

**COMMONWEALTH OF PUERTO RICO
DEPARTMENT OF HOUSING**

**BASIC FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION**

FOR THE FISCAL YEAR ENDED JUNE 30, 2021

**(WITH THE ADDITIONAL REPORTS REQUIRED BY THE
GOVERNMENT AUDITING STANDARDS AND UNIFORM GUIDANCE)**

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Puerto Rico Society of Certified Public Accountants
Enrolled in the AICPA Peer Review Program Since 1988

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PART I
FINANCIAL

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“ENHANCING THE QUALITY OF ACCOUNTING, AUDITING AND ATTESTATION SERVICES”

INDEPENDENT AUDITOR'S REPORT

Honorable Secretary of the
Department of Housing of the
Commonwealth of Puerto Rico
San Juan, Puerto Rico

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the **Department of Housing of the Commonwealth of Puerto Rico (PRDH)**, as of and for the fiscal year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise **PRDH's** basic financial statements as listed in the Table of Contents.

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 control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the **PRDH's** preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

INDEPENDENT AUDITOR'S REPORT

Honorable Secretary of the
Department of Housing of the
Commonwealth of Puerto Rico

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

Opinions

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 funds, and the aggregate remaining fund information of the **PRDH**, as of June 30, 2021, and the respected changes in the financial position and, where applicable, cash flows thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matters

As discussed in Note A, the financial statements of the **PRDH** are intended to present the financial position and the changes in financial position of only that portion of the governmental activities of the financial reporting entity of the Commonwealth of Puerto Rico that is attributable to the transactions of the **PRDH**. They do not purport to, and do not, present fairly the financial position of the Commonwealth of Puerto Rico as of June 30, 2021, 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.

Restatement of Prior Year Financial Statements

As discussed in Note B to the financial statements, the 2020 financial statements have been restated to adjust capital assets. Our opinions are not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, on pages 5-16, budgetary comparison information, on pages 75-76, and employees' retirement systems information and employees' Other Postemployment Benefits information, on pages 77 through 79 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information related to management's discussion and analysis, and budgetary comparison 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.

INDEPENDENT AUDITOR'S REPORT

Honorable Secretary of the
Department of Housing of the
Commonwealth of Puerto Rico

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Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the PRDH's basic financial statements. The accompanying Schedule of Expenditures of Federal Awards, as required by *Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Costs Principles, and Audit Requirements for Federal Award*, on pages 81 through 84, is presented for purposes of additional analysis and is not required part of the basic financial statements. The Schedule of Expenditures of Federal Awards are the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Expenditures of Federal Awards are fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Reporting Required by Governmental Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 28, 2022 on our consideration of PRDH's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering PRDH's internal control over financial reporting and compliance.



CPA DIAZ-MARTINEZ, CSP
Certified Public Accountants & Consultants
License Number 12, expires on December 1, 2025

Caguas, Puerto Rico
December 28, 2022

Stamp No. E508703 of the Puerto Rico Society of Certified
Public Accountants was affixed to the original report.

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As management of the Department of Housing of the Commonwealth of Puerto Rico (hereafter the PRDH), we offer readers of the PRDH's financial statements this narrative overview and analysis of the financial activities of the PRDH for the fiscal year ended June 30, 2021. We encourage readers to read the information presented here in conjunction with the basic financial statements.

FINANCIAL HIGHLIGHTS

Government-Wide Financial Statements

- Total assets increased from \$410 million in fiscal year 2020 to \$456 million on June 30, 2021, representing an increase of approximately \$46 million or 11% in comparison with the prior year. This increase is mainly due to an increase of approximately \$46 million in grants receivable related to the CDBG-DR Program.
- Total liabilities increased from \$355 million in fiscal year 2020 to \$412 million on June 30, 2021, representing an increase of approximately \$57 million or 16% in comparison with prior year, mainly related to an increase of approximately \$57 million and \$20 million in accounts payable and the total pension liability, and a decrease in cash overdraft of \$20 million, respectively.
- A prior period adjustment of \$16,325,198 resulted from an adjustment for capital assets unrecognized on prior years.
- The change in net position amounted to approximately \$8 million and \$50 million for the years ended June 30, 2021 and 2020, respectively, a variance of approximately \$42 million when compared to the prior year.

Governmental Fund Financial Statements

- Total assets increased from \$212 million in fiscal year 2020 to \$254 million on June 30, 2021, representing an increase of approximately \$41 million or 19% in comparison with the prior year. This increase is mainly due to an increase of approximately \$46 million in grants receivable related to the CDBG-DR Program.
- Total liabilities increased from \$101 million in fiscal year 2020 to \$140 million on June 30, 2021, representing an increase of approximately \$38 million or 38% in comparison with prior year; mainly related to an increase of approximately \$35 million in the total liability of the CDBG-DR Program.
- The total fund balance increased by approximately \$3 million mainly due to the excess of revenues over expenditures approximately \$4 million.

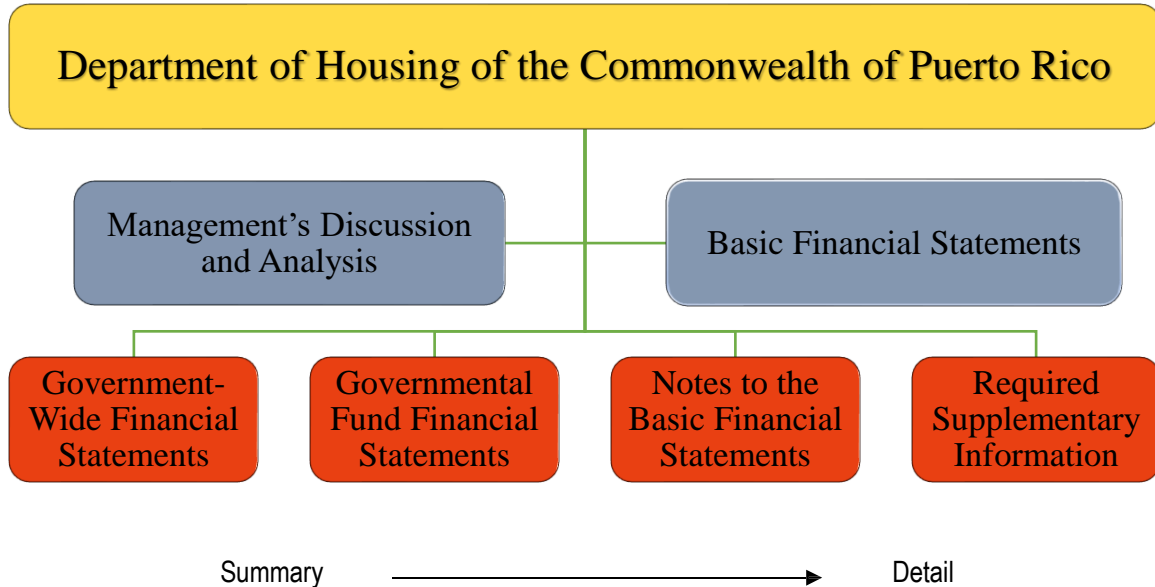
OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the PRDH's basic financial statements. The PRDH's basic financial statements consist of four components; 1) government-wide financial statements, 2) fund financial statements, 3) notes to the basic financial statements and 4) required supplementary information (see Figure 1). The basic financial statements present two different views of the PRDH through the use of government-wide statements and fund financial statements. In addition to the basic financial statements, this report contains other supplemental information that will enhance the reader's understanding of the financial condition of the PRDH.

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Figure 1

Required Components of Annual Financial Report



Basic Financial Statements

The first statements in the basic financial statements are the **Government-Wide Financial Statements**. They provide both short and long-term information about the PRDH's financial status.

The next statements are the **Governmental Fund Financial Statements**. These statements focus on the activities of the individual parts of the PRDH's government. These statements provide more details than the government-wide financial statements. There are two parts to the Fund Financial Statements: 1) the governmental funds statements; and 2) the budgetary comparison statements.

The next section of the basic financial statements is the **Notes to the Basic Financial Statements**. The notes to the basic financial statements explain in detail some of the data contained in those statements.

Both financial statements present the governmental activities of the PRDH. The government-wide and fund financial statements can be found immediately following this discussion and analysis.

Government-Wide Financial Statements

The government-wide financial statements provide a broad view of the PRDH's operations in a manner similar to a private sector business. The financial statements provide both short and long-term information about the PRDH's financial position, which assists the PRDH in assessing the PRDH's economic condition at the end of the fiscal year. These are prepared using the flow of economic resources measurement focus and the accrual basis of accounting. This basically means they follow methods that are similar to those used by most businesses. They take into account all revenues and expenses connected with the fiscal year even if cash involved has not been received or paid. The government-wide financial statements include two statements:

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- The *Statement of Net Position* presents information on all of the PRDH's assets, plus deferred outflows of resources less liabilities, plus deferred inflows of resources with the difference reported as net position. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the PRDH is improving or deteriorating.
- The *Statement of Activities* presents information showing how the PRDH's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods (e.g., earned but unused vacation leave). This statement also presents a comparison between direct expenses and program revenue for each function of the PRDH.

The basic government-wide financial statements can be found on pages 17 through 19.

Governmental Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The PRDH, like other local governments, uses fund accounting to ensure and demonstrate compliance with finance – related legal requirements. The fund financial statements focus on individual parts of the PRDH governmental funds, reporting the PRDH's operations in more detail in the government-wide financial statements. All of the funds of the PRDH can be divided into three categories. It is important to note that these fund categories use different accounting approaches and should be interpreted differently. The three categories of funds are the following:

Governmental Funds – Governmental funds are used to account for essentially the same activities reported in the government-wide financial statements. However, unlike the government-wide financial statements, the governmental fund financial statements focus on near term inflows and outflows of expendable resources.

They also focus on the balances of expendable resources available at the end of the fiscal year. Such information may be useful in evaluating the governments near term financing requirements. This approach is known as using the flow of current financial resources measurement focus and the modified accrual basis of accounting. These statements provide a detailed short-term view of the PRDH's finances that assists in determining whether there will be adequate financial resources available to meet the current needs of the PRDH. Because the focus of the governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental fund with similar information presented for governmental activities in the government-wide financial statements.

By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental fund and the governmental activities. These reconciliations are presented on the page immediately following each governmental fund financial statement.

The Governmental Fund Financial Statements include one column for the General Fund, one column for each major fund, and one column combining all non-major governmental funds. Major funds are determined based on a minimum criterion, which is a percentage of the assets plus deferred outflows of resources, liabilities plus deferred inflows of resources, revenues or expenditures, and in addition, based on Management's criteria. PRDH reports major governmental funds as follows:

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- *General Fund* – The general fund accounts for all resources except those required to be accounted for in other funds.
- *CDBG Fund* – This major fund accounts for grants received from HUD. The grant is restricted for the Community Development Block Grant program. This program provides annual grants to municipalities to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.
- *CDBG-DR Fund* – This major fund accounts for grants received from HUD. The grant is restricted for the Community Development Block Grant Disaster Recovery Program. This program provides grants to rebuild areas affected by Presidentially declared disasters and provide crucial seed money to start the recovery process. Since CDBG Disaster Recovery (CDBG-DR) assistance may fund a broad range of recovery activities, it is designed to communities and neighborhoods that otherwise might not recover due to limited resources.
- *Self-Contribution Fund* – This fund is maintained by the PRDH to account for current financial resources received from proceeds of sale and rent of land lots, indirect costs, fees for elderly care and other revenues collected from sources other than intergovernmental or federal subsidies. Also, it includes the resources and expenditures received and used respectively for the improvement of the PRDH's main building.
- *Sales and Acquisition Fund* – This fund is maintained by the PRDH to account for current financial resources received to liquidate the assets of the former Puerto Rico Urban Renewal and Housing Corporation (PRURHC) and to meet its financial obligations with the proceeds to sales.
- *Other Governmental Funds* – Accounts for and reports other financial resources not included in the General Fund or the Special Revenue Fund.

The basic governmental funds financial statements can be found immediately following the government-wide financial statements (pages 20 through 23).

Fiduciary Fund Financial Statements

Fiduciary funds are not reflected in the government-wide financial statements because the resources of these funds are not available to support the PRDH's own activities. The accounting used for fiduciary funds is the accrual basis of accounting and presents the following funds:

- *Ponce en Marcha Fund* – By Law No. 206 of August 28, 2003, the Department of Justice of the Commonwealth of Puerto Rico obtained a line of credit of \$90 million with the purpose of complying with a judicial settlement in the case of the Municipality of Ponce vs. the Puerto Rico Highway Authority and others. In relation with such settlement, the PRDH is the fiscal agent of the funds for planning and development of several Municipality of Ponce projects. The restricted fund receivable is \$336,410 on June 30, 2021 and is presented in the Statement of Fiduciary Net Position.
- *Special Communities Fund* – The PRDH is responsible for receiving and distributing funds assigned by the Perpetual Trust Fund for Special Communities for the Development Program (the Program). The Program established by Act No. 271 of November 21, 2012 and is funded through legislative appropriation and other grants. Program funds are distributed to the service providers based on the contracts made with the Perpetual Trust Fund for Special Communities. The restricted fund receivable is \$24,948 on June 30, 2021, is presented in the Statement of Fiduciary Net Position.

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- *Remedy Fund* – The Municipality of Juncos established and funded a trust fund for the purpose of implementing the two remedies selected by the U.S. Environmental Protection Agency (EPA) for the old Juncos Landfill Superfund site as set forth in the EPA "Decision Summary" documents dated September 24, 1991, and October 5, 1993, as amended by EPA, to correct environmental damage left by the old Juncos Landfill. As part of these remedies, the PRDH was appointed as the administrator agent of the Remedy Fund. As part of the settlement agreement, the PRDH establish a \$1.5 million Remedy Fund for construction. The restricted fund receivable balance is \$1,107,178 on June 30, 2021 and is presented in the Statement of Fiduciary Net Position.

The Statement of Fiduciary Net Position can be found immediately following the governmental fund financial statements (page 24).

Notes to the Basic Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the basic financial statements can be found immediately following fund financial statements (pages 25 through 73).

Required Supplementary Information – Budgetary Comparison

Provides additional information to better understand the financial position of the PRDH and contains the Budgetary Comparison Schedule for the General Fund, are presented immediately following the notes to the financial statements and can be found on pages 75-76 of this report.

Required Supplementary Information – Pension Plan and OPEB Plan Information

The required supplementary information reported are related to the GASB Statement No. 73, *Accounting and Financial Reporting for Pensions and Related Assets that are not within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statements No. 67 and 68*, after fiscal year 2018, for pension liability reporting. After approval of Act No. 106-2017, the Fiduciary Fund of the Puerto Rico Government Employees Retirement System (PRGERS) was liquidated and a new define contribution plan was created and the GASB Statement No. 73 is effective as June 30, 2019. The required supplementary information is presented immediately following the notes to the financial statements. PRGERS has issued the required information for the fiscal year 2020-2021.

The required supplementary information reported related to the GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, which replaces GASB Statement No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions*, after fiscal year 2018, for other Postemployment benefits liability reporting. The required supplementary information is presented immediately following the notes to the financial statements. PRGERS has issued the required information for the fiscal year 2020-2021. These information for Pension Plan and OPEB Plan can be found on pages 77 through 79 of this report.

1. Government-Wide Financial Analysis Statement of Net Position

- Total assets increased from \$410 million in fiscal year 2020 to \$456 million on June 30, 2021, representing an increase of approximately \$46 million or 11% in comparison with the prior year. This increase is mainly due to an increase of approximately \$46 million in grants receivable related to Federal programs.
- Total liabilities increased from \$355 million in year 2020 to \$412 million on June 30, 2021, representing an increase of approximately \$57 million or 16% in comparison with prior year, mainly related to an increase of approximately \$20 million in accounts payable and the total pension liability, respectively.

continue

1. Government-wide Financial Analysis Statement of Net Position (continued)

- Out of the \$68 million in net position, \$28 million are invested in capital assets, \$4 million are restricted for specific program initiatives and \$36 million are unrestricted on the use. The net position increased by approximately \$8.

	2021	2020 As Restated	Change	Percent
Assets:				
Current Assets:				
Cash and Cash Equivalents	\$ 88,976,961	\$ 105,520,707	\$ (16,543,746)	-16%
Cash and Cash Equivalents - Restricted	3,710,769	-	3,710,769	0%
Interest Receivable on Note	12,305,589	11,882,601	422,988	4%
Grants Receivable	109,704,408	63,264,923	46,439,485	73%
Other State Funds Receivable	26,320,351	22,649,578	3,670,773	16%
Other	13,700	-	13,700	100%
Prepaid and Other Assets	74,271	254,155	(179,884)	-71%
Total Current Assets	<u>241,106,049</u>	<u>203,571,964</u>	<u>37,534,085</u>	18%
Capital Assets:				
Vehicles, Fixtures and Equipment	6,088,799	5,009,829	1,078,970	22%
Parking and Building	5,164,129	5,164,129	-	0%
Building	30,000,000	30,000,000	-	0%
Building Improvements	21,525,268	21,525,268	-	0%
Less Accumulated Depreciation	(29,682,707)	(27,478,592)	(2,204,115)	8%
	<u>33,095,489</u>	<u>34,220,634</u>	<u>(1,125,145)</u>	-3%
Capital Assets Not Being Depreciated:				
Land	850,831	850,831	-	0%
Construction in Progress	339,924	339,924	-	0%
	<u>1,190,755</u>	<u>1,190,755</u>	<u>-</u>	0%
Total Capital Assets	<u>34,286,244</u>	<u>35,411,389</u>	<u>(1,125,145)</u>	-3%
Noncurrent Assets:				
Notes Receivable from Developer	53,369,325	46,511,876	6,857,449	15%
Due from Related Entity	55,077,749	55,490,737	(412,988)	-1%
Housing Units and Land Lots Held for Sale	52,602,763	49,926,642	2,676,121	5%
Restricted Land Lot	19,200,000	19,200,000	-	0%
Total Noncurrent Assets	<u>180,249,837</u>	<u>171,129,255</u>	<u>9,120,582</u>	5%
Total Assets	<u>\$ 455,642,130</u>	<u>\$ 410,112,608</u>	<u>\$ 45,529,522</u>	11%
Deferred Outflows of Resources	<u>\$ 34,422,357</u>	<u>\$ 15,419,773</u>	<u>\$ 19,002,584</u>	123%

continue

1. Government-Wide Financial Analysis Statement of Net Position (continued)

	2021	2020 As Restated	Change	Percent
Liabilities:				
Current Liabilities:				
Account Payable	\$ 119,006,804	\$ 61,265,480	\$ 57,741,324	94%
Cash Overdraft	2,398,593	22,234,689	(19,836,096)	-89%
Due to other Governmental Entities	3,920,993	8,911,464	(4,990,471)	-56%
Due to Fiduciary Funds	1,468,536	-	1,468,536	0%
Notes Payable	14,802,073	12,849,142	1,952,931	15%
Accrued Compensated Absences	117,263	117,263	-	0%
Accrued Termination Benefits	511,974	699,724	(187,750)	-27%
Total Pension Liability	8,926,929	9,013,140	(86,211)	100%
Other Postemployment Benefit Obligation	449,043	477,086	(28,043)	100%
Total Current Liabilities	<u>151,602,208</u>	<u>115,567,988</u>	<u>36,034,220</u>	31%
Noncurrent liabilities:				
Accounts Payable	55,707,101	49,286,599	6,420,502	13%
Notes Payable	-	5,632,001	(5,632,001)	-100%
Accrued Legal Claims	8,063,642	8,043,642	20,000	0%
Accrued Compensated Absences	2,350,705	2,138,690	212,015	10%
Accrued Termination Benefits	2,734,225	3,058,081	(323,856)	-11%
Total Pension Liability	185,880,828	165,854,489	20,026,339	12%
Other Postemployment Benefit Obligation	5,655,822	5,428,200	227,622	4%
Total Long-Term Liabilities	<u>260,392,323</u>	<u>239,441,702</u>	<u>20,950,621</u>	9%
Total Liabilities	<u>411,994,531</u>	<u>355,009,690</u>	<u>56,984,841</u>	16%
Deferred Inflows of Resources	<u>10,135,696</u>	<u>11,025,121</u>	<u>(889,425)</u>	-8%
Net Position				
Net Investment in Capital Assets	28,012,375	27,381,871	630,504	2%
Restricted for Special Revenues Funds	3,558,700	1,847,534	1,711,166	93%
Unassigned	36,363,185	30,268,165	6,095,020	20%
Total Net Position	<u>\$ 67,934,260</u>	<u>\$ 59,497,570</u>	<u>\$ 8,436,690</u>	14%

2. Government-Wide Financial Analysis Statement of Activities

- The net revenue from governmental activities amounted to approximately \$4 million in fiscal year 2021 and \$53 million in the fiscal year 2020, representing a decrease of approximately \$49 million. Within the governmental activities, the net revenues (expenses) from general, administrative, and other activities decreased from approximately \$46 to (\$12) million. Additionally, the net revenue (expenses) from construction and rehabilitation increased from approximately (\$244) thousand to approximately \$11 million, mainly due to an appropriation from the Commonwealth in the amount of \$8.3 million for the distribution of Federal funds previously deposited at GDB as authorized thru a budgetary disbursement request through the Office of Management and Budget.

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2. Government-wide Financial Analysis Statement of Activities (continued)

- The general revenues decreased by approximately \$2 million in the fiscal year 2021, or 29%, in comparison with the prior year. This net decrease is mostly driven by the increase of approximately \$2 million in the fair market value adjustment in housing units and lots held for sale and the decrease in proceeds from insurance claims of approximately \$4 million.
- There was a prior period adjustment in 2021 increasing the Net Position by \$16,325,198 related to an adjustment for capital assets unrecognized on prior years.

