvements	2,649	-	-	2,649
Total accumulated depreciation	<u>6,172,970</u>	<u>\$ 490,921</u>	<u>\$ -</u>	<u>6,663,891</u>
Capital assets, net	<u>\$ 602,752</u>			<u>\$ 217,235</u>

Depreciation expense for capital assets of governmental activities was charged to the General Government (Management and Support) functions.

**9. PROPERTY HELD FOR DEVELOPMENT AND REHABILITATION**

As of June 30, 2024, the property held for development and rehabilitation is summarized as follows:

Land	\$ 399,225
Housing units (10 units)	<u>661,937</u>
<u>\$ 1,061,162</u>	

Both the land and the housing units were acquired during the years 2010 to 2015. The valuation and acquisition cost were documented with a series of deeds corresponding to the sale of housing units and land in order to provide appropriate housing space for neighbors affected by projects that require relocation in the neighborhoods of the Península de Cantera, as part of the rehabilitation projects.

**10. NOTES PAYABLE / LONG-TERM DEBTS**

**Lines of Credit Agreements with GDB**

On December 26, 2000, the Company entered into a Non-Revolving Line of Credit Agreement (the Loan Agreement) with the Government Development Bank for Puerto Rico (GDB, the Lender), as authorized by the Joint Resolution No. 20 approved on February 16, 2000 by the Legislature of the Commonwealth of Puerto Rico, to finance the development and construction of low cost residential housing projects at the Península de Cantera area. The Loan Agreement provides for borrowings through June 30, 2040 (the Maturity Date) up to an amount of \$38,000,000, the maximum amount of borrowings that may be outstanding under the Loan Agreement. As of June 30, 2024, the amount due amounted to \$14,854,560 and composed of principal and accrued interest amounting to \$8,797,014 and \$6,057,546, respectively.

On October 12, 2004, the Legislature of the Commonwealth of Puerto Rico approved a Joint Resolution No. 2199 to authorize the Company to incur in obligations in an amount not to exceed \$40,000,000 for the payments of costs incurred or to be incurred for the permanent improvements projects in the communities and sectors that constitute the Community of the Cantera Península. As a result, the Company entered into an additional non-revolving line of credit agreement with the lender.

**COMPAÑÍA PARA EL DESARROLLO INTEGRAL  
DE LA PENÍNSULA DE CANTERA  
NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)  
FOR THE YEAR ENDED JUNE 30, 2024**

**10. NOTES PAYABLE / LONG-TERM DEBTS (CONTINUED)**

The Loan Agreement provides for borrowings through June 30, 2040 (the Maturity Date) up to a maximum amount of \$40,000,000. As of June 30, 2024, the amount due amounted to \$48,816,482 and composed of principal and accrued interest amounting to \$28,994,074 and \$19,822,408, respectively.

See Note 5 to the financial statements for more detail and information regarding to these lines of credit.

**Compensated Absences**

The vested compensated absences liability balance at June 30, 2024 consists of the following activity:

<b>Governmental Activities:</b>	<b>Beginning Balance</b>	<b>Net Change</b>	<b>Ending Balance</b>	<b>Due Within One Year</b>
Accrued vacations and sick leave	\$ 44,281	\$ 7,768	\$ 52,049	\$ 52,049

Substantially all employees are expected to utilize their accumulated vacation leave during the subsequent fiscal year. Any remaining balance of unused vacation carried forward from the prior year is considered immaterial. Accordingly, accumulated vacation leave outstanding at year-end is classified as a current liability, due within one year.

The following is a summary of changes in long-term debts for the year ended June 30, 2024:

<b>Governmental Activities:</b>	<b>Beginning Balance</b>	<b>Increase</b>	<b>(Decrease)</b>	<b>Ending Balance</b>	<b>Due Within One Year</b>	<b>Due After One Year</b>
\$38 million line of credit	\$ 14,238,769	\$ 615,791	\$ -	\$ 14,854,560	\$ -	\$ 14,854,560
\$40 million line of credit	46,786,897	2,029,585	-	48,816,482	-	48,816,482
Compensated absences	44,281	52,049	(44,281)	52,049	52,049	-
<b>Total</b>	<b>\$ 61,069,947</b>	<b>\$ 2,657,150</b>	<b>\$ (4,006)</b>	<b>\$ 63,723,091</b>	<b>\$ 52,049</b>	<b>\$ 63,671,042</b>

**11. CONTRIBUTED CAPITAL**

The Company received grants from the Commonwealth of Puerto Rico for the development of low cost residential housing projects in the area known as Península de Cantera, San Juan, Puerto Rico. The grants were in cash (\$2,000,000) and various tracts of land (\$591,890). The Company did not consider practical to perform an appraisal of the land. The land value was estimated at \$15.52/square meter based on a potential transaction for real estate in a tract of land close to the site of the donated land. Approximately \$589,000 of the funds received were used to complete the "Centro Comunitario" including the acquisition of office equipment and perform other payments. After carrying out the development of residential housing projects, a tract of land with an estimated value of \$ 497,338 has remained available. This amount will be reimbursed from future unrestricted funds.

**COMPAÑÍA PARA EL DESARROLLO INTEGRAL  
DE LA PENÍNSULA DE CANTERA  
NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)  
FOR THE YEAR ENDED JUNE 30, 2024**

**12. CONTINGENCY AND UNCERTAINTY**

**Federal and State Awards**

In the normal course of operations, the Company receives grants from various Federal and State agencies. The grant programs are subject to audit by agents of the granting authority, the purpose of which is to ensure compliance with conditions precedent to the granting of funds. Any liability for reimbursement which may arise as the result of these audits is not believed to be material.

**Uncertainty**

As discussed in Note 1 to the financial statements, one of the Company's most significant sources of revenue is legislative appropriations from the Commonwealth of Puerto Rico. Consequently, the Company's operations are highly dependent on the Commonwealth's ability to continue providing such funding. For many years, the Commonwealth has faced fiscal, economic, and liquidity challenges, including substantial government deficits, a prolonged economic recession, cash flow constraints, and high levels of debt and pension liabilities. In response, the Financial Oversight and Management Board for Puerto Rico has approved and certified a fiscal plan for the Commonwealth, which includes structural and fiscal reforms aimed at improving the economic trajectory, stimulating growth, increasing revenues, and reducing expenditures. The ultimate impact of these measures on the Company's operations remains uncertain.

**13. SUBSEQUENT EVENTS**

Management of Company has evaluated subsequent event through September 3, 2025, the date which the financial statements were available to be issued.