For the year ended June 30, 2021 net position changed as follows:

Net (Expenses) Revenues and Changes in Net Position, As Restated

Figure 1

	Changes in Net Position		Change	Percent
	2021	2020		
Governmental Activities:				
Function/Program				
General and Administrative	\$ (11,579,789)	\$ 46,063,817	\$ (57,643,606)	-125%
Construction and Rehabilitation	11,325,368	(243,923)	11,569,291	-4743%
Housing Sales and Adjustments	2,232,869	1,241,182	991,687	80%
Tenant, Utility Services and Maintenance	2,209,861	6,146,320	(3,936,459)	-64%
Interest Expenses	(189,780)	(451,443)	261,663	-58%
Total Governmental Activities	<u>3,998,529</u>	<u>52,755,953</u>	<u>(48,757,424)</u>	-92%
General Revenues:				
Management and Developer Fees	89,694	122,262	(32,568)	-27%
FMV Adjustment in Housing Units and Lots Held for Sale	2,676,121	2,976	2,673,145	89823%
Proceeds from Insurance Claims	-	4,947,460	(4,947,460)	100%
Interest and Investment Income	<u>1,672,346</u>	<u>1,177,543</u>	<u>494,803</u>	42%
Total General Revenues	4,438,161	6,250,241	(1,812,080)	-29%
Extraordinary Item, and Transfers and Special Items:				
Special Item: Loss on the Disposal of Operations	-	(8,879,328)	8,879,328	-100%
Total Extraordinary item and Transfers and Special	-	(8,879,328)	8,879,328	-100%
Change in Net Position	<u>8,436,690</u>	<u>50,126,866</u>	<u>(41,690,176)</u>	-83%
Net Position - Beginning of Year, As Restated	<u>59,497,570</u>	<u>(6,954,494)</u>	<u>66,452,064</u>	-956%
Net Position - Ending of Year	<u>\$ 67,934,260</u>	<u>\$ 59,497,570</u>	<u>\$ 8,436,690</u>	14%

continue

3. Governmental Fund Results – Balance Sheet

- Total assets increased from \$212 million in fiscal year 2020 to \$254 million on June 30, 2021, an increase of approximately \$41 million or 20% in comparison with the prior year. This increase is mainly due to an increase of approximately \$46 million in grants receivable related to the CDBG-DR Program.
- Total liabilities increased from \$101 million in fiscal year 2020 to \$139 million on June 30, 2021, representing an increase of approximately \$38 million or 38% in comparison with prior year; mainly related to an increase of approximately \$35 million in the total liability of the CDBG-DR Program.
- The total fund balance increased by approximately \$3 million mainly due to the excess of revenues over expenditures approximately \$4 million.
- During fiscal year 2021, changes within the financial reporting entity resulted in restatements that reduced the beginning fund balance of the nonmajor funds by \$53,081.

	<u>2021</u>	<u>2020</u>	<u>Change</u>	<u>Percent</u>
	<u>Combined</u>	<u>Combined</u>		
Assets				
Cash and Cash Equivalent	\$ 88,976,961	\$ 105,520,707	\$ (16,543,746)	-16%
Cash and Cash Equivalent - Restricted	3,710,769	-	3,710,769	0%
Notes Receivable - Related	12,305,589	11,882,601	422,988	4%
Other Account Receivable				
Grants Receivable	109,704,408	63,264,923	46,439,485	73%
Other State Funds Receivable	26,320,351	22,649,578	3,670,773	16%
Other	13,700	-	13,700	100%
Due from Other Funds	12,880,841	8,923,923	3,956,918	44%
Prepaid and Other Assets	74,271	254,155	(179,884)	-71%
Total Assets	<u>\$ 253,986,890</u>	<u>\$ 212,495,887</u>	<u>\$ 41,491,003</u>	20%
Liabilities				
Account Payable and Accrual Liabilities	\$ 119,006,804	\$ 61,265,480	\$ 57,741,324	94%
Bank Overdraft	2,398,593	22,234,689	(19,836,096)	-89%
Due to Other Governmental Entities	3,920,993	8,911,464	(4,990,471)	-56%
Due to Fiduciary Funds	1,468,536	-	1,468,536	100%
Due to Other Funds	12,880,841	8,923,923	3,956,918	44%
Total Liabilities	<u>139,675,767</u>	<u>101,335,556</u>	<u>38,340,211</u>	38%
Deferred Revenues	<u>2,010,908</u>	<u>1,446,315</u>	<u>564,593</u>	39%
Fund Balance	<u>112,300,215</u>	<u>109,714,016</u>	<u>2,586,199</u>	2%
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 253,986,890</u>	<u>\$ 212,495,887</u>	<u>\$ 41,491,003</u>	20%

continue

4. Governmental Fund Results Analysis – Statement of Revenues, Expenditures and Changes in Fund Balances

- Total revenues and expenditures increased by approximately \$157 million and \$207 million, respectively, which is mostly driven by the increase of the activities financed by the CDBG-DR Federal Program.

	2021	2020	Change	Percent
	Combined	Combined		
Revenues:				
Appropriation from Commonwealth	\$ 51,046,573	\$ 84,765,712	\$ (33,719,139)	-40%
Sale and Lease of Housing Units and Land Lots	2,232,869	1,241,182	991,687	80%
Rent	2,154,980	1,727,585	427,395	25%
Indirect Cost	6,237,019	7,024,914	(787,895)	-11%
Federal Grants	345,539,350	154,758,383	190,780,967	123%
Interest and Investment Income	669,311	460,329	208,982	45%
Management and Developers Fees	89,694	122,262	(32,568)	-27%
Other	416,096	1,209,010	(792,914)	-66%
Total Revenue	408,385,892	251,309,377	157,076,515	63%
Expenditures:				
General and Administrative	359,563,863	152,211,289	207,352,574	136%
Construction and Rehabilitation	40,200,910	13,847,801	26,353,109	190%
Tenant, Utility Services and Maintenance	1,087,100	28,944,893	(27,857,793)	-96%
Capital Outlays	1,078,970	567,833	511,137	90%
Debt Service:				
Principal	3,679,070	2,306,810	1,372,260	59%
Interest	189,780	451,443	(261,663)	-58%
Total Expenditures	\$ 405,799,693	\$ 198,330,069	\$ 207,469,624	105%

5. Budgetary Information

There are significant differences between the amended budget and actual amounts in the General Fund. The information is presented as follows:

	Budget Amounts		Actual Amounts	
	Original	Final	Budgetary Basis	Variance
Revenues:				
Appropriations from Commonwealth	\$22,794,000	\$29,626,375	\$ 29,626,375	\$ -
Expenditures:				
General and Administrative	22,794,000	22,974,159	18,774,452	4,199,707
Transfers - out	-	6,652,216	6,652,216	-
Total Expenditures and Transfers	22,794,000	29,626,375	25,426,668	4,199,707
Excess of Revenues Over Expenditures and Transfers	\$ -	\$ -	\$ 4,199,707	\$(4,199,707)

continue

6. Capital Assets

On June 30, 2021, the PRDH had \$34,286,244 invested in Capital Assets, net of depreciation, including building, equipment, furniture and fixtures, and vehicles. The net decrease of \$1,125,145 when compared with balance on June 30, 2020, is mostly related to the depreciation expense during the year. Please, find below the summarized information regarding the capital assets as of June 30, 2021:

Capital Assets:	
Non Depreciable Capital Assets	
Land	\$ 850,831
Construction in Progress	339,924
	<u>1,190,755</u>
Depreciable Capital Assets	
Vehicles, Fixtures and Equipment	6,088,799
Parking and Building	5,164,129
Building	30,000,000
Building Improvements	21,525,268
	<u>62,778,196</u>
Total Depreciable Capital Assets	62,778,196
Less Accumulated Depreciation	<u>(29,682,707)</u>
Total Depreciable Capital Assets, Net	<u>33,095,489</u>
Total Capital Assets, Net	<u>\$ 34,286,244</u>

7. Long-Term Liabilities

As of June 30, 2021, the PRDH had a short-term line of credit to the Puerto Rico Housing Finance Authority (PRHFA) and a note payable to the Governmental Development Bank (GDB) with outstanding balances of \$5,230,118 and \$6,273,868, respectively. Management is in the process of refinancing the balance due of the short-term line of credit. The note payable to GDB is debt backed by the full faith and credit of the PRDH. In addition, the PRDH had a note payable to the Federal Emergency Management Agency (FEMA) with an outstanding balance of \$3,298,087 as of June 30, 2021. Please see Note I for further details.

8. Deferred Outflows of Resources

Deferred outflows of resources, although similar to "assets", is set apart because these items do not meet the technical definition of being an asset of the PRDH on the date of these financial statements. In other words, these amounts are not available to pay liabilities in the way assets are available. When all the recognition criteria are met, the deferred outflow of resources will become an expense/expenditure.

The most significant deferred outflow of resources reported are related to the implementation of GASB Statement No. 73, *Accounting and Financial Reporting for Pensions and related assets that are not within the scope of GASB Statement 68, and amendments to certain provisions of GASB Statement Nos. 67 and 68, and GASB Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions* for total pension liability and total OPEB liability reporting. However, there may be some deferred outflows of resources attributable to the various components that impact pension changes, and can include investment changes amortization, changes due to actuarial assumptions, and differences between expected or actual experience.

continue

9. Deferred Inflows of Resources

Deferred inflows of resources are the counterpart to deferred outflows of resources on the Statement of Net Position. Deferred inflows of resources are not technically liabilities of the PRDH as of the date of the financial statements. When all the recognition criteria are met, the deferred inflow of resources will become revenue or an increase to net position.

Deferred inflows of resources related to pensions represent a net amount attributable to the various components that impact pension changes, and can include investment changes amortization, changes due to actuarial assumptions, and differences between expected or actual experience.

More detailed information about the PRDH's deferred outflows of resources and deferred inflows of resources is presented in Note H to the basic financial statements on page 50 of this report.

PUERTO RICO OVERSIGHT, MANAGEMENT, AND ECONOMIC STABILITY ACT (PROMESA)

The Puerto Rico Oversight, Management, and Economic Stability Act, Pub. Law 114-187 ("PROMESA" or the "Act"), was enacted into law on June 30, 2016. The Senate had passed PROMESA on June 29, 2016, and President Obama signed the Act into law on June 30, 2016, one day before the Commonwealth of Puerto Rico was expected to, and did, default on substantial payment obligations.

On January 27, 2022, the Oversight Board certified its most recent fiscal plan for the Commonwealth (the Oversight Board Fiscal Plan), which proposes a set of Government efficiency measures that the Government must take ("measures") to increase government revenues and make government more responsive. More detailed information about PROMESA is presented in Note Q to the financial statements on pages 68 through 70 of this report.

CONTACTING THE PRDH'S FINANCIAL MANAGEMENT

The PRDH's financial statements are designed to present users with a general overview of its finances. If you have questions about the report or need additional information, please contact the Finance Director.

* * * * *

	<u>Governmental Activities</u>
ASSETS:	
Current Assets:	
Cash and Cash Equivalents	\$ 88,976,961
Cash and Cash Equivalents - Restricted	3,710,769
Interest Receivable on Note	12,305,589
Other Account Receivable	
Grants Receivable	109,704,408
Other State Funds Receivable	26,320,351
Other	13,700
Prepaid and Other Assets	74,271
Total Current Assets	<u>241,106,049</u>
Non Current Assets:	
Notes Receivable from Developer	53,369,325
Due from Related Entity	55,077,749
Housing Units and Land Lots Held for Sale	52,602,763
Land Lot Restricted for Development	19,200,000
Capital Assets, Net	34,286,244
Total Noncurrent Assets	<u>214,536,081</u>
TOTAL ASSETS	<u>\$ 455,642,130</u>
DEFERRED OUTFLOWS OF RESOURCES:	
Pension Related	33,973,314
OPEB Related	449,043
TOTAL DEFERRED OUTFLOWS OF RESOURCES	<u>\$ 34,422,357</u>

continue

	<u>Governmental Activities</u>
LIABILITIES:	
Current Liabilities:	
Account Payable	\$ 119,006,804
Bank Overdraft	2,398,593
Due to other Governmental Entities	3,920,993
Due to Fiduciary Funds	1,468,536
Notes Payable	14,802,073
Accrued Compensated Absences	117,263
Accrued Termination Benefits	511,974
Total Pension Liability	8,926,929
Other Postemployment Benefit Obligation	449,043
Total Current Liabilities	<u>151,602,208</u>
Noncurrent Liabilities:	
Accounts Payable	55,707,101
Accrued Legal Claims	8,063,642
Accrued Compensated Absences	2,350,705
Accrued Termination Benefits	2,734,225
Total Pension Liability	185,880,828
Other Postemployment Benefit Obligation	5,655,822
Total Noncurrent Liabilities	<u>260,392,323</u>
TOTAL LIABILITIES	<u>411,994,531</u>
DEFERRED INFLOWS OF RESOURCES:	
Pension Related	10,135,696
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>10,135,696</u>
NET POSITION:	
Net Investment in Capital Assets	28,012,375
Restricted for Special Revenue Funds	3,558,700
Unassigned	36,363,185
TOTAL NET POSITION	<u>67,934,260</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND TOTAL NET POSITION	<u>\$ 490,064,487</u>

The accompanying Notes to the Basic Financial Statements are an integral part of this Statement.

COMMONWEALTH OF PUERTO RICO
DEPARTMENT OF HOUSING

STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED JUNE 30, 2021

Functions/Programs	Expenses	Program Revenues			Net (Expenses) Revenue and Changes in Net Position
		Charges For Services	Operating Grants and Contributions	Capital Grant and Contributions	
Governmental Activities:					
General and Administrative	\$ 362,715,161	\$ 8,808,095	\$ 342,327,277	\$ -	\$ (11,579,789)
Construction and Rehabilitation	40,200,910	-	39,961,083	11,565,195	11,325,368
Housing Sales and Adjustments	-	2,232,869	-	-	2,232,869
Tenant, Utility Services and Maintenance	1,087,100	-	3,296,961	-	2,209,861
Interest Expenses	189,780	-	-	-	(189,780)
Total Governmental Activities	\$ 404,192,951	\$ 11,040,964	\$ 385,585,321	\$ 11,565,195	\$ 3,998,529
General Revenue:					
Management and Developer Fees					89,694
FMV Adjustment in Housing Units and Lots Held for Sale					2,676,121
Interest and Investment Income					1,672,346
Total General Revenues					4,438,161
CHANGE IN NET POSITION					8,436,690
Net Position - Beginning of Year					43,172,372
Prior Period Adjustments					16,325,198
Beginning of Year, As Restated					59,497,570
NET POSITION - END OF YEAR					\$ 67,934,260

The accompanying Notes to the Basic Financial Statements are an integral part of this Statement.

COMMONWEALTH OF PUERTO RICO
DEPARTMENT OF HOUSING

BALANCE SHEET – GOVERNMENTAL FUNDS
JUNE 30, 2021

	General Fund	CDBG	CDBG-DR	Self- Contribution Fund	Sales and Acquisition Fund	Other Governmental Funds	Total Governmental Funds
ASSETS:							
Cash and Cash Equivalent	\$ 52,410,837	\$ -	\$ 565,184	\$ 1,010,117	\$ 721,232	\$ 34,269,591	\$ 88,976,961
Cash and Cash Equivalent - restricted	-	-	-	-	3,710,769	-	3,710,769
Notes Receivable - Related	-	-	-	12,305,589	-	-	12,305,589
Accounts Receivable							
Grants Receivable	-	27,775,362	81,929,046	-	-	-	109,704,408
Other State Funds Receivable	-	-	-	16,916,810	-	9,403,541	26,320,351
Other	-	-	11,607	-	-	2,093	13,700
Due from Other Funds	99,240	-	-	1,876,432	10,721,919	183,250	12,880,841
Prepaid and Other Assets	74,271	-	-	-	-	-	74,271
Total Assets	\$ 52,584,348	\$ 27,775,362	\$ 82,505,837	\$ 32,108,948	\$ 15,153,920	\$ 43,858,475	\$ 253,986,890
LIABILITIES:							
Account Payable and Accrual Liabilities	\$ 5,497,125	\$ 25,265,406	\$ 78,584,844	\$ 175,296	\$ 42,352	\$ 9,441,781	\$ 119,006,804
Bank Overdraft	-	2,398,593	-	-	-	-	2,398,593
Due to Other Governmental Entities	-	-	3,920,993	-	-	-	3,920,993
Due to Fiduciary Funds	-	-	-	-	-	1,468,536	1,468,536
Due to Other Funds	-	-	-	5,608,953	-	7,271,888	12,880,841
Total Liabilities	5,497,125	27,663,999	82,505,837	5,784,249	42,352	18,182,205	139,675,767
DEFERRED INFLOWS OF RESOURCES:							
Deferred Revenues	-	111,363	-	-	-	1,899,545	2,010,908
FUND BALANCES:							
Nonspendable	74,271	-	-	29,222,399	-	-	29,296,670
Restricted	-	-	-	-	3,710,769	3,558,700	7,269,469
Committed	-	-	-	1,914,198	-	16,748,988	18,663,186
Assigned	47,012,952	-	-	-	11,400,799	3,469,037	61,882,788
Unassigned (deficit)	-	-	-	(4,811,898)	-	-	(4,811,898)
Total Fund Balances	47,087,223	-	-	26,324,699	15,111,568	23,776,725	112,300,215
Resources, and Fund Balances	\$ 52,584,348	\$ 27,775,362	\$ 82,505,837	\$ 32,108,948	\$ 15,153,920	\$ 43,858,475	\$ 253,986,890

The accompanying Notes to the Basic Financial Statements are an integral part of this Statement.

Total Fund Balance - Government Fund **\$ 112,300,215**

Amounts reported for Governmental Activities in the Statement of Net Position are different because:

Account Receivable from Developer is not a financial resources and not reported in the funds.	53,369,325
Account Receivable from Related Entity is not a financial resources and not reported in the funds.	55,077,749
Land lots held for sale or lease are not current financial resources and therefore not reported in the funds	52,602,763
Land lots restricted for long term credit line are not current financial resources and therefore not include in the funds	19,200,000
Capital Assets used in governmental activities are not financial resources and therefore are not reported in the funds.	34,286,244
Contributions to the pension plan in the current fiscal year are deferred outflows of resources on the Statement of Net Position	34,422,357
Deferred inflows of resources reported in the governmental funds are recognized as revenue in the governmental activities	2,010,908
Pension Related Deferrals	(10,135,696)

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

Accounts Payable Long-Term	(55,707,101)
Note Payable	(14,802,073)
Legal Claims	(8,063,642)
Compensated Absences	(2,467,968)
Accrued Termination Benefits	(3,246,199)
Total Pension Liability	(194,807,757)
Total Other Postemployment Benefit Obligation	<u>(6,104,865)</u>
Total Net Noncurrent Liabilities	<u>(285,199,605)</u>
Total Net Position	<u>\$ 67,934,260</u>

COMMONWEALTH OF PUERTO RICO
DEPARTMENT OF HOUSING

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2021

	General Fund	CDBG	CDBG-DR	Self- Contribution Fund	Sales and Acquisition Fund	Other Governmental Funds	Total Governmental Funds
REVENUES:							
Appropriation from Commonwealth	\$ 29,626,375	\$ -	\$ -	\$ 9,855,003	\$ -	\$ 11,565,195	\$ 51,046,573
Sale and Lease of Housing Units and Land Lots	-	-	-	1,360,213	787,656	85,000	2,232,869
Rent	-	-	-	-	-	2,154,980	2,154,980
Indirect Cost	-	-	-	-	-	6,237,019	6,237,019
Federal Grants	-	40,488,015	303,765,282	-	-	1,286,053	345,539,350
Interest and Investment Income	-	-	3,947	422,988	216,499	25,877	669,311
Management and Developers Fees	-	-	-	89,694	-	-	89,694
Other	-	-	111,400	202,603	-	102,093	416,096
Total Revenues	<u>29,626,375</u>	<u>40,488,015</u>	<u>303,880,629</u>	<u>11,930,501</u>	<u>1,004,155</u>	<u>21,456,217</u>	<u>408,385,892</u>
EXPENDITURES:							
Current							
General and Administrative	32,717,111	775,703	303,196,060	12,861,988	619,969	9,393,032	359,563,863
Construction and Rehabilitation	-	39,711,358	249,725	76,918	-	162,909	40,200,910
Tenant, Utility Services and Maintenance	-	-	-	-	-	1,087,100	1,087,100
Capital Outlays	-	954	434,844	-	2,249	640,923	1,078,970
Debt Service:							
Principal	-	-	-	-	-	3,679,070	3,679,070
Interest	-	-	-	-	-	189,780	189,780
Total Expenditures	<u>32,717,111</u>	<u>40,488,015</u>	<u>303,880,629</u>	<u>12,938,906</u>	<u>622,218</u>	<u>15,152,814</u>	<u>405,799,693</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(3,090,736)</u>	<u>-</u>	<u>-</u>	<u>(1,008,405)</u>	<u>381,937</u>	<u>6,303,403</u>	<u>2,586,199</u>
OTHER FINANCING SOURCES (USES):							
Transfers - In	-	-	-	1,970,753	8,325,985	14,868,882	25,165,620
Transfers - Out	(6,652,216)	-	-	(449,380)	-	(18,064,024)	(25,165,620)
Total Other Financing Sources (Uses)	<u>(6,652,216)</u>	<u>-</u>	<u>-</u>	<u>1,521,373</u>	<u>8,325,985</u>	<u>(3,195,142)</u>	<u>-</u>
Net Change In Fund Balances	<u>(9,742,952)</u>	<u>-</u>	<u>-</u>	<u>512,968</u>	<u>8,707,922</u>	<u>3,108,261</u>	<u>2,586,199</u>
Fund Balances - Beginning	56,830,175	-	-	25,811,731	6,403,646	20,668,464	109,714,016
FUND BALANCES - ENDING	<u>\$ 47,087,223</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 26,324,699</u>	<u>\$ 15,111,568</u>	<u>\$ 23,776,725</u>	<u>\$ 112,300,215</u>

The accompanying Notes to the Basic Financial Statements are an integral part of this Statement.

**COMMONWEALTH OF PUERTO RICO
DEPARTMENT OF HOUSING**

**RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

Net Change in Fund Balances - Government Fund **\$ 2,586,199**

Amount reported for Governmental Activities in the Statement of Activities are different because:

Governmental funds report capital outlay as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful life and reported as depreciation expense. In the current period, these amounts are:

Capital Outlays	1,078,970	
Depreciation Expense	<u>(2,204,115)</u>	
Excess of Depreciation Expense over Capital Outlays		(1,125,145)

Revenues in the Statement of Activities that do not provide the use of current financial resources are not reported as revenues in the funds. These activities consist of:

Deferred Revenues		564,593
Interest on Mortgage Receivable from Related Party		1,003,035

Changes in Fair Value of Housing Units Held for Sale are not recorded in the Governmental Fund Reports. However, these changes represent an unrealize gain or loss in the Statement of Activities. 2,676,121

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

Change in Allowance for Doubtful Account VM-1	(412,988)	
Pension Expense	(48,119)	
Other Postemployment Benefits	(199,579)	
Change in Due to Other Governmental Agencies	(566,088)	
Accrued Legal Claims	(20,000)	
Principal Payments on Notes Payable	3,679,070	
Compensated Absences	(212,015)	
Accrued Termination Benefits	<u>511,606</u>	
Total Additional Expenses		<u>2,731,887</u>

Change in Net Position of Governmental Activities **\$ 8,436,690**

The accompanying Notes to the Basic Financial Statements are an integral part of this Statement.

	Fiduciary Funds			Totals
	Ponce en Marcha Fund	Special Communities Fund	Remedy Fund	
ASSETS:				
Other State Funds Receivable	\$ 336,410	\$ 24,948	\$ 1,107,178	\$ 1,468,536
TOTAL ASSETS	\$ 336,410	\$ 24,948	\$ 1,107,178	\$ 1,468,536
LIABILITIES:				
Due to Government Units	\$ 336,410	\$ 24,948	\$ 1,107,178	\$ 1,468,536
TOTAL LIABILITIES	\$ 336,410	\$ 24,948	\$ 1,107,178	\$ 1,468,536

The accompanying Notes to the Basic Financial Statements are an integral part of this Statement.

NOTE A – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Commonwealth of Puerto Rico was constituted on July 25, 1952, under the provisions of its Constitution as approved by the people of Puerto Rico and the Congress of the United States of America. The Commonwealth's Constitution provides for the assignation of powers to the executive, legislative and judicial branches of the government. The Commonwealth assumes responsibility for public safety, public health, public housing, wealth, education and economic development.

The Department of Housing of the Commonwealth of Puerto Rico (PRDH) was created by Act No. 97 of June 10, 1972. Through a Secretary appointed by the Governor of the Commonwealth, the PRDH is engaged in the implementation of the governmental policy related to the public housing. This includes, among other things, the acquisition, sale, lease and operation of public housing projects and land development to provide housing to low and moderate-income families.

By Act No. 58 of August 9, 1991, the Puerto Rico Public Housing Administration (PRPHA), created by Act No. 66 of August 17, 1989, was ascribed to the PRDH, and designated to assume certain assets, liabilities and operations of the Puerto Rico Urban Renewal and Housing Corporation (PRURHC), to liquidating them under the responsibility of the PRDH.

Financial Reporting Entity

The PRDH is part of the Commonwealth of Puerto Rico. Accordingly, its financial data is included as part of the Commonwealth of Puerto Rico financial statements..

The PRDH accompanying financial statements are issued solely to comply with Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance) and for the information and use of the PRDH management, and Federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

Summary of Significant Accounting Policies

The accompanying basic financial statements of the PRDH have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as prescribed by the Governmental Accounting Standard Board (GASB).

Basis of Presentation and Fund Accounting

The accompanying basic financial statements present the financial position of the governmental activities, business-type activities, each major governmental fund, and the aggregate remaining fund information of PRDH at June 30, 2021, and the respective changes in financial position, and the cash flows, where applicable, thereof for the fiscal year then ended, in conformity with accounting principles generally accepted in the United States of America (GAAP), as prescribed by the Governmental Accounting Standards Board (GASB).

In addition, the accompanying basic financial statements present the changes in the financial position (results of operations) of the governmental activities, each major governmental fund, and the aggregate remaining fund information for the fiscal year ended June 30, 2021 in conformity with GAAP.

The minimum required financial statementS presentation applicable to PRDH is composed of the following elements: (1) government-wide financial statements (GWFS), (2) governmental fund financial statements (GFFS), (3) notes to the basic financial statements, and (4) required supplementary information (RSI).

continue

NOTE A – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continuation

The basic financial statements of PRDH have been prepared in conformity with accounting principles generally accepted in the United States of America as applicable to local governmental units. The basic financial statements include both government-wide (based on PRDH as a whole) and fund financial statements, which provide a more detailed level of financial information. Both the government-wide and fund financial statements (within the basic financial statements) categorize primary activities as governmental.

The financial information of PRDH is presented in this report as follows:

Required Supplementary Information – Management’s Discussion and Analysis

Management’s discussion and analysis is required supplementary information that introduces the basic financial statements and provides an analytical overview of PRDH’s financial activities.

Government-wide Financial Statements (GWFS)

While separate government-wide and fund financial statements are presented, they are interrelated. The GWFS (the *Statement of Net Position* and the *Statement of Activities*) report information of all the activities of PRDH. For the most part, the effect of interfund activity has been removed from these financial statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely, to a significant extent, on fees and charges to external customers for support.

The focus of the *Statement of Net Position* is designed to be similar to bottom line results for PRDH’s governmental activities and business type activities. This statement combines and consolidates governmental fund’s current financial resources (short-term spendable resources) with capital assets and long-term obligations. The *Statement of Net Position* presents the reporting entities’ assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference reported as net position. Net positions are classified as net investment in capital assets, restricted when constraints are placed on them that are imposed by external parties or by laws or regulations, and unrestricted. Designations solely imposed by PRDH’s management are not presented as restricted net position.

The *Statement of Activities* presents a comparison between direct expenses and program revenues for the different business-type activities of PRDH and for each function of PRDH’s governmental activities. *Direct expenses* are those that are clearly identifiable with a specific function or segment. In addition, to the extent that indirect costs are allocated to the various functions, the program expenses will include both direct and indirect costs. *Program Revenues* include charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items properly excluded from program revenues are reported instead as *general revenues*.

Governmental Funds Financial Statements (GFFS)

The GFFS [the *Balance Sheet*, and the *Statement of Revenues, Expenditures and Changes in Fund Balance*] provide information about PRDH’s funds. The emphasis of fund financial statements is on major governmental funds, each displayed in a separate column. Non-major funds are summarized into a single column.

This presentation deemed most appropriate to (1) demonstrate legal and covenant compliance, (2) demonstrate the source and use of liquid resources, and (3) demonstrate how PRDH’s actual experience conforms to the budgeted fiscal plan.

The accounts of PRDH 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.

continue

NOTE A – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continuation

Fund financial statements report detailed information about PRDH. The focus of GFFS is on major funds rather than reporting funds by type. Each major fund is presented in a separate column.

By definition, the general fund is always considered a major fund. Governmental funds other than the general fund must be reported as major funds if they meet both the ten percent and five percent criterion, defined respectively, (1) an individual governmental fund reports at least ten percent of any of the following: a) total governmental fund assets, b) total governmental fund liabilities, c) total governmental fund revenues, or d) total governmental fund expenditures; (2) an individual governmental fund reports at least five percent of the aggregated total for both governmental funds and enterprise funds of any one of the items for which it met the ten percent criterion. In addition, a fund may be reported as major if it is believed to be of particular importance to financial statement users.

The following are the governmental funds presented in the financial statements as of, and for the year ended June 30, 2021:

General Fund – This fund includes the current financial resources, which relate to the general operations of the PRDH. These operations consist of the general administration and other activities.

CDBG Fund - This major fund accounts for grants received from HUD. The grant is restricted for the Community Development Block Grant program. This program provides annual grants to municipalities to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.

CDBG-DR Fund - This major fund accounts for grants received from HUD. The grant is restricted for the Community Development Block Grant Disaster Recovery Program. This program provides grants to rebuild areas affected by Presidentially declared disasters and provide crucial seed money to start the recovery process. Since CDBG Disaster Recovery (CDBG-DR) assistance may fund a broad range of recovery activities, it is designed to communities and neighborhoods that otherwise might not recover due to limited resources.

Self-Contribution Fund – This fund is maintained by the PRDH to account for current financial resources received from proceeds of sale and rent of land lots, indirect costs, fees for elderly care and other revenues collected from sources other than intergovernmental or federal subsidies. Also, it includes the resources and expenditures received and used respectively for the improvement of the PRDH's main building.

Sales and Acquisition Fund – This fund is maintained by the PRDH to account for current financial resources received to liquidate the assets of the former Puerto Rico Urban Renewal and Housing Corporation (PRURHC) and to meet its financial obligations with the proceeds to sales.

Other Governmental Funds – Accounts for and reports other financial resources not included in the General Fund or the Special Revenue Fund.

The financial statements of the governmental funds are the following:

Balance Sheet – Governmental Funds – Report's information on June 30, 2021 about the current financial resources (assets, liabilities, deferred inflows of resources and fund balances) of each major governmental fund.

Statement of Revenues, Expenditures and Changes in Fund Balance – Governmental Funds – Report's information about the inflows, outflows and balances of current financial resources of each major governmental fund for the fiscal year ended June 30, 2021.

continue

NOTE A – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continuation

Since the GFFS are presented in different measurement focus and basis of accounting than the GWFS, reconciliation is presented and separate explanation for each difference.

In addition, the PRDH reports fiduciary funds that are custodial in nature (assets equal liabilities) and does not involve measurement of the PRDH results of operations (see Note F). The financial statement of the fiduciary funds is the following:

Statement of Fiduciary Net Position – Assets and liabilities are presented in a classified format to distinguish between current and long-term assets and liabilities. No deferred outflows/inflows of resources are presented.

Further, certain activity occurs during the fiscal year involving transfers of resources between funds. In GFFS these amounts are reported at gross amounts as transfers in/out. While reported in GFFS, certain eliminations are made in the preparation of the GWFS. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities' column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as internal balances in the business-type activities column.

PRDH reports its financial position (*Balance Sheet*) and results of operations [*Statement of Revenues, Expenditures (Expenses) and Changes in Fund Balance/Net Position*] in funds, which are considered separate accounting entities. The operations of each fund are accounted for within a set of self-balancing accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with legal, financial, and contractual provisions.

Notes to the Basic Financial Statements

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

Required Supplementary Information – Budgetary Comparison Schedule – General Fund (Unaudited)

The basic financial statements are followed by a section of required supplementary information. This section includes a *Budgetary Comparison Schedule – General Fund*, which includes reconciliation between the statutory fund balance for budgetary purposes and the fund balance for the General Fund as presented in the GFFS.

Required Supplementary Information – Employees Retirement System (Unaudited)

GASB Statement No. 73, *Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68*, revises existing standards for measuring and reporting pension liabilities for pension plans provided by the PRDH to its employees, and required supplementary information that include the Schedule of Proportionate Share of the Total Pension Liability to the Employees' Retirement Systems.

Required Supplementary Information – Other Postemployment Benefits (Unaudited)

GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, revises existing standards for measuring and reporting pension liabilities for other postemployment benefits (OPEB) provided by the PRDH to its employees, and required supplementary information that include the Schedule of Proportionate Share of the Total OPEB Liability to the Employees' Retirement Systems.

continue

NOTE A – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continuation

Measurement Focus and Basis of Accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as current financial resources or economic resources. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

Government-wide Financial Statements

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenue (including interest on deposits and investments) is generally recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Nonexchange transactions, in which PRDH gives (or receives) value without directly receiving (or giving) equal value in exchange, include property taxes, grants, entitlements and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants, entitlements and donations is recognized in the fiscal year in which all eligibility requirements have been met, other than time requirements. These resources relate to a future period (when the advance is first permitted to be used in accordance with the government-mandated nonexchange transaction or a voluntary nonexchange transaction) and, therefore, should be classified as a deferred inflow of resources until such time as the resources are first permitted to be used. Receipts on any type of revenue sources collected in advance for use in the following fiscal year are recorded as unearned revenues.

Federal grants revenues are financial resources approved by HUD and are recorded in the accounting period in which the resources are collectible and available for expenditure in the current accounting period. Legislative appropriations, which represent annual appropriations from the Commonwealth of Puerto Rico, are recorded when approved, collectible and available for expenditure in the current accounting period.

The *Statement of Net Position* and the *Statement of Activities* display information of all of the non-fiduciary activities of PRDH, the primary government, as a whole. PRDH activities are considered governmental type.

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 reconciliations with brief explanations to better identify the relationship between the government-wide statements and the statements for governmental funds. For the most part, the effect of inter-fund activity has been removed from these statements. The government-wide *Statement of Activities* presents a comparison between expenses, both direct and indirect, and program revenues for each of the programs of the governmental activities of PRDH.

Direct expenses are those that are specifically associated with a service or program and therefore clearly identifiable to a particular function. Indirect expenses for centralized services and administrative overhead are allocated among the programs and functions using a full cost allocation approach and are presented separately to enhance comparability of direct expenses between governments that allocate direct expenses and those that do not.

Program revenues include charges paid by the recipients of the goods or services offered by the programs and grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues which are not classified as program revenues are presented as general revenues. The comparison of program revenues and expenses identifies the extent to which each program is self-financing or draws for the general revenues of PRDH.

continue

NOTE A – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continuation

Governmental Funds Financial Statements

The GFFS are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Under this method, revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For these purposes, PRDH considers revenues to be available if they are collected within sixty (60) days after the end of the current fiscal period. Revenues that PRDH earns by incurring obligations are recognized in the same period as when the obligations are recognized. On June 30, 2021, all revenues sources met this availability criterion.

Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements and the amount is received during the period or within the availability requirements have been met, and the amount is received during the period or within the availability period for this revenue source (60 days of year-end). However, those resources not available for spending in the current period and, therefore should be classified as a deferred inflow of resources. Expenditures-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). Accordingly, such resources should be reported as unearned revenue in the liability section of the general fund's *Balance Sheet*. All other revenue items are considered to be measurable and available only when cash is received by PRDH.

Expenditures are recorded when the related fund liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Principal and interest on notes payable are recorded when they matured (when payment is due). Proceeds of long-term debt and acquisitions under capital leases, if any, are reported as other financing sources.

The accompanying *Balance Sheet – Governmental Funds* generally reflects only assets that will not be converted into cash to satisfy current liabilities. Long-term assets and those assets that will not be converted into cash to satisfy current liabilities are generally not accounted for in the accompanying *Balance Sheet – Governmental Funds*.

The measurement focus of the GFFS is on decreases of net financial resources (expenditures) rather than expenses. Most expenditures are measurable and are recorded when the related governmental fund liability is incurred. Allocation of costs, such as depreciation and amortization, are recorded in the accompanying *Statement of Activities*, but are not recorded in the accompanying GFFS.

Statutory (Budgetary) Accounting

The PRDH's total available spending authorization, which is considered its budget, is adopted in accordance with a statutory basis of accounting, which is not in accordance with the modified accrual basis of accounting. Revenues are generally recognized when cash is received.

Expenditures are generally recorded when the related expenditure is incurred or encumbered. Available appropriations and encumbrances will lapse the year following the end of the fiscal year when the encumbrance was established, by means of Act No.123 from August 17, 2001, which amended the existing appropriations and encumbrances lapsing provision of Act No. 230 from July 23, 1974.

Amounts required settling claims and judgments against the PRDH, and certain other liabilities are not recognized until they are encumbered or otherwise processed for payment. Under the statutory basis of accounting, the PRDH uses encumbrance accounting to record the full amount of purchase orders, contracts and other commitments of appropriated resources as deductions from the appropriation prior to actual expenditure. In the PRDH governmental funds, encumbrance is a significant aspect to budget control.

continue

NOTE A – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continuation

Budgetary Control

On January 2, 2017, the Governor of Puerto Rico signed the Executive Order No. 2017-005, which required that all departments, agencies, and instrumentalities of the Government of Puerto Rico and those expressly required by the Governor, are ordered to implement the Zero-Base Budget methodology for the preparation of the budget for fiscal year 2017-2018 and subsequent fiscal years, per the applicable techniques and approaches of Zero-Base Budget and should be in conformity with the Fiscal Plan approved by the Oversight Board for Puerto Rico, pursuant to the Federal Law Pub. L. 114-187, *Puerto Rico Oversight, Management and Economic Stability Act* (PROMESA).

For budgetary purposes, encumbrance accounting is used. The encumbrances (that is purchase orders, contracts and other commitments of appropriated resources) are considered expenditures when a commitment is made. For GAAP reporting purposes, encumbrances, outstanding at fiscal year-end are reported as reservations of budgetary appropriations and GAAP fund balances and do not constitute expenditures or liabilities on a GAAP basis, because such commitments will be honored during the subsequent fiscal year.

The Department of the Treasury and the Office of Management and Budget of Puerto Rico has the responsibility to ensure that budgetary spending control is maintained in the PRDH. Budgetary control is exercised through the Puerto Rico Integrated Financial Accounting System ("PRIFAS"). PRIFAS ensures that encumbrances or expenditures are not processed if they exceed the PRDH's total available spending authorization. The legal level of budgetary control at the PRDH is for general fund expenditures.

Risk Financing

The Commonwealth of Puerto Rico purchases commercial insurance covering casualty, theft, tort, claims, and other losses for the PRDH. The PRDH reimburses the Commonwealth for premium payments made on its behalf. The PRDH's current insurance policies have not been canceled or terminated.

For workers' compensation, the State Insurance Fund Corporation, a component unit of the Commonwealth of Puerto Rico, provides the workers' compensation insurance to the PRDH's employees.

PRDH is authorized to deposit only in financial institutions approved by the Department of the Treasury of the Commonwealth of Puerto Rico, and such deposits should be kept in separate accounts in the name of the PRDH. The restricted cash includes purchase option deposits to be credited to sales of housing properties. The deposits are transferred to the general account when the sale is consummated.

Inter-Fund Balances

Interfund receivables and payables outstanding at year end are referred to as due to/from other funds. The Self-Contribution Fund provides services, at cost, to the HUD Programs Funds, with the attempts of recovering such amounts in a period of one (1) year or less. Also, the Sales and Acquisition fund maintains an inter fund balance (Receivable) with regards to the Self Contribution fund (Payable). Eliminations are made in the government-wide statements of the amounts reported as inter-fund receivables and payables.

Interfund Transfers mainly corresponds to invoices for security services paid from Other Governmental Fund for services received by the Self-Contribution Fund. Both funds are non-federal.

continue

NOTE A – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continuation

Capital Assets

Capital assets used in the governmental operations are accounted for in the government-wide financial *Statement of Net Position*, rather than in the Governmental Funds. When capital assets are purchased, such are recorded as capital outlays' expenditures in the governmental funds. They are stated at cost. Major modernizations and betterments are capitalized, while replacements, maintenance and repairs, which do not improve or extend the life of an asset, are not, when assets are sold, retired or otherwise disposed of, the cost is removed.

Depreciation of capital assets is computed and recorded under the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are parking and building to forty (40) years and other capital assets three (3) to five (5) years.

Deferred Outflows/Inflows of Resources

Deferred outflows of resources and deferred inflows of resources are defined in GASB Concept Statement No. 4, *Elements of Financial Statements*, as the acquisitions and consumptions of net assets by the government that is applicable to future periods. Pursuant to GASB Statement No. 63, "*Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*", and GASB Statement No. 65, "*Items Previously Reported as Assets and Liabilities*", the PRDH recognizes deferred outflows and inflows of resources in the Statement of Financial Position in a separate section following Assets. Similarly, the PRDH reports deferred inflows of resources in the Statement of Net Position in a separate section following Liabilities. This separate financial statement element, *Deferred Outflows of Resources*, represents a consumption of net position that applies to a future period and so will not be recognized as an expense or expenditure until then. Net differences between projected and actual earnings on pension plan investments are deferred and recognized over a five-year period. Pension contributions made subsequent to the measurement date will be recognized as benefit payments made after the next measurement date. Changes in proportional share of contributions, differences between the expected and actual experience and changes in actuarial assumptions, are capitalized and recognized over a period of time equal to the expected remaining working lifetime of active and inactive participants.

In addition to liabilities, the statement of financial position will sometime 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 future periods and so will not be recognized as inflows of resources (revenues) until that time.

Net differences between projected and actual earnings on pension plan investments are deferred and recognized over a five-year period. Pension contributions made subsequent to the measurement date will be recognized as a reduction of the net pension liability after the next measurement date. Changes in proportional share of contributions, differences between the expected and actual experience and changes in actuarial assumptions, are deferred and recognized over a period of time equal to the expected remaining working lifetime of active and inactive participants.

Note H provides details on deferred outflows of resources and deferred inflows of resources.

Compensated Absences

PRDH accrues accumulated unpaid vacation and sick leave and associated employee-related costs when earned (or estimated to be earned) by the employee. After the approval of Act No. 8 of February 6, 2017, as amended by Act No. 26 of April 29, 2017, PRDH's employees are granted 24 days of vacations and 12 days of sick leave annually. New employee accumulates retroactively after the first 3 months of employment. Vacations may be accumulated up to a maximum of sixty (60) days and sick leave up to a maximum of ninety (90) days. In the event of employee resignation, the employee is paid for accumulated vacation days up to the maximum allowed at the current rate.

NOTE A – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continuation

Separation from employment prior to use of all or part of the sick leave terminates all rights for compensation. PRDH accrued a liability for compensated absences, which meet the following criteria: (1) PRDH 's obligation relating to employee's rights to receive compensation for future absences is attributable to employee's services already rendered; (2) the obligation relates to rights that vest or accumulate; (3) payment of the compensation is probable; and (4) the amount can be reasonably estimated.

In accordance with the above criteria and requirements in conformance with GASB Accounting Standards Codification Section C60, Compensated Absences, PRDH has accrued a liability for compensated absences, which has been earned but not taken by PRDH's employees, including its share of social security and Medicare payments made on behalf of the employees in the accrual for vacation pay using salary rates effective on June 30, 2021. All vacation pay is accrued when incurred in the GWFS. For the GWFS, the current portion is the amount estimated to be used in the following year. For the GFFS, all of the compensated absences are considered long-term and therefore, are not a fund liability and represent a reconciling item between the fund level and government-wide presentations. Also, GFFS record expenditures when employees are paid for leave or the balance due in accrued upon the employee's separation from employment.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reported period. Actual results could differ from those estimates.

Cash and Cash Equivalents

The PRDH considers all highly liquid investments with maturity of three (3) months or less when purchased to be cash equivalents. The cash balances are available to meet current operating requirements in various interest-bearing accounts in commercial banks.

Federal Grants

Contributions received from federal grants are credited to operating revenues under the HUD Programs in the accounting period in which they are earned and become measurable.

Fair Value

The PRDH follows the provisions of GASB Statement No. 72, *Fair Value Measurements and Application*. The fair value measurements made in the accompanying financial statements assume that transactions take place in the PRDH's principal market, or the PRDH's most advantageous market in the absence of a principal market. Fair values have been measured assuming that general market participants would act in their economic best interest.

To determine fair value measurements, fair values have not been adjusted for transaction costs and the PRDH has considered the unit of account of the asset or liability. The unit of account refers to the level at which an asset or a liability is aggregated or disaggregated for measurement, recognition, or disclosure purposes as provided by the accounting standards.

continue

NOTE A – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continuation

The PRDH has used valuation techniques that are appropriate under the circumstances and for which sufficient data are available to measure fair values. The techniques applied are consistent with one or more of the following approaches: (1) the market approach, (2) the cost approach, or (3) the income approach. The market approach uses prices and other relevant information generated by market transactions involving identical or comparable assets, liabilities, or a group of assets and liabilities. The cost approach reflects the amount that would be required to replace the present service capacity of an asset. The income approach converts future amounts (such as cash flows or income and expenses) to a single current (discounted) amount. Valuation techniques have been applied consistently, though a change may be appropriate in certain circumstances.

The fair value measurements applied by management takes into account the highest and best use for a nonfinancial asset. A fair value measurement of a liability assumes that the liability would be transferred to a market participant and not settled with the counterparty. In the absence of a quoted price for the transfer of an identical or similar liability and if another party holds an identical item as an asset, the PRDH uses the fair value of that asset to measure the fair value of the liability. The PRDH's financial instruments consist of cash and cash equivalents, accounts and loans receivable, other assets, accounts payable and accrued liabilities, bonds and notes payable and other long-term obligations.

The three levels of the fair value hierarchy are described as follows:

Level 1 – Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that we can access.

Level 2 – Inputs to the valuation methodology include:

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in inactive markets;
- Inputs other than quoted prices that are observable for the asset or liability; or
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

If the asset or liability has a specific (contractual) term, the Level 2 input must be observable for a substantial portion of the full term of the asset or liability.

Level 3 – Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

Based on the criteria set forth above, the PRDH has classified its financial instruments as Level 2 instruments as of June 30, 2021.

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

The observability of observable market data is monitored to assess the appropriate classification of financial instruments within the fair value hierarchy. Changes in economic conditions or model-based valuation techniques may require the transfer of financial instruments from one fair value level to another. In such instances, the transfer would be reported at the beginning of the fiscal year. For the fiscal year ended June 30, 2021, there were no transfers from Level 2 to other categories.

The following methods and assumptions were used to estimate the fair values of the most significant financial instruments on June 30, 2021. There have been no changes in valuation methods.

continue

NOTE A – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continuation

- For cash in commercial banks and deposits with governmental bank, accounts and loans receivable, other assets and accounts payable and accrued liabilities, their respective estimated fair values approximate their carrying amounts recorded in the accompanying financial statements. The cost or contract value (net realizable value of assets and estimated settlement amounts of liabilities) was used to determine their respective fair values of these assets and liabilities due to their short-term nature and maturity periods.
- For bonds payable, notes payable and other Long-term obligations, the estimated fair values also approximate carrying amounts. These obligations have been incurred at the prevailing market interest rates and terms for these types of instruments, accordingly, the PRDH determined their fair values using valuation models that use observable market quotes.

Fair value reporting requires management to make estimates and assumptions about the effects of matters that are inherently uncertain. The judgments made in determining the estimated fair value assigned to each financial instrument are significant and can materially impact the changes in net position and fund balances of the PRDH. The valuations are based on information available on June 30, 2021 and are based on expectations and assumptions that have been deemed reasonable by management.

Estimates developed using alternate are subjective, requiring significant judgments such as the amount and timing of future cash flows and the selection of appropriate discount rates that reflect market and credit risk.

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

However, the difference between the estimated fair values and carrying values of the PRDH's financial instruments were not considered significant by the PRDH on June 30, 2021.

Accounting for Pension Costs

As further disclosed in Note K, effective July 1, 2017, the "Pay-As-You-Go" ("Pay-Go") system was enacted into law by Act No. 106 of 2017 (Act No. 106-2017), reforming the defined benefit plan (the Plan) of the Employees' Retirement System of the Government of the Commonwealth of Puerto Rico (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 ordered to be liquidated, and its proceeds should be transferred to the Commonwealth's General Fund for payment of pension benefits; therefore, since the enactment of Act No. 106-2017, the Commonwealth's General Fund makes direct payments to the pensioners and is then reimbursed for those payments by the participating employers.

The change to the "Pay-As-You-Go" basis resulted in the change in the applicable accounting standard from GASB Nos. 67/68 to GASB No. 73, *Accounting and Financial Reporting for Pensions and Related Assets that are not Within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statement 67 and 68*, for employer financial accounting purpose. The following contributions are eliminated by Act No. 106-2017:

- Act No. 116-2011 employer contributions – was 15.525% of payroll in 2016-2017 and was scheduled to increase by 1.25 of payroll per year to an ultimate rate of 20.525% of payroll in 2020-2021 and later.
- Act No. 32-2013 Additional Uniform Contribution.

NOTE A – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continuation

- Act No. 3-2013 Supplemental Contributions – was \$2,000 for each pensioner who was previously benefitting as an Act No. 447-1951 and Act No. 1-1990 member while an active employee. The contribution paid for the Medical Insurance Plan Contribution (up to \$1,200 per member), the Christmas Bonus (\$200 per member), and Medication Bonus (\$100 per member) payable to members who retired prior to July 1, 2013. The excess of these Supplemental Contributions remained in the System to pay down the unfunded actuarial accrued liability.

As ERS is a multiple employer plan and the benefits are no longer funded by a pension trust, GASB No. 73 applies to the pension benefits provided to each participating employer's own employees. The Central Government and its component units are considered to be one employer.

Other Postemployment Benefits

GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, which replaces GASB Statement No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions*, governs the specifics of accounting for public OPEB plan obligations for participating employers and is required to be implemented for employer fiscal years beginning after June 15, 2017.

In addition to the pension benefits described in Note K, the Commonwealth provides other retirement benefits, such as Christmas Bonus, and postemployment healthcare benefits (OPEB) for its retired employees in accordance with local law. Substantially, all of the employees may become eligible for these benefits if they reach normal retirement age while working for the Commonwealth. There are no member or employer contributions on behalf of the Medical Insurance Plan Contribution (MIPC). This benefit is not funded by an OPEB trust, GASB No. 74 does not apply. It is financed on a "Pay-As-You-Go" basis from the General Fund of the Commonwealth of Puerto Rico and Municipality funds (see Note M).

Net Position

Net position is the difference between assets and liabilities in the government-wide financial statements. Net position is segregated in the following three (3) categories:

Net Investment in Capital Assets – These consist of capital assets, less accumulated depreciation and reduced by any outstanding debt related to the acquisition, construction or improvement of those assets.

Restricted Net Position – Result when constraints placed on net assets use are either externally imposed by grantors, contributors, laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation.

Unrestricted – These consist of net position which do not meet the definition of the two (2) preceding categories.

Net Position Flow Assumption

Sometimes PRDH will fund outlays for a particular purpose from both restricted (e.g., restricted notes or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, the PRDH's policy is to consider whether the restricted net position to have been depleted before unrestricted net position is applied.

continue

NOTE A – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continuation

Fund Balance

PRDH implemented GASB Statement No. 54, "*Fund Balance Reporting and Governmental Fund Type Definitions*". This Statement provides more clearly defined fund balance categories to make the nature and extent of the constraints placed on a government's fund balances more transparent. The following classifications describe the relative strength of the spending constraints:

- *Nonspendable* – amounts that cannot be spent either because they are not in a spendable form or because they are legally or contractually required to be maintained intact.
- *Restricted* – amounts constrained to specific purposes by their providers (such as grantors), through constitutional provisions, or by enabling legislation.
- *Committed* – amounts constrained to specific purposes by the PRDH itself, using its highest level of decision-making authority (such as legislation). To be reported as committed, amounts cannot be used for any other purpose unless the PRDH takes the same highest level action to remove or change the constraint.
- *Assigned* – amounts the PRDH intends to use for a specific purpose. Intent can be expressed by the PRDH or by an official or body to which the PRDH delegates the authority.
- *Unassigned* – all amounts not included in other spendable classifications.

This is typically done through adoption and amendment of the budget. A fund balance commitment is further indicated in the budget document as a designation or commitment of the fund (such as for special incentives). Assigned fund balance is established by the PRDH through adoption or amendment of the budget as intended for specific purpose (such as the purchase of fixed assets, construction, debt service, or for other purposes).

Future Adoption of Accounting Pronouncements

The Governmental Accounting Standards Board issued the following pronouncements that have effective dates after June 30, 2021. The PRDH is currently evaluating its accounting practices to determine the potential impact on the financial statements for the GASB Statements. As per GASB Statement No. 95 the effective dates of certain provisions contained in the following pronouncements are postponed by one year (FY 2021-2022 or after).

GASB Statement No. 87, Leases. The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities.

The requirements of this Statement are effective for reporting periods beginning after December 15, 2019 (FY 2020-2021). Earlier application is encouraged. As per GASB Statement No. 95 the effective date is postponed by an additional eighteen months.

NOTE A – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continuation

GASB Statement No. 89, *Accounting for Interest Cost Incurred Before the end of a Construction*. The objectives of this Statement are (1) to enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period and (2) to simplify accounting for interest cost incurred before the end of a construction period.

This Statement establishes accounting requirements for interest cost incurred before the end of a construction period. Such interest cost includes all interest that previously was accounted for in accordance with the requirements of paragraphs 5-22 of Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989, FASB and AICPA Pronouncements*, which are superseded by this Statement. This Statement requires that interest cost incurred before the end of a construction period be recognized as an expense in the period in which the cost is incurred for financial statements prepared using the economic resources measurement focus. As a result, interest costs incurred before the end of a construction period will not be included in the historical cost of a capital asset reported in a business-type activity or enterprise fund.

This Statement also reiterates that in financial statements prepared using the current financial resources measurement focus, interest cost incurred before the end of a construction period should be recognized as an expenditure on a basis consistent with governmental fund accounting principles.

The requirements of this Statement are effective for reporting periods beginning after December 15, 2020 (FY 2021-2022). Earlier application is encouraged. The requirement of this Statement should be applied prospectively. As per GASB Statement No. 95 the effective date has been postponed by an additional one year.

GASB Statement No. 91, *Conduit Debt Obligations*. The primary objectives of this Statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. This Statement achieves those objectives by clarifying the existing definition of a conduit debt obligation establishing that a conduit debt obligation is not a liability of the issuer, establishing standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations, and improving required note disclosures.

The requirements of this Statement are effective for reporting periods beginning after December 15, 2020 (FY 2021-2022). Early application is encouraged. As per GASB Statement No. 95 the effective date has been postponed by an additional one year.

GASB Statement No. 92, *Omnibus 2020*. The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements. Earlier application is encouraged and is permitted by topic.

GASB Statement No. 93, *Replacement of Interbank Offered Rates*. Some governments have entered into agreements in which variable payments made or received depend on an interbank offered rate (IBOR)—most notably, the London Interbank Offered Rate (LIBOR). As a result of global reference rate reform, LIBOR is expected to cease to exist in its current form at the end of 2021, prompting governments to amend or replace financial instruments for the purpose of replacing LIBOR with other reference rates, by either changing the reference rate or adding or changing fallback provisions related to the reference rate.

continue

NOTE A – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continuation

Statement No. 53, *Accounting and Financial Reporting for Derivative Instruments*, as amended, requires a government to terminate hedge accounting when it renegotiates or amends a critical term of a hedging derivative instrument, such as the reference rate of a hedging derivative instrument's variable payment. In addition, in accordance with Statement No. 87, *Leases*, as amended, replacement of the rate on which variable payments depend in a lease contract would require a government to apply the provisions for lease modifications, including remeasurement of the lease liability or lease receivable.

The removal of LIBOR as an appropriate benchmark interest rate is effective for reporting periods ending after December 31, 2021. All other requirements of this Statement are effective for reporting periods beginning after June 15, 2020. Earlier application is encouraged. As per GASB Statement No. 95 the effective date has been postponed by an additional one year.

GASB Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*. The primary objective of this Statement is to improve financial reporting by addressing issues related to public-private and public-public partnership arrangements (PPPs).

This Statement also provides guidance for accounting and financial reporting for availability payment arrangements (APAs). As defined in this Statement, an APA is an arrangement in which a government compensates an operator for services that may include designing, constructing, financing, maintaining, or operating an underlying nonfinancial asset for a period in an exchange or exchange-like transaction. The requirements of this Statement are effective for fiscal years beginning after June 15, 2022, and all reporting periods thereafter. Earlier application is encouraged.

GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*. This Statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). This Statement (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset—an intangible asset—and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. To the extent relevant, the standards for SBITAs are based on the standards established in Statement No. 87, *Leases*, as amended.

The requirements of this Statement are effective for fiscal years beginning after June 15, 2022, and all reporting period thereafter. Earlier application is encouraged. Assets and liabilities resulting from SBITAs should be recognized and measured using the facts and circumstance that existed at the beginning of the fiscal year in which this Statement is implemented. Governments are permitted, but are not required, to include in the measurement of the subscription asset capitalizable outlays associated with the initial implementation stage and the operation and additional implementation stage incurred prior to the implementation of this Statement.

GASB Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans—and amendment of GASB Statements No. 14 and No. 84, and a supersession of GASB Statement No. 32*. The primary objectives of this Statement are to (1) increase consistency and comparability related to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform; (2) mitigate costs associated with the reporting of certain defined contribution pension plans, defined contribution other postemployment benefit (OPEB) plans, and employee benefit plans other than pension plans or OPEB plans (other employee benefit plans) as fiduciary component units in fiduciary fund financial statements; and (3) enhance the relevance, consistency, and comparability of the accounting and financial reporting for Internal Revenue Code (IRC) Section 457 deferred compensation plans (Section 457 plans) that meet the definition of a pension plan and for benefits provided through those plans.

continue

NOTE A – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continuation

The requirements of this Statement that are related to the accounting and financial reporting for Section 457 plans are effective for fiscal years beginning after June 15, 2021. For purposes of determining whether a primary government is financially accountable for a potential component unit, the requirements of this Statement that provide that for all other arrangements, the absence of a governing board be treated the same as the appointment of a voting majority of a governing board if the primary government performed the duties that a governing board typically would perform, are effective for reporting periods beginning after June 15, 2021. Earlier application of those requirements is encouraged and permitted by requirement as specified within this Statement. The Board considered the effective dates for the requirements of this Statement in light of the COVID-19 pandemic and in concert with Statement No. 95, *Postponement of the Effective Dates of Certain Authoritative Guidance*.

GASB Statement No. 99, *Omnibus 2022*. The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing (1) practice issues that have been identified during implementation and application of certain GASB Statements and (2) accounting and financial reporting for financial guarantees.

The requirements of this Statement are effective as follows:

- The requirements related to extension of the use of LIBOR, accounting for SNAP distributions, disclosures of nonmonetary transactions, pledges of future revenues by pledging governments, clarification of certain provisions in Statement 34, as amended, and terminology updates related to Statement 53 and Statement 63 are effective upon issuance.
- The requirements related to leases, PPPs, and SBITAs are effective for fiscal years beginning after June 15, 2022, and all reporting periods thereafter.
- The requirements related to financial guarantees and the classification and reporting of derivative instruments within the scope of Statement 53 are effective for fiscal years beginning after June 15, 2023, and all reporting periods thereafter.

GASB Statement No. 100, *Accounting Changes and Error Corrections—an amendment of GASB Statements No. 62*. The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability.

This Statement defines accounting changes as changes in accounting principles, changes in accounting estimates, and changes to or within the financial reporting entity and describes the transactions or other events that constitute those changes. As part of those descriptions, for (1) certain changes in accounting principles and (2) certain changes in accounting estimates that result from a change in measurement methodology, a new principle or methodology should be justified on the basis that it is preferable to the principle or methodology used before the change. That preferability should be based on the qualitative characteristics of financial reporting—understandability, reliability, relevance, timeliness, consistency, and comparability. This Statement also addresses corrections of errors in previously issued financial statements.

This Statement prescribes the accounting and financial reporting for (1) each type of accounting change and (2) error corrections. This Statement requires that (a) changes in accounting principles and error corrections be reported retroactively by restating prior periods, (b) changes to or within the financial reporting entity be reported by adjusting beginning balances of the current period, and (c) changes in accounting estimates be reported prospectively by recognizing the change in the current period. The requirements of this Statement for changes in accounting principles apply to the implementation of a new pronouncement in the absence of specific transition provisions in the new pronouncement.

continue

NOTE A – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continuation

This Statement also requires that the aggregate number of adjustments to and restatements of beginning net position, fund balance, or fund net position, as applicable, be displayed by reporting unit in the financial statements.

This Statement requires disclosure in notes to financial statements of descriptive information about accounting changes and error corrections, such as their nature. In addition, information about the quantitative effects on beginning balances of each accounting change and error correction should be disclosed by reporting unit in a tabular format to reconcile beginning balances as previously reported to beginning balances as restated.

Furthermore, this Statement addresses how information that is affected by a change in accounting principle or error correction should be presented in required supplementary information (RSI) and supplementary information (SI). For periods that are earlier than those included in the basic financial statements, information presented in RSI or SI should be restated for error corrections, if practicable, but not for changes in accounting principles.

The requirements of this Statement are effective for accounting changes and error corrections made in fiscal years beginning after June 15, 2023 (FY 2023-2024), and all reporting periods thereafter. Earlier application is encouraged.

GASB Statement No. 101, Compensated Absences. The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability.

The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures.

The requirements of this Statement are effective for fiscal years beginning after December 15, 2023, and all reporting periods thereafter. Earlier application is encouraged.

Implementation Guide No. 2020-1, Implementation Guidance Update—2020

The requirements of this Implementation Guide are effective as follows:

- Questions 4.1–4.5, 4.18, and 5.3 for reporting periods beginning after June 15, 2021 (FY 2021-2022)
- Questions 4.6–4.17 for fiscal years beginning after December 15, 2021 (FY 2022-2023), and all reporting periods thereafter
- Questions 4.19–4.21 for reporting periods beginning after December 15, 2021 (FY 2022-2023)
- Questions 5.1, 5.2, 5.4, and 5.5 for fiscal years beginning after June 15, 2021 (FY 2021-2022)
- The provisions of paragraph 6 are effective immediately.

Earlier application is encouraged if the pronouncement addressed by the question and answer has been implemented.

Implementation Guide No. 2021-1, Implementation Guidance Update—2021

NOTE A – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continuation

The requirements of this Implementation Guide are effective as follows:

- Questions 4.1–4.3, 4.23, and 5.2–5.4 and the supersession of Questions Z.51.4–Z.51.7 in Implementation Guide 2015-1 for reporting periods beginning after June 15, 2022 (FY 2022-2023)
- Questions 4.4–4.21 for fiscal years beginning after June 15, 2022 (FY 2022-2023), and all reporting periods thereafter
- Question 4.22 for fiscal years beginning after June 15, 2021 (FY 2021-2022)
- Question 5.1 for reporting periods beginning after June 15, 2023 (FY 2023-2024).

Earlier application is encouraged if the pronouncement addressed by the question and answer has been implemented.

PRDH has not yet determined the effect these statements will have on the PRDH's basic financial statements.

NOTE B – NET POSITION RESTATEMENT

Net Position

For the year ended June 30, 2020, PRDH adjusted net position for the following concept:

Beginning Net Position, As Previously Reported, June 30, 2020	\$ 43,172,372
Adjustment for Capital Assets unrecognized on prior years	<u>16,325,198</u>
Beginning Net Position, As Restated, July 1, 2020	<u>\$ 59,497,570</u>

Changes Within the Financial Reporting Entity

During fiscal year 2021, changes within the financial reporting entity resulted in restatements of beginning fund balances, as follows:

	As Previously Reported 06/30/2020	Changes Within the Financial Reporting Entity	As Restated 07/01/2020
Governmental Funds			
Major Funds:			
General Fund	\$ 56,830,175	\$ -	\$ 56,830,175
FEMA Recovery Fund	(1,245,081)	1,245,081	-
CDBG	1,192,000	(1,192,000)	-
Self-Contribution Fund	25,811,731	-	25,811,731
Sales and Acquisition Fund	6,403,646	-	6,403,646
Nonmajor Funds	<u>20,721,545</u>	<u>(53,081)</u>	<u>20,668,464</u>
Total Governmental Funds	<u>\$ 109,714,016</u>	<u>\$ -</u>	<u>\$ 109,714,016</u>

continue

NOTE C – CASH AND CASH EQUIVALENTS, AND RESTRICTED DEPOSITS

Puerto Rico laws authorize governmental entities to invest in direct obligations or obligations guaranteed by the federal government or the Commonwealth of Puerto Rico. The PRDH is also allowed to invest in bank acceptances, other bank obligations and certificates of deposit in financial institutions authorized to do business under the federal and Commonwealth laws.

During the year, the PRDH invests its funds in interest bearing bank accounts and certificates of deposit. The PRDH is authorized to deposit only in institutions approved by the Department of the Treasury of the Commonwealth of Puerto Rico. Such deposits should be kept in separate accounts in the name of the PRDH. Under Puerto Rico statutes, public funds deposited in commercial banks must be fully collateralized for the amount deposited in excess of the amounts insured by the Federal Deposit Insurance Corporation. During the year ended June 30, 2021, the PRDH invested its funds in bank accounts bearing interest.

Custodial Credit Risk

This is the risk that, in the event of the failure of a depository financial institution, PRDH will not be able to recover its cash and investments or will not be able to recover collateral securities that are in the possession of an outside party. Pursuant to the Investment Guidelines for the Commonwealth, PRDH may invest in obligations of the Commonwealth, obligations of the United States, certificates of deposit, commercial paper, banker's acceptance, or in pools of obligations of the municipalities of Puerto Rico.

PRDH maintains cash balances in commercial banks. These balances are insured by the Federal Deposit Insurance Corporation up to \$250,000. As of June 30, 2021, the uninsured portion of this balance was \$34 million. Additionally, approximately \$67 million, are under the custody of the Secretary of the Treasury of Puerto Rico pursuant to Act. No. 230 from July 23, 1974 as amended, known as "Commonwealth of Puerto Rico Accounting Law". The Treasury Department follows the practice of pooling cash and cash equivalents under the custody and control of the Secretary of the Treasury. The funds of the PRDH in such pooled cash accounts are available to meet its current operating requirements. No collateral is required to be maintained for these pooled accounts.

Therefore, PRDH management has concluded that on June 30, 2021, the custodial credit risk associated with PRDH cash and cash equivalents is considered low.

Restricted Cash

On June 27, 2001, the PRDH and U.S. Housing and Urban Development (HUD) signed an Amendment to Memorandum of Understanding which required, among other things, the deposit of all residual receipts in a special escrow account. This account is required to maintain collateral in the form of investments to prevent risk of loss to the principal balance. All accrued interest shall be deposited in this account. Also, any profit generated from the sale of multifamily properties, as defined, should be deposited in this account within ten (10) business days after the sale is consummated. The funds deposited in this account shall be used for necessary and eligible activities within the Housing Programs of the PRDH that directly relate to the expansion of the supply of low and moderate-income housing and other initiatives covered in the Housing Program such as; development of lots (Turnkey Lots), construction of housing for sale and construction or rehabilitation of infrastructure which might be needed to facilitate housing for qualified low-income families. Withdrawals from the special escrow account shall only be made upon written authorization of the HUD Director of the Caribbean Multifamily Program Center and by PRDH.

NOTE D – ACCOUNTS RECEIVABLE

Grants and Other Receivables

Grant's receivable on June 30, 2021 consists of federal grants receivable as follows:

<u>Federal Program</u>	<u>Amount</u>
Community Development Block Grant Program	\$ 27,775,362
Community Development Block Grant Program - Disaster Recovery Program	81,929,046
	<u>\$ 109,704,408</u>

Additionally, the PRDH have accounts receivable from Other State Funds as follows:

<u>Other State Funds</u>	<u>Amount</u>
Amount due from Assurance Reserve Fund of Partnership Agreement (see Note E)	\$ 16,916,810
Amount due from Related Entity (see Note T)	9,069,428
Other	334,113
	<u>\$ 26,320,351</u>

NOTE E – PARTNERSHIP AGREEMENT

On August 1, 2008, the PRDH became a general partner of Vivienda Modernization Holdings 1, S.E. ("the Partnership"), a Puerto Rico civil partnership that was formed on August 1, 2008 to acquire a 100%-member interest in Vivienda Modernization 1, LLC ("the Project Company"), a Puerto Rico limited liability company. The Project Company was formed to acquire, develop, rehabilitate, own, maintain and operate 33 residential rental properties located in Puerto Rico ("the Projects"). The properties are rented to low-income tenants and are operated in a manner necessary to qualify for federal low-income housing tax credits as provided for in Section 42 of the Internal Revenue Code ("IRC").

The investment partnership is Hudson Housing Tax Credit Fund XL LP ("the Investor Limited Partner"). The special limited partner is Hudson SLP XL LLC ("the Special Limited Partner"); a Delaware limited liability company (collectively with the Investor Limited Partner, referred to as the "Limited Partners").

Profits, losses and tax credits are allocated in accordance with the Partnership Agreement. Profits and losses from operations and low-income housing tax credits in any one year shall be allocated 99.98% to the Investor Limited Partner, 0.01% to the Special Limited Partner and 0.01% to the General Partner. As defined in the Partnership Agreement, certain transactions and occurrences warrant special allocations of profits and losses. All other losses shall be allocated to the extent allowable under Section 704(b) of the IRC.

Pursuant to the Partnership Agreement, the Limited Partners are required to provide capital contributions totaling approximately \$235 million to the Partnership ("Initial Projected Equity"), subject to potential adjustment based on the amount of low-income housing credits ultimately allocated to the Projects in addition to other potential occurrences as more fully explained in the Partnership Agreement. As of June 30, 2021, Limited Partners have provided capital contributions totaling \$126,636,341.

continue

NOTE E – PARTNERSHIP AGREEMENT – continuation

Pursuant to the Partnership Agreement, the General Partner is required to provide capital contributions totaling \$10 to the Partnership. Should the Partnership have no sufficient funds available to pay the outstanding balance of the developer's fee thereof, the General Partner shall be required to provide additional capital contributions to the Partnership in an amount sufficient for the Partnership to pay such balance in full. The General Partner shall have no right or obligation to make any other capital contributions. As of June 30, 2021, the General Partner had provided no capital contributions.

Pursuant to the Partnership Agreement, the Project Company is required to pay an annual management fee of \$61,980 to the General Partner for services rendered in connection with the administration of the Partnership's business affairs. The fee shall be adjusted annually by 3% and is payable from gross effective income, as further defined in the Partnership Agreement. To the extent funds are available in the Social Services Subaccount, the Partnership is also required to pay the Puerto Rico Public Housing Authority ("PRPHA") an additional annual fee of \$50,000. The fees are payable in December of each year and shall accrue. As of June 30, 2021, the General Partner has earned and was owed \$302,969.

On July 14, 2010, the General Partner and the Limited Partners (collectively, the "Partners") entered into a Memorandum of Understanding ("the MOU"). The MOU details certain mutually agreed-upon resolutions to issues that have arisen during construction and rehabilitation of the Projects, with the expectation of amending and restating the Partnership Agreement. The contemplated resolution includes change to certain commitments of the Partners affecting tax credits delivery and the resulting capital to be contributed, as well as various revisions to the respective rights and obligations of the Partners. On December 30, 2010, the Partners entered into the First Amended and Restated Agreement of Partnership.

Assurance Reserve Fund

Pursuant to the Partnership Agreement, the PRDH as general partner shall establish the Assurance Reserve Fund at initial closing in the amount of the initial capital contribution less \$4,000,000 (plus any initial capital contribution with respect to the apartment complexes).

Amounts in the Assurance Reserve Fund shall be used, (i) upon the request of the General Partner, subject to the consent of the Special Limited Partner, or (ii) upon the direction of the Special Limited Partner, to meet financial obligations of the General Partner, other than for excess development costs, as provided in the Agreement. As of June 30, 2021, such reserve was maintained in the Partnership. The amount owed to PRDH for the assurance reserve fund as of June 30, 2021, amounted to \$16,916,810, presented as Other Accounts Receivable on Self-Contribution Fund.

Deferred Purchase Price Note

Also, on August 7, 2008, the PRDH entered in a loan agreement with Vivienda Modernization 1, LLC ("the Project Company") in the amount of \$102,889,957 for the acquisition of 33 residential rental properties ("the Deferred Purchase Price Note"). The Project Company shall make payments equal to the amount of net available capital contributions for the preceding calendar quarter. Net available capital contributions are defined as: (i) the aggregate capital contributions received by the Project Company during the preceding calendar quarter, less (ii) any increase in the Assurance Reserve funded from such capital contributions during the preceding quarter as permitted under the Partnership Agreement, plus (iii) any amount the Project Company no longer needs to maintain the Assurance Reserve.

The terms of the deferred purchase price note are described as set forth below:

Commitment: \$102,889,957
Interest rate: 3.55%
Maturity date: Later of (i) funding of the last installment of the third capital contribution or (ii) August 7, 2013

continue

NOTE E – PARTNERSHIP AGREEMENT – continuation

This note shall be the full recourse liability of the Project Company; however, none of the Project Company's members have personal liability. As of June 30, 2021, the principal balance outstanding on the deferred purchase price note was \$8,754,831 and accrued interest was \$3,550,758 (for a total balance of \$12,305,589).

Developer's Fees

Additionally, on August 7, 2008, Vivienda Modernization 1, LLC (“the Project Company”) entered into a Master Developer Agreement with the PRDH to perform services in connection with the development, rehabilitation, and modernization of certain housing projects (“Developer Agreement”). Pursuant to the Master Developer Agreement, the PRDH will earn a developer's fee in the amount of \$75,082,335 for services performed and to be performed. Payment of the developer's fee shall be subject to the terms and conditions of Section 6(a) (i-iv) of the Developer Agreement. As of June 30, 2021, the Project Company owed PRDH a net amount of \$57,035,794 that included a reduction of \$14,046,541 as allowance of uncollectible, based on adjustment in accordance with the provision of the Partnership Agreement. Total amount owed to PRDH amounted to \$71,691,591 (\$16,613,841 from the Assurance Reserve Fund plus \$55,077,749 of Developer's Fees) is presented in the *Statement of Net Position*.

On June 4, 2015, the PRDH along with the Puerto Rico Public Housing Administration (PRPHA) and McCormack Baron Salazar, Inc. (the Developer), a Missouri corporation acting through its whole-owned subsidiary McCormack Baron Puerto Rico Developer, LLC (the Developer), entered into three Master Development Agreements (MDA) to transform certain developments (redevelopment) through a development strategy. In accordance with the strategy, the Developer prepared an Implementation Plan which was approved by the PRDH and the PRPHA. The three redevelopments were: Las Gladiolas Public Housing Development, Puerta de Tierra Housing Development and José Gautier Benítez Public Housing, which include two projects, a multi-family project and an elderly project.

PRPHA, the public housing authority for the Commonwealth of Puerto Rico, has submitted, and HUD has approved, a mixed-finance proposal for each of these redevelopments in accordance with Section 35 of the U.S. Housing Act of 1937. The mixed finance provides for a U.S. Department of Housing and Urban Development (HUD)'s operating subsidy for certain of the units and the use of federal development funds known as capital funds made available for the development and construction.

The PRPHA's housing commitment for the projects is approximately \$65 million. The Developer will review and pursue funding sources. Developer shall seek proposals from prospective investors in the Low-Income Housing tax credit allocated to the rental phase of the project.

Memorandum of Understanding

On June 23, 2016, the PRDH entered into a Memorandum of Understanding (the “MOU”) with the PRPHA, in which the PRPHA agrees to provide support and assistance to the PRDH in furtherance of the PRPHA's purpose and objectives, as part of this redevelopment strategy. In connection with this MOU, the PRPHA performed the disbursements of funds to the Developer, accounting services and other management assistance related to the redevelopments and the re-occupancy of the projects.

Lease

With the approval of HUD, the PRPHA transferred the redevelopment properties to the PRDH, so that the same could be redevelop as a mixed-finance projects pursuant to 24 CFR § 905 Subpart F. The PRDH in turn entered into leases with the Developer. The term of the leases is for 75 years, but such termination could be advanced to an earlier date by express, written agreement of the parties, or by operation of law. Upon termination of the leases, the improvements and equipment will be automatically transferred in favor of the PRDH. The PRDH in turn will transfer the projects to the PRPHA.

continue

NOTE E – PARTNERSHIP AGREEMENT – continuation

Predevelopment Loan

On September 10, 2015, the PRDH entered into a predevelopment loan and advance of funds agreement with the Developer. The PRDH used the funds to provide to the Developer funds advances under a predevelopment loan for certain eligible costs to be incurred by the Developer as described in the predevelopment budget, upon approval by HUD. The predevelopment budget, as amended, was \$6,376,190 and the source of the funds was as follow:

Department of Housing	\$ 2,325,295
McCormack Baron PR Developer, LLC	2,325,295
Department of Housing (for Developer Overhead)	<u>1,725,600</u>
	<u>\$ 6,376,190</u>

The PRPHA agreed to make a loan to Developer in a principal amount of up to 50% of third-party costs incurred by Developer (Developer will pay the other 50%) and for 100% of the predevelopment developer overhead in accordance with the predevelopment budget. The predevelopment loan shall not bear interest and advances will be made by the PRPHA on the PRDH's behalf. On June 30, 2021, the account receivable for advances made to the Developers for predevelopment costs of the projects amounted to \$3,837,863 (see Note R).

The principal amount of the predevelopment loan attributable to each of the developments shall mature and be due and payable on the earlier of (a) execution of the predevelopment loan agreement for each development; (b) upon closing for such development, or (c) the termination of the corresponding master development agreement, as provided in the loan agreement.

Construction Loans

PRDH agrees to make available to the Developer, from time to time, as construction of the developments progresses, advances under a non-revolving line of credit facilities. The PRPHA will make available certain funds to the PRDH for the PRDH to lend to the Developer certain permanent loans. Additionally, the Developer will request from other national banking association to lend them certain construction loans. The PRDH's housing commitment for the projects is approximately \$65 million. The Developer will review and pursue funding sources. Developer shall seek proposals from prospective investors in the Low-Income Housing tax credit allocated to the rental phase of the project.

On the conversion date and to the extent that the Developer shall have paid in full to the PRDH all interest accrued under the construction loan facility, the outstanding principal amount of the advances shall be converted into a term note. The unpaid balances of these obligations shall bear interest from the date of the leasehold mortgage note until full payment thereof, at an annual rate equal to six hundred basis (600) points per annum.

The Developer will request additional funds from other private national banking institutions, as needed.

Once the construction loan facilities are converted into term loans, the loans aggregate unpaid principal amounts, plus any accrued and unpaid interests shall become due and payable on the 75th anniversary of the first day of the month immediately succeeding the closing date; or the date on which an early termination provision under ground lease is exercised by the parties; or the date of occurrence of an event of default. On June 30, 2021 and 2020 total Note Receivable from Developer and accrued interest receivable amount to \$45,815,653 and \$3,715,810, respectively, segregated by project as follow:

continue

NOTE E – PARTNERSHIP AGREEMENT – continuation

Project	Note Receivable	Accrued Interests	Total
Las Gladiolas Public Housing	\$ 11,291,288	\$ 1,100,000	\$ 12,391,288
Puerta de Tierra Public Housing	13,692,554	801,000	14,493,554
Gautier Benítez - Multifamily	12,163,100	1,156,000	13,319,100
Gautier Benítez – Elderly Home	<u>8,668,711</u>	<u>658,810</u>	<u>9,327,520</u>
Total	<u>\$ 45,815,653</u>	<u>\$ 3,715,810</u>	<u>\$ 49,531,462</u>

Total predevelopment loan and construction loan amount to Total Note Receivable from Developer of \$53,369,325.

NOTE F – HOUSING UNITS AND LAND LOTS HELD FOR SALE OR LEASE

The PRDH has an inventory of land lots held for sale or lease. This inventory was valued at a nominal amount of \$1 per land lot since it will be granted to low income families at no cost. For the year ended on June 30, 2021, the value of the land lots held for sale or lease was \$39,773 under the governmental activities.

In June 2015, the Governmental Accounting Standards Board (GASB) issue Statement No. 72, *Fair Value Measurement and Application*. This Statement requires government to use valuation techniques that are appropriate under the circumstances and for which sufficient data are available to measure fair value. With the adoption of the Statement, Housing units and lots held for sale are stated using a financial forecast developed by PRDH, due to the absent of reasonably available information's that indicates that market participants would use different assumption

This Statement establishes a hierarchy of inputs to valuation techniques used to measure fair value. That hierarchy has three levels. Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities. Level 2 inputs are inputs—other than quoted prices—included within Level 1 that are observable for the asset or liability, either directly or indirectly. Finally, Level 3 inputs are unobservable inputs, such as management's assumption of the default rate among underlying mortgages of a mortgage-backed security.

PRDH apply Level 3 as the measure of evaluating its fair values for the Housing Units and Lots Held for Sale base on the nature of the assets being evaluated. PRDH does not record all changes in estimated realizable fair value of all the housing units and lots held for sale due to Level 3 inputs are difficult to obtain on a regular basis and require verification from an outside party, and the high cost of appraisal services versus the short time benefit of one year of such services.

The PRDH has an inventory of housing units under the Sale and Acquisition fund. Land lots held for sale consist of real estate properties including parcels of land, houses and apartments. These properties are stated at their fair value determined by the application of a financial forecast based on the changes in Purchase-only House Price Index prepared by management.

The PRDH has an inventory of housing units under the Sale and Acquisition fund for a total \$52,602,763, measured at fair value as of June 30, 2021, as follows:

Description	Amount
Housing Units and Land Lots	\$ 50,970,413
Adjustment to FMV	<u>1,632,350</u>
Housing Units and Lots Held for Sale, Net	<u>\$ 52,602,763</u>

continue

NOTE F – HOUSING UNITS AND LAND LOTS HELD FOR SALE OR LEASE – continuation

Land lots held for sale consist of real estate properties including parcels of land, houses and apartments. These properties are stated at their fair value determined by the application of a financial forecast base on the changes in Purchase-only House Price Index prepared by management.

On August 3, 2000, the Legislature of the Commonwealth of Puerto Rico enacted Act No. 383 establishing that "Finca San Patricio" was to be retained for the development of a public urban forest. It is presented as a Restricted Land Lot.

NOTE G – CAPITAL ASSETS

A summary of the activity of capital assets for the governmental activities group follows:

Description	Beginning Balance	Additions	Retirements	Ending Balance
Capital Assets not being depreciated:				
Land	\$ 850,831	\$ -	\$ -	\$ 850,831
Construction in progress	339,924	-	-	339,924
	<u>1,190,755</u>	<u>-</u>	<u>-</u>	<u>1,190,755</u>
Capital Assets Depreciated:				
Vehicles, Fixtures and Equipment	5,009,829	1,078,970	-	6,088,799
Parking and Building	5,164,129	-	-	5,164,129
Building	30,000,000	-	-	30,000,000
Building Improvements	21,525,268	-	-	21,525,268
Total Capital Assets Before Depreciation	<u>61,699,226</u>	<u>1,078,970</u>	<u>-</u>	<u>62,778,196</u>
Less Accumulated Depreciation	<u>(27,478,592)</u>	<u>(2,204,115)</u>	<u>-</u>	<u>(29,682,707)</u>
Total Depreciable Capital Assets (Net)	<u>34,220,634</u>	<u>(1,125,145)</u>	<u>-</u>	<u>33,095,489</u>
CAPITAL ASSETS NET	<u>\$ 35,411,389</u>	<u>\$ (1,125,145)</u>	<u>\$ -</u>	<u>\$ 34,286,244</u>

The depreciation expense is recorded as general and administrative function in the Government Wide financial statements.

NOTE H – DEFERRED OUTFLOWS / INFLOWS OF RESOURCES

Pursuant to GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*, and GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, the PRDH may recognized deferred outflows of resources in the government-wide and fund statements. These items are a consumption of net position by the PRDH that is applicable to a future reporting period. Previous financial reporting standards do not include guidance for reporting those financial statement elements, which are distinct from assets and liabilities. The PRDH has items that are reportable on the Government-wide *Statement of Net Position* that are relates to outflows/inflows from changes in the Total Pension Liability (Note K).

Under the modified accrual basis of accounting, it is not enough that revenue is earned; it must also be available to finance expenditures of the current period.

continue

NOTE I – SHORT AND LONG-TERM OBLIGATIONS

Short and long-term obligations as of June 30, 2021, are composed of the followings:

Short-term obligation consists of a line of credit to the Puerto Rico Housing Finance Authority (PRHFA) for the Santurce Rehabilitation Plan, through the approval by corporate resolutions during fiscal year ended June 30, 2002. The loan is secured by properties owned by another governmental agency. The credit line carries interest based on quarterly variable labor rate plus 1.25%, with a minimum annual interest rate of six percent (6%). Principal and interest are payable annually. The line of credit was due on March 15, 2009. Management is on the process of refinancing the balance due.	\$ 5,230,118
Note payable to Federal Emergency Management Agency (FEMA) in seventy-two monthly cash payments of \$141,000, starting July 31, 2017, and continuing every month on the same date until the entire debt and all related charges are paid. The first payment is for \$241,000, which includes an initial down-payment of \$100,000. The payment plan includes interest accrued prior to the first payment date, plus interest set at 1% per year, pursuant to U.S. Department of Treasury regulations. If the PRDH fails to make full payment within thirty (30) days of the date payment is due, the debt is delinquent, and the entire balance is due immediately. Refer to note below for additional information.	3,298,087
Note payable to the Government Development Bank of Puerto Rico (GDB) in monthly installments of \$250,000, including principal, escrow and interest on a quarterly variable rate of .75% over LIBOR. The note is pledged by an assignment of the rent agreements of two (2) tenants.	<u>6,273,868</u>
Total Notes Payable	14,802,073
Less Current Portion	<u>(14,802,073)</u>
Note Payable, Long-Term Portion	<u>\$ -</u>

Short and long-term obligations at June 30, 2021, and changes for the year then ended were as follows:

<u>Beginning Balance</u>	<u>Increase</u>	<u>Decrease</u>	<u>Ending Balance</u>	<u>Current</u>	<u>Noncurrent</u>
\$ 18,481,143	\$ -	\$ (3,679,070)	\$ 14,802,073	\$ 14,802,073	\$ -

On June 30, 2021, scheduled aggregate principal and interest maturities of notes payable were approximately as follows:

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ <u>14,802,073</u>	\$ <u>44,311</u>	\$ <u>14,846,384</u>

continue

NOTE J – COMPENSATED ABSENCES

Total vested pay benefits accrued for compensated absences on June 30, 2021, amount to \$2,467,968 which activity for the year ended June 30, 2021, is summarized as follows:

<u>Beginning Balance</u>	<u>Increase</u>	<u>Decrease</u>	<u>Ending Balance</u>	<u>Current</u>	<u>Noncurrent</u>
\$ 2,255,953	\$ 2,092,364	\$ (1,880,349)	\$ 2,467,968	\$ 117,263	\$ 2,350,705

NOTE K – EMPLOYEES' RETIREMENT PLAN

After the approval of Act No. 106-2017, with the elimination of the Board of Trustees and the liquidation of plan assets, the GASB No. 73, *Accounting and Financial Reporting for Pensions and Related Assets that are not Within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statement 67 and 68*, was implemented instead of GASB No. 68 effective on July 1, 2018. Accordingly, Total Pension Liability, Deferred Outflows / Inflows of Resources is presented. The information related to the Total Pension Liability presented is as of June 30, 2021.

Act No. 106-2017 impacts the benefits provided to ERS members as follows:

- New employees hired July 1, 2017 or later will be participants in a separate defined contribution plan and will not become ERS members.
- Effective July 1, 2017, current ERS members will no longer make any contributions to ERS. Prospectively, active members will participate in a separate defined contribution plan.

(1) Description of the Plan and Basis of Presentation

The Defined Benefit Pension Plan for Participants of the Employee's Retirement System of the Government of the Commonwealth of Puerto Rico (ERS) was created by Act No. 447, approved on May 15, 1951, as amended (Act No. 447-1951) and began operation on January 1, 1952, at which date, contributions by employers and participating employees commenced, to provide pension and other benefits to retired employees of the Commonwealth, its public corporations and municipalities. Prior to the effect of Act No. 106 of August 23, 2017 (Act No. 106-2017) the ERS was administered by the Board of Trustees of the ERS. Effective July 1, 2017, all employer contributions were eliminated pursuant to Act No. 106-2017 and the Commonwealth implemented a "Pay-As-You-Go" ("Pay-Go") system for the payment of pensions. Also pursuant to Act No. 106-2017, the ERS was required to liquidate its assets and transfer the net proceeds to the Department of Treasury of the Commonwealth to pay pension benefits. After that, new employees hired July 1, 2017 and later will not become ERS members, current ERS members will no longer make any contributions to ERS, and ERS will be funded on a "Pay-As-You-Go" basis.

As a result of the implementation of the "Pay-Go" system, the Plan does not meet the criteria in paragraph 4 of GASB No. 68, *Accounting and Financial Reporting for Pension*, to be considered a plan that is administered through a trust or equivalent arrangement and, therefore, is required to apply the guidance in GASB No. 73, *Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB 68, and Amendments to Certain Provisions of GASB Statements 67 and 68*. Under the guidance of GASB No. 73, 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.

continue

NOTE K – EMPLOYEES' RETIREMENT PLAN - continuation

(2) Pension Benefits

The benefits provided to the ERS participants are established by Commonwealth law and may be amended only by the Legislature with the Governor's approval, or by court decision. Certain provisions are different for the three groups of members who entered the ERS prior to July 1, 2013 as described below:

- Members of Act No. 447-1951 are generally those members hired before April 1, 1990 (Contributory, Defined Benefit Program)
- Members of Act No. 1 are generally those members hired on or after April 1, 1990 (Act No. 1-1990) and on or before December 31, 1999 (Contributory, Defined Benefit Program)
- Members of Act No. 305 are generally those members hired on or after January 1, 2000 and on or before June 30, 2013 (Define Contributory Hybrid Program). Each member has a no forfeitable right to the value of his/her account. Members have three options to invest their contributions. Investment income is credited to the member's account semiannually. The Commonwealth does not guarantee benefits at retirement age.

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, become members of the Contributory Hybrid Program as a condition to their employment.

In addition, employees who on June 30, 2013, were participants of previous programs became part of the Contributory Hybrid Program on July 1, 2013. Also, Act No. 3-2013 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.

(a) Service Retirement Eligibility Requirements

- 1) *Eligibility for Act No. 447-1951 Members:* Act No. 447-1951 members who were eligible to retire as of June 30, 2013 continue to be eligible to retire at any time. Prior to July 1, 2013, Act No. 447-1951 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. 447-1951 members who attained 30 years of Credited Service by December 31, 2013 are eligible to retire at any time.

Act No. 447-1951 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 upon attainment of the retirement eligibility age shown in the table below with 10 years of Credited Service.

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

continue

NOTE K – EMPLOYEES' RETIREMENT PLAN - continuation

In addition to the requirements in the table above, Act No. 447-1951 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. 1-1990 Members:* Act No. 1-1990 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. 1-1990 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. 1-1990 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. 1-1990 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.

- 3) *Eligibility for System 2000 Members:* System 2000 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, System 2000 members could retire upon attainment of age 55 for Public Officers in High Risk Positions and attainment of age 60 otherwise.

System 2000 members who were not eligible to retire as of June 30, 2013 are eligible to retire upon attainment of age 55 for Public Officers in High Risk Positions and upon attainment of the retirement eligibility age shown in the table below otherwise.

Date of Birth	Attained Age as of June 30, 2013	Retirement Eligibility Age
July 1, 1957 or later	55 or less	65
July 1, 1956 to June 30, 1957	56	64
July 1, 1955 to June 30, 1956	57	63
July 1, 1954 to June 30, 1955	58	62
Before July 1, 1954	59 and up	61

- 4) *Eligibility for Members Hired after June 30, 2013:* Attainment of age 58 if a Public Officer in a High-Risk Position and attainment of age 67 otherwise.

(b) Compulsory Retirement

All Act No. 447-1951 and Act No. 1-1990 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 hybrid contribution account at the time of retirement, plus, for Act No. 447-1951 and Act No. 1-1990 members, the accrued benefit determined as of June 30, 2013. If the balance in the hybrid contribution account is \$10,000 or less, it shall be paid as a lump sum instead of as an annuity. For System 2000 participants this service retirement annuity benefit is not available.

continue

NOTE K – EMPLOYEES' RETIREMENT PLAN - continuation

- 1) *Accrued Benefit as of June 30, 2013 for Act No. 447-1951 Members* – The accrued benefit as of June 30, 2013, shall be determined based on the average compensation, as defined, for Act No. 447-1951 members, the years of Credited Service, and the attained age of the member all as of June 30, 2013. For Act No. 447-1951 Mayors, the highest compensation, as defined, as a Mayor is determined as of June 30, 2013.

If the Act No. 447-1951 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. 447-1951 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. 447-1951 members eligible for this transitory benefit during the period beginning July 1, 2013 and ending upon the attainment of 30 years of Credited Service are considered pre-July 1, 2013 contributions; the contributions to the hybrid contribution account begin after the member attains 30 years of Credited Service.

If the Act No. 447-1951 member had less than 30 years of Credited Service as of December 31, 2013, the accrued benefit 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. Maximum benefit is 75% of average compensation. Except for Commonwealth Police and Commonwealth 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 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. 447-1951 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-Mayor Credited Service up to 20 years, plus 2.0% of highest compensation as Mayor for each year of non-Mayor Credited Service in excess of 20 years. Non-Mayor 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. 1-1990 Members*: The accrued benefit as of June 30, 2013 shall be determine based on the average compensation for Act No. 1 member, the years of Credited Service, and the attained age of the member all as of June 30, 2013. For Act No. 1-1990 Mayors, the highest compensation as a Mayor is determined as of June 30, 2013.

continue

NOTE K – EMPLOYEES' RETIREMENT PLAN - continuation

If the Act No. 1-1990 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. 1-1990 members, the accrued benefits equal 1.5% of Average Compensation multiplied by years of Creditable Service. The benefit is actuarially reduced for each year payment commences prior to age 65.

For Act No. 1-1990 Mayors with at least 8 years of Credited Service as a mayor, the accrued benefit will not 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

1) *Minimum Benefits*

- *Past Ad hoc Increases:* The Legislature, from time to time, increases pensions for certain retirees as described in Act No. 124-1973 and Act No. 23-1983.
- *Minimum Benefit for Members who Retired before July 1, 2013:* The minimum monthly lifetime income for members who retired or become disabled before July 1, 2013 is \$500 per month effective July 1, 2013 (\$400 per month effective July 1, 2007 and \$300 per month up to June 30, 2007). (Act No. 156-2003, Act No. 35-2007, and Act No. 3-2013)
- *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.

2) *Cost-of-Living Adjustments (COLA) to Pension Benefits*

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

3) *Special "Bonus" Benefits*

- *Christmas Bonus:* An annual bonus of \$200 for each retiree, beneficiary, and disabled member paid in December provided the member retired prior to July 1, 2013. (Act No. 144-2005, as Amended by Act No. 3-2013)

continue

NOTE K – EMPLOYEES' RETIREMENT PLAN - continuation

- *Medication Bonus*: 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. (Act No. 155-2003, as Amended by Act No. 3-2013)

(e) Changes in Plan Provisions since Prior Valuation

Act No. 106-2017 closed participation in ERS to new members effective July 1, 2017, and moved prospective accruals for all current active members to a separate defined contribution plan outside of ERS. The following contributions were eliminated July 1, 2017 by Act No. 106-2017:

- Act No. 116-2011 Employer Contributions
- Act No. 32-2013 Additional Uniform Contribution
- Act No. 3-2013 Supplemental Contributions
- Member Contributions

(3) Allocation Methodology

GASB Statement No. 73 requires that the primary government and the component units that provide pensions through the same defined benefits pension plan of its primary government, recognize their proportionate share of the total pension liability, deferred outflows of resources, deferred inflows of resources, and pension expense (benefit). The employer allocation percentage presented in the schedule of employer allocations and applied to amounts presented in the schedule of pension amounts by employer are based on the ration of each participating entity's actual benefit payments for allocation to the aggregate total of benefit payments for allocation paid by all participating entities during the year ending on the measurement date. Employer allocation percentages have been rounded for presentation purposes; therefore, amounts presented in the schedule of pension amounts by employer may result in immaterial differences. The difference between the actual benefits payments' column and the benefits payments for allocation in the schedule of employer allocations represents lump-sum distributions of accumulated benefits that were not considered for allocation purposes.

(4) Pension Liabilities, Pension Expenses, and Deferred Outflows/Inflows of Resources Related to Pensions

After the approval of Act No. 106-2017, the ERS assets are liquidated and GASB No. 73 is now implemented in substitution of GASB No. 68. The PRDH's Total Pension Liability was measured as of June 30, 2020 based on the audited financial information of January 28, 2022 and actuarial valuation as January 25, 2022.

(a) Total Pension Liability

Effective July 1, 2014, the PRDH implemented the provisions of GASB Statement No. 68, Accounting and Financial Reporting for Pensions – an amendment of GASB Statement No. 27, and GASB Statement No. 71, Pension Transition for Contributions Made Subsequent to the Measurement Date-an amendment of GASB Statement No. 68, which significantly changed the PRDH's accounting for pension amounts. The information disclosed below is presented in accordance with GASB No 73, after the implementation of Act No. 106-2017. The PRDH's Total Pension Liability was measured as of June 30, 2020. The measurement Date is June 30, 2019, date as of which the Total Pension Liability is determined. The Reporting Date is for periods ending July 1, 2019 through June 30, 2020. As June 30, 2021, the PRDH's proportional share of the Total Pension Liability used was as follows:

continue

NOTE K – EMPLOYEES’ RETIREMENT PLAN - continuation

Proportion - June 30, 2021	0.69401%
Proportion - June 30, 2020	0.70368%
Change - Increase (Decrease)	<u>-0.00967%</u>

As June 30, 2021, the PRDH reported \$194,807,757 as Total Pension Liability for its proportionate shares of the Total Pension Liability of ERS.

(b) Pension Expense

For the fiscal year ended June 30, 2021, the PRDH recognized pension expense of \$9,126,160 of total pension payments of the “Pay-As-You-Go” system.

(c) Deferred Outflows/Inflow of Resources

As of June 30, 2021, the PRDH reported Deferred Outflows of Resources and Deferred Inflows of Resources related to pensions from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 401,819	\$ 4,385,300
Changes of assumptions	24,456,195	3,344,012
Changes in proportions	188,371	2,406,384
Benefits payments made after measurement date	8,926,929	-
	<u>\$ 33,973,314</u>	<u>\$ 10,135,696</u>

Deferred outflows of resources and deferred inflows of resources above represent the unamortized portion of changes to Total Pension Liability to be recognized in future periods in a systematic and rational manner.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending June 30,	Amount
2022	\$ 3,413,297
2023	3,413,297
2024	3,413,294
2025	4,670,801
	<u>\$ 14,910,689</u>

continue

NOTE K – EMPLOYEES' RETIREMENT PLAN - continuation

(d) Actuarial Methods and Assumptions

Changes in Actuarial Methods since the Prior Evaluation

The GASB No. 73 discount rate has decreased from 3.50% as of June 30, 2019 to 2.21% as of June 30, 2020. The projected mortality improvement scale was updated from Scale MP-2019 to Scale MP-2020 to reflect the projected mortality improvement scale issued in the valuation year.

The ultimate cost of a pension plan is the excess of actual benefits and administrative expenses paid over actual net investment return on plan assets during the plan's existence until the last payment has been made to the last participant. The plan's "actuarial cost method" determines the expected incidence of actuarial costs by allocating portions of the ultimate cost to each plan year. The cost method is thus a budgeting tool to help to ensure that the plan will be adequately and systematically funded and accounted for. There are several commonly used cost methods which differ in how much of the ultimate cost is assigned to each prior and future year. Therefore, the pattern of annual contributions and accounting expense are also affected by the "asset valuation method" (as well as the plan provisions, actuarial assumptions, and actual plan demographic and investment experience each year).

Actuarial Cost Method

The plan's actuarial cost method is the entry age normal method. Under this method, a projected benefit is determined at each active participant's assumed retirement age assuming future compensation increases. The plan's normal cost is the sum of each active participant's annual cost for the current year of service determined such that, if it were calculated as a level percentage of his compensation each year, it would accumulate at the valuation interest rate over his total prior and future years of service to his assumed retirement date into an amount sufficient to fund his projected benefit. The plan's accrued liability is the sum of (a) the accumulation of each active participant's normal costs attributable to all prior years of service plus (b) the present value of each inactive participant's future benefits.

Because of Act No. 106-2017, no future benefits (except for the additional benefits due to death or disability for reasons specified in Act No. 127-1958) will be earned by ERS members. As a result, the GASB Statement No. 73 Total Pension Liability equals the present value of all non-Act No. 127-1958 projected benefits. The normal cost only reflects the anticipated future Act No. 127-1958 benefits.

Liability Determination

The results as of June 30, 2021 are based on projecting the System obligations determined as of the census data collection date of July 1, 2020 for one year using roll-forward methods, assuming no liability gains or losses.

Due to Act No. 106-2017, the non-Act No. 127-1958 benefits are considered fully accrued and the only normal cost going forward will be due to Act No. 127-1958 benefits.

A summary of the actuarial assumptions and methods used to calculate the total pension liability as of June 30, 2021 is provided below, including any assumptions that differ from those used in the June 30, 2020 actuarial valuation. Total pension liability represents the portion of the actuarial present value of projected benefit payments attributable to past periods of service for current and inactive employees. The actuarial valuation used the following actuarial assumptions:

continue

NOTE K – EMPLOYEES' RETIREMENT PLAN - continuation

Municipal Bond Rate: 2.21% per annum (Bond Buyer General Obligation 20-Bond Municipal Bond Index)

GASB No. 73 Discount Rate: 2.21% per annum

Compensation Increases: 3.0% per year. No compensation increases are assumed until July 1, 2021 as result of the Act No. 3-2017 four year extension of the Act No. 66-2014 salary freeze and the current general economy. Based on professional judgment and System input.

Define Contribution Hybrid Contribution Account: No member contributions will be made to the Defined Contribution account after June 30, 2017. Based on the liquidation of System assets and move to "Pay-As-You-Go" funding under Act No. 106-2017, no future interest credits are assumed after June 30, 2017.

Basis for Demographic Assumptions: The post-retirement health and disabled mortality assumptions used in the evaluation are based on a study of the plan's experience from 2007 to 2012 and updated expectations regarding future mortality improvement. Most other demographic assumptions used in the evaluation are based on a 2009 experience study using data as of June 30, 2003, June 30, 2005 and June 30, 2007. Certain demographic assumptions (e.g. termination and retirement) were impacted by the Act No. 3-2013 pension reforms and were revised based on the new retirement eligibility and expected future experience. All assumptions were reviewed with ERS staff for reasonableness and are documented in this Section.

Pre-retirement Mortality: For general employees not covered under Act No. 127-1958, RP-2014 Employee Mortality Rates for males and females adjusted to reflect Mortality improvement Scale MP-2020 from the 2006 base year, and projected forward using MP-2020 on a generational basis. For members covered under Act No. 127-1958, RP-2014 Employee Mortality Rates with blue collar adjustments for males and females adjusted to reflect Mortality Improvement Scales MP-2020 from the 2006 base year, and projected forward using MP-2020 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 Healthy Mortality: Rates which vary by gender are assumed for healthy retirees and beneficiaries based on a study of plan's experience from 2007 to 2012 and updated expectations regarding future mortality improvement. The 2010 base rates are equal to 92% of the rates from the UP-1994 Mortality Table for Males and 95% of the rates from the UP-1994 Mortality Table for Females, both projected from 1994 to 2010 using Scales AA. These base rates are projected using Mortality Improvement Scales MP-2020 on a generational. As generational tables, 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 plan's experience from 2007 to 2012 and updated expectations regarding future mortality improvement. The 2010 base rates are 105% of the rates from the UP-1994 Mortality Table for Males and 115% of the rates from the UP-1994 Mortality Table for Females. These base rates are projected using Mortality Improvement Scales MP-2020 on a generational. As generational tables, it reflects mortality improvements both before and after the measurement date.

NOTE K – EMPLOYEES' RETIREMENT PLAN - continuation

Discount Rate

After June 30, 2017, the Commonwealth enacted legislation that changed the structure of pension administration managed by ERS. For further information regarding such pension legislation. The discount rate was based on the Bond Buyer General Obligation 20-Bond Municipal Index. The discount rate on June 30, 2021, was as follow:

	June 30, 2021
Discount Rate	2.21%
20 Year Tax-Exempt Municipal Bond Yield	2.21%

(e) *Sensitivity of the Proportionate Share of the Total Pension Liability to Changes in the Discount Rate*

The following presents the PRDH's proportionate share of the Total Pension Liability calculated using the discount rate, as well as what the PRDH's proportionate share of the Total Pension Liability would be if it were calculated using a discount rate that is 1 – percentage point lower or 1 – percentage point higher than the current rate:

	1% Decrease 1.21%	Current Discount Rate 2.21%	1% Increase 3.21%
Total Pension Liability	\$ 252,289,616	\$ 194,807,757	\$ 193,850,395

The Employee's Retirement System of the Government of the Commonwealth of Puerto Rico provides additional information of the Defined Benefit Program and Hybrid Program. They issue a publicly available financial report that includes financial statements and required supplementary information for ERS, as a component unit of the Commonwealth. That report may be obtained by writing to the Administration at PO Box 42003, Minillas Station, San Juan, PR 00940-2003.

NOTE L – VOLUNTARY TERMINATION BENEFITS

On July 2, 2010, the Commonwealth enacted Act No. 70 to establish a program that provides benefits for early retirement or economic incentives for voluntary employment termination to eligible employees, as defined, including employees of the PRDH. Act No. 70 established that early retirement benefits will be provided to eligible employees that have completed between 15 to 29 years of credited service in the Retirement System and will consist of biweekly benefits ranging from 37.5% to 50 % of each employee' salary, as defined. In this early retirement benefit program, the PRDH will make the employee and the employer contributions to the Retirement System and pay the corresponding pension until the employee complies with the requirements of age and 30 years of credited service in the Retirement System. Economic incentives are available to eligible employees who have less than 15 years of credited service in the Retirement System or who have at least 30 years of credited service in the Retirement System and the age for retirement or who have the age for retirement. Economic incentives will consist of a lump-sum payment ranging from one-month to six-month salary based on employment years. Additionally, eligible employees that choose to participate in the early retirement benefit program or that choose the economic incentive and have less than 15 years of credited service in the Retirement System are eligible to receive health plan coverage for up to 12 months in a health plan selected by management of the PRDH.

continue

NOTE L – VOLUNTARY TERMINATION BENEFITS - continuation

The financial impact resulting for the benefits granted to participants on this program was the recognition within the PRDH's financial statements of a liability of \$2,467,968 in the accompanying statement of net position as of June 30, 2021, and a charge of \$511,606 under general and administrative in the accompanying statement of activities for the year ended June 30, 2021. On June 30, 2021, unpaid long-term benefits granted on this program were discounted at 2.03%. Accrued voluntary termination benefits at June 30, 2021, and changes for the year then ended were as follows:

<u>Beginning Balance</u>	<u>Increase</u>	<u>Decrease</u>	<u>Ending Balance</u>	<u>Current</u>	<u>Noncurrent</u>
\$ 3,757,805	\$ 188,118	\$ (699,724)	\$ 3,246,199	\$ 511,974	\$ 2,734,225

NOTE M – OTHER POSTEMPLOYMENT BENEFITS (OPEB)

In addition to the pension benefits described in Note N, the Commonwealth provides other retirement benefits, such as Christmas Bonus, and healthcare benefits for its retired employees in accordance with local laws. Substantially, all of the employees may become eligible for these benefits if they reach normal retirement age while working for the Commonwealth.

Healthcare Benefits

The PRDH accounts for OPEB under the provisions of GASB Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions, that replaces GASB Statement No. 45, Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions, changes similar to those implemented on GASB No. 67, Financial Reporting for Pension Plans, and No. 68, Accounting and Financial Reporting for Pensions should be made. This statement has substantially revised the accounting requirements previously mandated under GASB Statements No. 43 and 45. The most notable change is that the Annual Required Contribution (ARC) has been eliminated and the Net OPEB Liability will be an item on the employer's financial statement rather than a footnote entity.

GASB Number 75 governs the specifics of accounting for public OPEB plan obligation for participating employers and is required to be implemented for employer fiscal years beginning after June 15, 2017 (Fiscal Year 2017-2018). GASB No. 75 requires a liability for OPEB obligations, known as the Net OPEB Liability (Total OPEB Liability for unfunded plans), to be recognized on the balance sheets of participating employers. Changes in the Net OPEB Liability (Total OPEB Liability for unfunded plans) will be immediately recognized as OPEB Expense on the income statement or reported as deferred inflows/outflows of resources depending on the nature of the change.

As PRGERS is a multiple employer plan and the benefits are not funded by an OPEB trust, GASB No. 75 applies to the OPEB provided to each participating employer's own employees. The Central Government and its component units are considered to be one employer. Other employers also participate in PRGERS. Because certain employers that are component units of the Central Government prepare individual financial statements, a proportionate share of OPEB expense is determined for these employers.

Funding Policy – the ERS Medical Insurance Plan (MIP), are established by Act No. 95-1963. Its benefit consists of a maximum of \$100 per month per retiree or disabled member. There are no member or employer contributions on behalf of the MIPC. These benefits are financed on a "Pay-As-You-Go" basis from the General Fund of the Commonwealth of Puerto Rico and municipalities.

Christmas Bonus Benefits

The Christmas Bonus was \$200 per retiree pursuant to Act No. 3-2013. This benefit is recorded as expenditures when paid in the General Fund of the Commonwealth of Puerto Rico.

continue

NOTE M – OTHER POSTEMPLOYMENT BENEFITS (OPEB) – continuation

Relationship Between Valuation Date, Measurement Date, and Reporting Date

The Valuation Date is July 1, 2019. This is the date as of which the actuarial valuation is performed. The Measurement Date is June 30, 2020. This is the date as of which the Total OPEB Liability is determined. The Reporting Date is the employer’s fiscal year date. This report is for measurement year July 1, 2019 to June 30, 2020 for reporting period ending June 30, 2021.

Significant Changes

There have been no significant changes between the valuation date and measurement year end. Participant Data as of July 1, 2019 was 94,590 retirees.

Deferred Inflows and Outflows

Because all participants are inactive, there are no deferred inflows of resources as changes in actuarial assumptions or demographic gains and losses are recognized immediately during the measurement year. A deferred outflows of resources of \$449,043 was presented for payments made after June 30, 2020 to the plan.

Total OPEB Liability

On June 30, 2021, PRDH reported a liability of \$6,104,865 for its proportionate share of total collective OPEB liability. Total OPEB liability was measured as of June 30, 2020 and was determined by an actuarial valuation as of that date.

Total OPEB Liability	June 30, 2021	
	Total	Proportional Share (0.69800%)
Commonwealth Total OPEB Liability	\$ 874,627,778	\$ 6,104,865

The OPEB expense for the year ended June 30, 2021, amounted to \$675,458. The PRDH’s proportionate share of the Total OPEB liability used as of June 30, 2021, was 0.69800%.

Discount Rate

The discount rate on June 30, 2019 and 2020, was as follow:

	June 30, 2021
Discount Rate	2.21%
20 Year Tax-Exempt Municipal Bond Yield	2.21%

Mortality

Pre-retirement Mortality: For general employees not covered under Act No. 127, PubG-2010 Employee Mortality Rates, adjusted by 100% for males and 110% for females, projected to reflect Mortality Improvement Scale MP-2020 on a generational basis. For members covered under Act No. 127, the PubS-2010 Employee Mortality Rates are assumed for males and females, projected to reflect Mortality Improvement Scale MP-2020 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 127.

NOTE M – OTHER POSTEMPLOYMENT BENEFITS (OPEB) – continuation

Post-retirement Healthy Mortality: Rates which vary by gender are assumed for healthy retirees and beneficiaries based on a study of the Plan's experience from 2013 to 2018 and updated expectations regarding future mortality improvement. The PubG-2010 healthy retiree rates, adjusted by 100% for males and 110% for females, projected using MP-2020 on a generational basis. Prior to retiree's death, beneficiary mortality is assumed to be the same as the post-retirement healthy retiree mortality. For periods after the retiree's death, the PubG-2010(B) contingent survivor rates, adjusted by 110% for males and 120% for females, projected using MP-2020 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 rates, adjusted by 80% for males and 100% for females. The base rates are projected using Mortality Improvement Scale MP-2020 on a generational basis. As a generational table, it reflects mortality improvements both before and after the measurement date.

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

The following presents the PRDH's proportionate share of the Total OPEB Liability calculated using the discount rate, as well as what the PRDH's proportionate share of the Total OPEB Liability would be if it were calculated using a discount rate that is 1 – percentage point lower or 1 – percentage point higher than the current rate:

	1% Decrease 1.21%	Current Discount Rate 2.21%	1% Increase 3.21%
Total OPEB Liability	\$ 6,730,557	\$ 6,104,865	\$ 5,576,183

NOTE N – FIDUCIARY FUNDS

Ponce en Marcha

By Law No. 206 of August 28, 2003, the Department of Justice of the Commonwealth of Puerto Rico obtained a line of credit of \$90 million with the purpose of complying with a judicial settlement in the case of the Municipality of Ponce vs. the Puerto Rico Highway Authority and others. In relation with such a settlement, the PRDH is the fiscal agent of the funds for planning and development of several Municipality of Ponce projects. The amount of Other State Funds Receivable balance is \$336,410 on June 30, 2021 and is presented in the *Statement of Fiduciary Net Position*.

Special Communities

The PRDH is responsible for receiving and distributing funds assigned by the Perpetual Trust Fund for Special Communities for the Development Program ("the Program"). The Program was established by Act No. 271 of November 21, 2002 and is funded through legislative appropriations and other grants. Program funds are distributed to the services providers based on the contracts made with the Perpetual Trust Fund for Special Communities. The amount of Other State Funds Receivable balance is \$24,948 on June 30, 2021 and is presented in the *Statement of Fiduciary Net Position*.

continue

NOTE N – FIDUCIARY FUNDS – continuation

Remedy Fund

The Municipality of Juncos established and funded a trust fund for the purpose of implementing the two remedies selected by the U.S. Environmental Protection Agency (“EPA”) for the old Juncos Landfill Superfund site as set forth in the EPA “Decision Summary” documents dated September 24, 1991, and October 5, 1993, as amended by EPA, to correct environmental damage left by the old Juncos Landfill. As part of these remedies the PRDH was appointed as the administrator agent of the Remedy Fund. As part of the settlement agreement the PRDH established \$1.5 million as Remedy Fund for construction. The amount of Other State Funds Receivable balance is \$1,107,178 on June 30, 2021 and is presented in the *Statement of Fiduciary Net Position*.

NOTE O – COMMITMENTS AND CONTINGENCIES

Interagency Agreement

On August 7, 2008, the PRDH (also referred to as the “General Partner”), the Puerto Rico Public Housing Authority (PRPHA), the Puerto Rico Housing Finance Authority (“the Authority”), and the Government Development Bank for Puerto Rico (“the GDB”) entered into an Interagency Agreement (“the Agreement”).

Pursuant to the Agreement, the PRPHA and the PRDH determined it would be advantageous for the housing projects to undergo comprehensive modernization and/or construction, which will be undertaken and operated by the Vivienda Modernization 1, LLC (“the Project Company”), whose sole member is the partnership, of which the PRDH is the General Partner (see Note E). Pursuant to the Agreement, the PRDH determined that the PRPHA is better suited to satisfy certain obligations and authorized the PRPHA to perform certain duties on behalf of the PRDH, as further detailed in Section 1(a-1) of the Agreement.

The PRDH, with agreement from the Authority and the GDB, created a fund to support the programs of the PRDH (“the Program Modernization Fund”). The Program Modernization Fund will be held jointly by the GDB and the PRDH. The PRDH will use the Program Modernization Fund from time to time to finance the costs of modernizing and/or constructing other affordable units and to provide grants to the Authority.

The Authority shall assign to the PRPHA all payments received from the Project Company in accordance with appropriate loan documents. The PRDH also assigned to the PRPHA a portion of the purchase price as reimbursement of certain costs incurred previously by the PRPHA for the rehabilitation or construction of a portion of the units.

Finally, the PRDH and the PRPHA acknowledged that some of the public housing rental developments included in the Projects were subdivided from larger projects owned by the PRPHA. The PRDH and PRPHA will permit the use of the facilities by all residents of the main and subdivided rental developments.

Ground Lease

On August 1, 2008, the PRDH entered into a ground lease agreement with Vivienda Modernization Holdings 1, S.E., and a related entity. The lease is for a period of 99 years and requires a payment of \$1 per project. The related entity is required to use the land and property to rehabilitate, construct, develop and maintain public housing apartment.

Operating Leases

The PRDH has long-term operating lease agreements for substantially all of its office facilities for periods up to thirty (30) years.

continue

NOTE O – COMMITMENTS AND CONTINGENCIES – continuation

Litigation – PRDH

The PRDH is a defendant in a number of lawsuits. As stated by legal counsel, the PRDH has recorded a provision of \$8,063,642 in its governmental activities to cover its exposure to these lawsuits. The amount of the required reserve in other litigations that may result from the final settlement of these other lawsuits cannot be presently determined. In these cases, the ultimate amount that the PRDH may be required to pay as a result of the financial settlement of these lawsuits, if any, shall be funded through an appropriation from the Legislature of the Commonwealth of Puerto Rico.

The activity for the year related to the provision is as follows:

<u>Beginning Balance</u>	<u>Increase</u>	<u>Decrease</u>	<u>Ending Balance</u>	<u>Current</u>	<u>Noncurrent</u>
\$ 8,043,642	\$ 20,000	\$ -	\$ 8,063,642	\$ -	\$ 8,063,642

Federal and State Awards

The PRDH participates in a number of federal financial assistance programs funded by the federal government. Expenditures financed by these programs are subject to financial and compliance audits by the appropriate grantors or their representatives. If expenditures are disallowed due to noncompliance with grant program regulations, the PRDH may be required to reimburse the grantors for such expenditures.

PRDH received two Federal Emergency Management Agency (FEMA) grant awards totaling \$186.13 million to implement the New Secure Housing Program following Hurricane Georges in September 1998. In August 2012, the Puerto Rico Department of Housing submitted final expenditure claims totaling \$184.34 million. FEMA requested the audit of these claims to facilitate closeout of the grants.

The U.S. Office of Inspector General (OIG) performed an examination of the New Secure Housing Program covering fiscal years ended prior to June 30, 2013. This examination identified instances of non-compliance with terms and conditions of the grant’s agreements, applicable federal law, and the New Secure Housing Program’s regulations, including but not limited to the expenditure of resources for ineligible purposes. OIG identified in its examination ineligible construction costs amounting to approximately \$90.79 million. On April 10, 2017, the Secretary of the PRDH signed the New Secure Housing Program Voluntary Repayment Settlement Agreement (the Voluntary Settlement Agreement) with FEMA. PRDH entered into a six-year repayment plan, starting on July 31, 2017, with FEMA to return New Secure Housing funds amounting to approximately \$9.8 million that were determined to be ineligible costs within the \$90.79 million discussed above.

The Voluntary Settlement Agreement establishes the reimbursement to the New Secure Housing Program of the \$9.8 million, from non-federal funds, for ineligible expenditures, in seventy-two monthly cash payments of \$141,000, starting July 31, 2017, and continuing every month on the same date until the entire debt and all related charges are paid. (See Note L for more detail.) This agreement was fully paid in July 2021.

The PRDH is from time to time audited by the Office of the Controller for Puerto Rico (“the Controller”) which audits could result in request for reimbursements or other resolutions. These amounts, if any, of expenditures, which may be disallowed, cannot be determined at this time. Management believes that such disallowances, if any, will not have a material effect in the financial statements of the PRDH.

NOTE P – FUND BALANCES

The PRDH has adopted GASB Statement No. 54, which redefined how fund balances of the governmental funds are presented in the financial statements. This Statement provides more clearly defined fund balance categories to make the nature and extent of the constraints placed on a government's fund balances more transparent. Below is the detail included in the fund balance classification for the governmental funds on June 30, 2021:

General Fund

The General Fund includes the current financial resources, which relate to the general operations of the PRDH. These operations consist of the general administration and other activities not accounted for other major funds. The Nonspendable balance of \$74,271 is related to prepaid and other assets and the Assigned Fund Balance of \$47,012,952 on June 30, 2021 is for general administration.

CDBG Fund

This major fund accounts for grants received from HUD. The grant is restricted for the Community Development Block Grant program. This program provides annual grants to municipalities to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.

CDBG-DR Fund

This major fund accounts for grants received from HUD. The grant is restricted for the Community Development Block Grant Disaster Recovery Program. This program provides grants to rebuild areas affected by Presidentially declared disasters and provide crucial seed money to start the recovery process. Since CDBG Disaster Recovery (CDBG-DR) assistance may fund a broad range of recovery activities, it is designed to communities and neighborhoods that otherwise might not recover due to limited resources.

Self-Contribution Fund

The Self-Contribution Fund has Nonexpendable Fund Balance of \$29,222,399 million related mainly to accounts and note receivable related to the Partnership Agreement (see Note E), Committed funds of \$1,914,198, Nonexpendable Funds of \$29,222,399 for general administrative expenditures not accounted for in the General Fund, and a deficiency of (\$4,811,898) on unassigned deficit funds.

Sales and Acquisition Funds

The fund has ana Restricted Fund Balance of \$3.7 million related to cash restricted, and \$11.4 million as Assigned Fund Balance for the construction of houses for low income.

Other Governmental Funds

The non-major fund has a Special Revenue Restricted Fund Balance designated for specific purposes of \$3.6 million related to state assignments for housing projects. Also, the PRDH has a Committed Fund Balance of \$16.7 million related to legislation resolutions. The remaining Assigned Fund Balance of \$3.5 million, is related to a Debt Service Fund.

NOTE Q – PUERTO RICO OVERSIGHT, MANAGEMENT, AND ECONOMIC STABILITY ACT (PROMESA)

On June 30, 2016, the Puerto Rico Oversight, Management, and Economic Stability Act (PROMESA) was signed into law. PROMESA created a structure for exercising federal oversight over the fiscal affairs of territorial governments and their agencies and public corporations. More specifically, PROMESA did the following: (a) it established the Financial Oversight and Management Board for Puerto Rico (the Oversight Board) with broad powers of budgetary and financial control over Puerto Rico; and (b) it created procedures for adjusting debts accumulated by the Puerto Rico government and its instrumentalities and potentially for adjusting debts of other territories as well. During the fiscal years subsequent to June 30, 2016, the Commonwealth and eight other governmental entities in Puerto Rico have initiated proceedings at the request of the Governor under either Title III or Title VI of PROMESA to restructure or adjust their existing debt. On March 15, 2022, the Commonwealth Plan of Adjustment became effective, thereby significantly reducing the Commonwealth's debt levels and ending the Island's fiscal crisis.

PROMESA

In general terms, PROMESA seeks to provide the Commonwealth and its instrumentalities with fiscal and economic discipline through, among other things: (i) the establishment of the Oversight Board, whose responsibilities include the certification of fiscal plans and budgets for the Commonwealth and other instrumentalities and its related entities; (ii) a temporary stay of all creditor lawsuits under Title IV of PROMESA; and (iii) two alternative methods to adjust unsustainable debt: (a) a voluntary debt modification process under Title VI of PROMESA, which establishes a largely out-of-court debt restructuring process through which modifications to financial debt can be accepted by a supermajority of creditors; and (b) a quasi-bankruptcy proceeding under Title III of PROMESA, which establishes an in-court debt restructuring process substantially based upon incorporated provisions of Title 11 of the United States Code (the U.S. Bankruptcy Code). Each of these elements are divided among PROMESA's seven titles, as briefly discussed below:

(a) *Title I – Establishment of Oversight Board and Administrative Matters*

Upon PROMESA's enactment, the Oversight Board was established for Puerto Rico. As stated in PROMESA, "the purpose of the Oversight Board is to provide a method for a covered territory to achieve fiscal responsibility and access to the capital markets." On August 31, 2016, the President of the United States announced the appointment of the initial group of Oversight Board members, several of whom have been replaced with new members after their three-year terms expired.

Each Oversight Board member is required to have "knowledge and expertise in finance, municipal bond markets, management, law, or the organization or operation of business or government."

The Oversight Board was "created as an entity within the territorial government for which it was established" and is expressly not an entity of the federal government, but it was also established to act independently from the Commonwealth government, such that neither the Governor nor the Legislature may "(1) exercise any control, supervision, oversight, or review over the Oversight Board or its activities; or (2) enact, implement, or enforce any statute, resolution, policy, or rule that would impair or defeat the purposes of [PROMESA], as determined by the Oversight Board."

(b) *Title II – Fiscal Plan and Budget Certification Process and Compliance*

Title II sets forth the requirements for proposing and certifying fiscal plans and budgets for the Commonwealth and its instrumentalities. "Each fiscal plan serves as the cornerstone for structural reforms the Oversight Board deems necessary to ensure the territory, or instrumentality, will be on a path towards fiscal responsibility and access to capital markets."

continue

NOTE Q – PUERTO RICO OVERSIGHT, MANAGEMENT, AND ECONOMIC STABILITY ACT (PROMESA) –
continuation

Only after the Oversight Board has certified a fiscal plan may the Governor submit a fiscal year Commonwealth budget and fiscal year budgets for certain Commonwealth instrumentalities (as approved by the Oversight Board) to the Legislature.

In furtherance of the foregoing duties, PROMESA contains a provision that grants the Oversight Board powers to monitor compliance with certified fiscal plans and budgets and undertake certain actions, including spending reductions and the submission of recommended actions to the Governor that promote budgetary compliance. Please refer to the language of PROMESA for a complete description of the Oversight Board's powers related to fiscal plan and budgetary compliance. In addition, the United States Court of Appeals for the First Circuit has issued certain rulings regarding the interpretation of the Oversight Board's powers under PROMESA sections 204(a) and 108(a) that apply administrative law principles to statutes passed by the Commonwealth and certified as not significantly inconsistent with a Board-certified fiscal plan.

(c) *Title III – In-Court Restructuring Process*

Title III of PROMESA establishes an in-court process for restructuring the debts of Puerto Rico and other United States territories that is modeled after the process under Chapter 9 of the U.S. Bankruptcy Code.

The Oversight Board has sole authority to file a voluntary petition seeking protection under Title III of PROMESA, subject to the prerequisites therein.

In a Title III case, the Oversight Board acts as the debtor's representative and is authorized to take any actions necessary to prosecute the Title III case. Immediately upon filing the Title III petition, Bankruptcy Code section 362 (which is incorporated into Title III cases under PROMESA) applies to automatically stay substantially all litigation against the debtor (the Title III Stay). A Title III case culminates in the confirmation of a plan of adjustment of the debts of the debtor. The Oversight Board has the exclusive authority to file and modify a plan of adjustment prior to confirmation. Title III plans of adjustment have been confirmed and are currently effective for the Commonwealth, ERS, PBA, COFINA, and HTA.

(d) *Title IV – Temporary Stay of Litigation, Government Reporting, and Other Miscellaneous Provisions*

Title IV of PROMESA contains several miscellaneous provisions, including a temporary stay of litigation related to "Liability Claims", relief from certain wage and hour laws, the establishment of a Congressional Task Force on Economic Growth in Puerto Rico (the Task Force), the requirement that the Comptroller General of the United States submit two reports to Congress regarding the public debt levels of the U.S. territories, and expansion of the federal government's small business HUBZone program in Puerto Rico.

Pursuant to PROMESA Section 405, the enactment of PROMESA immediately and automatically imposed a temporary stay (the Title IV Stay) from June 30, 2016 (the date of PROMESA's enactment), through February 15, 2017, of all "Liability Claim" litigation commenced against the Commonwealth and its instrumentalities after December 18, 2015.

A "Liability Claim" is defined as any right to payment or equitable remedy for breach of performance related to "a bond, loan, letter of credit, other borrowing title, obligation of insurance, or other financial indebtedness for borrowed money, including rights, entitlements, or obligations whether such rights entitlements, or obligations arise from contract, statute, or any other source of law related [thereto]" for which the Commonwealth or one of its instrumentalities was the issuer, obligor, or guarantor and such liabilities were incurred prior to June 30, 2016.

NOTE Q – PUERTO RICO OVERSIGHT, MANAGEMENT, AND ECONOMIC STABILITY ACT (PROMESA) –
continuation

The Title IV Stay was subject to a one-time 75-days extension by the Oversight Board or a one-time 60-days extension by the United States District Court. On January 28, 2017, the Oversight Board extended the Title IV Stay by 75-days to May 1, 2017, at which time the Title IV Stay expired.

Title IV of PROMESA also required several federal government reports. First, PROMESA established the Task Force within the legislative branch of the U.S. federal government. The Task Force submitted its report to Congress on December 20, 2016.

Second, PROMESA required the U.S. Comptroller General, through the Government Accountability Office (GAO), to submit a report to the House and Senate by December 30, 2017, regarding: (i) the conditions that led to Puerto Rico's current level of debt; (ii) how government actions improved or impaired its financial condition; and (iii) recommendations on new fiscal actions or policies that the Commonwealth could adopt. The GAO published this report on May 9, 2018.

Third, PROMESA required the U.S. Comptroller General, through the GAO, to submit to Congress by June 30, 2017, a report on public debt of the U.S. territories. In addition to its initial report, the GAO must submit to Congress updated reports on the public debt at least once every two years. The GAO published its initial report on October 2, 2017. On June 30, 2021, the GAO published its latest biannual report on the public debt of the U.S. territories.

(e) *Title V – Infrastructure Revitalization*

Title V of PROMESA establishes the position of Revitalization Coordinator under the Oversight Board and provides a framework for infrastructure revitalization through an expedited permitting process for “critical projects” as identified by the Revitalization Coordinator.

(f) *Title VI – Consensual, Out-of-Court Debt Modification Process*

Title VI of PROMESA establishes an out-of-court process for modifying Puerto Rico's debts. Under PROMESA section 601(d), the Oversight Board is authorized to establish “pools” of bonds issued by each Puerto Rico government-related issuer based upon relative priorities.

After establishing the pools, the government issuer or any bondholder or bondholder group may propose a modification to one or more series of the government issuer's bonds. If a voluntary agreement exists, the Oversight Board must issue a certification and execute a number of additional processes in order to qualify the modification.

Finally, the United States District Court for the District of Puerto Rico must enter an order approving the Qualifying Modification and vesting in the issuer all property free and clear of claims in respect of any bonds.

The Title VI process was successfully implemented to restructure the debts of GDB, PRIDCO, and PRCCDA.

(g) *Title VII – Sense of Congress*

Title VII of PROMESA sets forth the sense of Congress that “any durable solution for Puerto Rico's fiscal and economic crisis should include permanent, pro-growth fiscal reforms that feature, among other elements, a free flow of capital between territories of the United States and the rest of the United States”.

continue

NOTE R – RELATED-PARTY TRANSACTIONS AND OTHER INTERGOVERNMENTAL TRANSACTIONS

During the year ended June 30, 2021, the Puerto Rico Department of Housing (PRDH) entered into the following related party or intergovernmental transactions:

1. Puerto Rico Electric Power Authority (PREPA) – The Electric power company is a government-owned corporation of Puerto Rico responsible for electricity generation, power transmission, and power distribution in Puerto Rico. During the year the PRDH incurred electricity expenditures amounting \$1,025,885.
2. Puerto Rico Aqueducts and Sewers Authority (PRASA) – Water company and government-owned corporation of Puerto Rico responsible for water quality, water management, and water supply in Puerto Rico. The PRDH incurred in expenditures regarding the services provided by the PRASA amounting \$319,668.
3. The Puerto Rico Public Housing Administration (PRPHA) – The PRDH received from the PRPHA rent income and indirect costs reimbursements in the amounts of \$1,500,000 and \$4,500,000, respectively, for the space used by the PRPHA on the PRDH’s main building and other related expenses. This income is used to pay half of the principal and interest expense on a Loans Payable related to the acquisition of the PRDH main building and to cover other administrative expenses. The amounts receivable and payable between the PRPHA and the PRDH, as of June 30, 2021 are presented in the financial statements as follows:

Financial Statements Accounts	Statement of Net Position	Balance Sheet – Governmental Funds
Other Accounts Receivable	\$9,055,084	\$9,055,084
Account Payable - Section 8	\$1,439,742	\$1,439,742
Account Payable Long Term	\$9,891,448	\$0

Also, an account payable long term is register as part of the Developer advance made by PRPHA on behalf of the PRDH as part of the mixed financing agreements. This amount as of June 30, 2021 is \$45,815,653. The account payable long term to the PRPHA relates to the mixed finance projects and other housing programs. This account is payable from the resources that are expected from the Note Receivable from Related Entity and Developer.

4. Puerto Rico Department of the Treasury (PRDT) – As of June 30, 2021 the PRDH had an amount due to the PRDT of \$2,398,593 related to expenditures incurred for the Community Development Block Grant Program. Such amounts will be repaid as soon as federal funds are received from HUD.
5. Special Communities Perpetual Trust (the Trust) – The PRDH grants leases to the participants of the housing program of the Special Communities Perpetual Trust (the Trust), a component unit of the Commonwealth of Puerto Rico, when circumstances cause a delay in the process of granting the mortgage loans. Once the circumstances preventing the granting of the mortgage are resolved, the lease granted by the PRDH is terminated and a mortgage loan is granted by the Trust. The revenue generated by the leases is passed on from the PRDH to the Trust. The PRDH collects lease and mortgage payments from the Trust’s program participants and charges the Trust a fee of 15% of the collections processed. These fees amounted to approximately \$24,779 for the year ended on June 30, 2021.

continue

NOTE R – RELATED-PARTY TRANSACTIONS AND OTHER INTERGOVERNMENTAL TRANSACTIONS –
continuation

The Trust may contribute funds to the PRDH for the expropriations of land, housing and buildings. Pursuant to the Trust's programs and objectives, these properties have been purchased in order to either, develop the infrastructure of a special community and later transfer such developments to the community or to acquire housing for relocated residents, who would in turn eventually enter into a rental or mortgage agreement with the Trust, through the PRDH. These properties have been purchased in the names of PRDH (or the Department of Transportation and Public Works) because the Trust does not have the power and authority to purchase such assets and register them on the Trust's name. The amounts contributed by the Trust are recorded as program expenditure in the year the disbursements are made. During the year ended June 30, 2021 no contributions were made by the Trust.

NOTE S – SUBSEQUENT EVENTS

Management believes that the following events should be disclosed:

Extension of Single Audit Submission

As a result of COVID-19, the United States Office of Management and Budget issued a memorandum granting various disaster relief flexibilities to reduce burden for financial assistance. One of these flexibilities was the extension for Single Audit submission. Awarding agencies, in their capacity as cognizant or oversight agencies for audit, should allow recipients and subrecipients that have not yet filed their single audits with the Federal Audit Clearinghouse as of the date of the issuance of this memorandum that have fiscal year-ends through June 30, 2021, to delay the completion and submission of the Single Audit reporting package, as required under Subpart F of 2 CFR § 200.501 to six months beyond the normal due date. No further action by awarding agencies is required to enact this extension. This extension does not require individual recipients and subrecipients to seek approval for the extension by the cognizant or oversight agency for audit; however, recipients and subrecipients should maintain documentation of the reason for the delayed filing.

Recipients and subrecipients taking advantage of this extension would still qualify as a "low-risk auditee" under the criteria of 2 CFR § 200.520(a). (2 CFR § 200.501). For the Company, such flexibility extends the period for completion and submission of the June 30, 2021 Single Audit from its original due date of March 31, 2022, to September 30, 2022. This extension covered this Single Audit.

On September 17, 2022, Puerto Rico was directly impacted by Hurricane Fiona leaving in its path the destruction of homes, knocking out power across the entire island and flooding many streets and roads. The Governor of Puerto Rico submitted to the Government of the United States a request of a declaration of major disaster and the activation of funds from the Public Assistance program of Federal Emergency Management Agency.

On September 18, 2022, Puerto Rico was declared a major disaster area under the Stafford Act. Consistent with this declaration and the complications created by Hurricane Fiona, OMB has granted a six month extension for all single audits that cover recipients in Puerto Rico and have due dates between September 18, 2022 and December 31, 2022. This extension covers this single audit.

Commonwealth Fiscal Plan

On January 27, 2022, the Fiscal Oversight Management Board approved the current version of the Commonwealth Fiscal Plan (2022 Commonwealth Fiscal Plan). This fiscal plan prioritizes resources allocations across a few major themes:

continue

NOTE S – SUBSEQUENT EVENTS – continuation

- Investing in operational capacity of government to deliver services with Civil Service Reform, including increasing salaries.
- Prioritizing obligations to current and future retirees; and
- Creating a fiscally responsible post- bankruptcy government.

The 2022 Commonwealth Fiscal Plan continues to incorporate a set of structural reforms that, if successfully implemented, will enable Puerto Rico to begin to grow again based on competitiveness, countering the negative growth trajectory that has plagued the island for over a decade and reducing the dependence on federal funds to stimulate economic development.

Law 80-2020 – Early Retirement Program

On December 28, 2021, the United States District Court for the District of Puerto Rico issued an order invalidating Puerto Rico Law 80-2020, which established an early retirement program for the employees of the Commonwealth.

On July 21, 2022, the Fiscal Oversight Management Board issued a statement to accept a proposal from the Governor of the Commonwealth to partially implement the early retirement program under Law 80-2020 and limit implementation of the law to certain non-essential governmental employees.

Joint Circular Letter 2022-01

On January 27, 2022, the Commonwealth of Puerto Rico issued Joint Circular Letter 2022-01 related to Obligations of the Government Entities under the confirmation order of the Adjustment Plan of the Commonwealth of Puerto Rico and the Ordered Transfers by the U.S. District Court for Puerto Rico. Such Circular Letter notified the Court approval of the fiscal plan and the amounts to be transferred by each governmental agency under Title III Joint Plan. As a result of this decision, on February 2022, the PRDH paid \$6,000,000.

The PRDH has evaluated subsequent events through December 28, 2022, the date which the financial statements were available to be issued. Except for the subsequent events mentioned above, no additional events were identified that should be disclosed or adjusted in the Financial Statements or its Notes.

END OF NOTES

REQUIRED SUPPLEMENTARY INFORMATION

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COMMONWEALTH OF PUERTO RICO
DEPARTMENT OF HOUSING

SCHEDULE OF REVENUES AND EXPENDITURES – BUDGET AND
ACTUAL – GENERAL FUND – NON-GAAP BUDGETARY BASIS
FOR THE FISCAL YEAR ENDED JUNE 30, 2021

	Budget Amounts		Actual Amounts	Variance
	Original	Final	Budgetary Basis	
Revenues:				
Appropriations from Commonwealth	\$ 22,794,000	\$ 29,626,375	\$ 29,626,375	\$ -
Expenditures and Tranfers:				
General and Administrative	22,794,000	22,974,159	18,774,452	4,199,707
Transfers - Out	-	6,652,216	6,652,216	-
Total Expenditures and Tranfer	<u>22,794,000</u>	<u>29,626,375</u>	<u>25,426,668</u>	<u>4,199,707</u>
Excess of Revenues Over Expenditures and Other Financing Uses	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,199,707</u>	<u>\$ (4,199,707)</u>

The accompanying Notes to Schedule of Revenues and Expenditures – Budget and Actual – General Fund are an integral part of this schedule.

NOTE A – BUDGETS AND BUDGETARY ACCOUNTING

The Department of Housing of the Commonwealth of Puerto Rico (“PRDH”) follows these procedures in establishing the budgetary data reflected in the financial statements:

1. Formal budgetary integration is employed as a management control device during the year for the General Fund. The Department of the Treasury and the Office of Management and Budget of Puerto Rico have the responsibility to ensure that budgetary spending control is maintained in the PRDH. Budgetary control is exercised through the Puerto Rico Integrated Financial Accounting System (“PRIFAS”).
2. On or before November 15, the Secretary submits to the Office of Management and Budget of Puerto Rico a proposed operating budget for review and approval. OMB will submit the revised budget to the Legislature of the Commonwealth of Puerto Rico for final approval to be effective for the fiscal year commencing the following July 1. The operating budget includes proposed expenditures and the means for financing them.
3. The budget is legally enacted through passage of a law.
4. Unused appropriations for the annual budgeted funds lapse at the end of the year.
5. The budget is prepared on the budgetary basis of accounting. The actual results of operations presented in the *Budgetary Comparison Schedule – Budget and Actual – General Fund* are in conformity with the budgetary accounting for a better comparison with the budget information. See Note A to the basic financial statements.
6. Generally, unused appropriations for the annual budgeted funds lapse at the end of the year. However, for fiscal year ended June 30, 2020, the PRDH received a special appropriation from the Commonwealth of \$51,431,000 to assist five municipalities in the reconstruction process after a series of earthquakes that affected mostly the southwest of Puerto Rico during the year 2020. These funds will be available until June 30, 2023.
7. Explanation of Differences Between Budgetary Inflows and Outflows Revenues and Expenditures:

Excess of Revenues Over Expenditures	\$ 4,199,707
Timing differences:	
Current year expenditures against prior year special appropriation	(13,942,659)
Net Change In Fund Balance General Fund - U.S. GAAP Basis	\$ (9,742,952)

END OF NOTES

**COMMONWEALTH OF PUERTO RICO
DEPARTMENT OF HOUSING**

**REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF PROPORTIONATE SHARE
OF THE TOTAL PENSION LIABILITY
FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

	2021	2020	2019	2018
Proportionate Share of the Collective Total Pension Liability	0.61472%	0.70368%	0.70645%	0.70511%
Proportion of the Total Pension Liability *	\$ 194,807,757	\$ 174,867,629	\$ 173,004,986	\$ 198,873,255
Covered - Employee Payroll	N/A	N/A	N/A	N/A
Proportionate Share of the Collective Total Pension Liability as Percentage of Covered-Employee Payroll	N/A	N/A	N/A	N/A

Notes to Schedule:

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

* Covered payroll is no longer applicable since contributions are not longer based on payroll and were eliminated pursuant to Act No. 106-2017.

* There are no assets accumulated in a trust that meets the criteria in GASBS No. 73, paragraph 4, to pay related benefits.

Note: Fiscal year 2019 was the first year that PRDH 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.

The notes to the Required Supplementary Information are an integral part of this Schedule.

**COMMONWEALTH OF PUERTO RICO
DEPARTMENT OF HOUSING**

**REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF PROPORTIONATE SHARE OF TOTAL
OTHER POSTEMPLOYMENT BENEFITS LIABILITY
FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Proportionate Share of Total Other Post-Employment Benefit Liability	0.69800%	0.70957%	0.71584%	0.69958%
Proportion of Total Other Post-Employment Benefit Liability *	\$ 6,104,865	\$ 5,905,286	\$ 6,028,444	\$ 6,439,762
Covered - Employee Payroll **	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

Notes to Schedule:

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

** Covered payroll is no longer applicable since contributions are not longer based on payroll and were eliminated pursuant to Act No. 106-2017.

* There are no assets accumulated in a trust that meets the criteria in GASBS No. 75, paragraph 4, to pay related benefits.

Note: Fiscal year 2019 was the first year that the new requirements of GASB Statement No. 75 were implemented by PRH. 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.

The notes to the Required Supplementary Information are an integral part of this Schedule.

**NOTES TO THE REQUIRED SUPPLEMENTARY
INFORMATION – SCHEDULES OF PROPORTIONATE
SHARE OF TOTAL PENSION LIABILITY AND TOTAL
OTHER POSTEMPLOYMENT BENEFITS LIABILITY
FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

**COMMONWEALTH OF PUERTO RICO
DEPARTMENT OF HOUSING**

1. The schedules are intended to show information for ten years. Additional years will be displayed as they become available. The information presented relates solely to the PRDH and not Employee's Retirement System of the Government of the Commonwealth of Puerto Rico as a whole.
2. The data provided in the schedules is based as of the measurement date of the total pension and total other postemployment benefits liabilities, which is as of the prior fiscal year ended June 30th.
3. On August 23, 2017, was enacted the Act No. 106, known as the "Act to Guarantee Payment to Our Retirees and Establish a New Plan for Defined Contributions for Public Employees". This Act determined and declared that the ERS, JRS and TRS are in a financial emergency. Also, by this Act is hereby created the Account for the Payment of Accumulated Pensions, a trust account, separated from the general assets and accounts of the Government, designated to pay the Accumulated Pensions by the ERS, JRS and TRS under the "Pay-As-You-Go" scheme, as established in Chapter 2 of this Act. Once Retirement Systems exhaust their assets, the Accumulated Pension Payment Account, which will be largely nourished by the General Fund, as provided in this Act, will assume and guarantee the payment of the Accumulated Pensions as established in this Act. However, the Municipalities, the Legislative Branch, the Public Corporations, the Government and the Administration of the Courts will be obliged to pay the "Pay-Go" Charge as appropriate to each one to nurture the Account for the Payment of the Accumulated Pensions.

END OF NOTES

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PART II

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

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**COMMONWEALTH OF PUERTO RICO
DEPARTMENT OF HOUSING**

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Assistance Listing Number	Pass-Through Entity Identifying Number	Passed Through to Subrecipients	Total Federal Expenditures
U.S. Department of Agriculture Program:				
Puerto Rico Department of Education – Child and Adult Care Food Program	10.558	N/A	\$ -	\$ 910
Total U.S. Department of Agriculture Program			<u>-</u>	<u>910</u>
U.S. Department of the Treasury:				
Puerto Rico Office of Management and Budget – Coronavirus Relief Fund	21.019	N/A	-	862,733
Total U.S. Department of the Treasury			<u>-</u>	<u>862,733</u>
U.S. Department of Housing and Urban Development Programs:				
Community Development Block Grant/State's Program and Non-Entitlement Grants in Hawaii	14.228		123,779,194	344,282,880
COVID19 - Community Development Block Grant/State's Program and Non-Entitlement Grants in Hawaii	14.228		85,686	85,764
Continuum of Care Program	14.267		-	1,109,083
Total U.S. Department of Housing and Urban Development Programs			<u>123,864,880</u>	<u>345,477,727</u>
Total Expenditures of Federal Awards			<u>\$ 123,864,880</u>	<u>\$ 346,341,370</u>

The accompanying Notes to Schedule of Expenditures of Federal Awards are an integral part of this Schedule.

1. BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards (Schedule) includes the federal award activities of the Department of Housing of the Commonwealth of Puerto Rico (PRDH) under programs of the Federal government for the fiscal year ended June 30, 2021. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the PRDH, it is not intended to and does not present the financial position, changes in net position, or cash flows of the PRDH.

Therefore, some amounts presented in this Schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements. PRDH reporting entity is defined in Note (1) (A) to the basic financial statements. All federal financial awards received directly from federal agency as well as federal financial awards passed-through other government agencies, if any, are included on the Schedule.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

- A. Expenditures reported on the Schedule are reported on the modified accrual basis of accounting. Such expenditures are recognized following, as applicable, the cost principles in Office of Management and Budget Circular A-87, State and Local Governments, or the cost principles contained in Subpart E of Title 2 U.S. Code of Federal Regulation Part 200, wherein certain types of expenditures are not allowable or are limited as to reimbursement.
- B. Negative amounts, if any, shown on the Schedule represent adjustments or credits made in the normal course of business to amounts reported as expenditures in prior years.
- C. Pass-through entity identifying numbers are presented where available and applicable.
- D. PRDH has elected not to use the 10 percent de minimis indirect cost rate allowed under the Uniform Guidance.

3. SCHEDULE NOT IN AGREEMENT WITH OTHER FEDERAL AWARD REPORTS

The information included in the Schedule may not fully agree with other federal award reports submitted directly to federal granting agencies.

4. ASSISTANCE LISTING NUMBER

The Assistance Listing Number, formerly known as the Catalog of Federal Domestic Assistance (CFDA) Number, is a five-digit number assigned in the awarding document for all Federal assistance award mechanisms, including Federal grants and cooperative agreements.

5. COMMUNITY DEVELOPMENT BLOCK GRANTS/STATE'S PROGRAM AND NON-ENTITLEMENT GRANTS IN HAWAII

This Community Development Block Grants/State's Program and Non-Entitlement Grants in Hawaii (CDBG) program provides annual grants to municipalities to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The CDBG program includes funds for the Community Development Block Grants/State's Program and Non-Entitlement Grants in Hawaii – Disaster Recovery Program or CDBG-DR program which provides funds to rebuild areas affected by Presidentially declared disasters and provide crucial seed money to start the recovery process.

5. COMMUNITY DEVELOPMENT BLOCK GRANTS/STATE'S PROGRAM AND NON-ENTITLEMENT GRANTS IN HAWAII – continuation

Expenditures under this program and amounts pass-through to subrecipients for the year ended June 30, 2021 was as follows:

	Federal Assistance <u>Listing Number</u>	<u>Grant Number</u>	<u>Passed Through to Subrecipients</u>	<u>Total Federal Expenditures</u>
Community Development Block Grant/State's Program and Non-Entitlement Grants in Hawaii:	14.228			
FY 2008 Grant		B08DC7201	\$ -	\$ 25,877
FY 2009 Grant		B09DC7201	842,555	861,328
FY 2010 Grant		B10DC7201	1,365,069	1,365,378
FY 2011 Grant		B11DC7201	1,464,107	1,468,851
FY 2012 Grant		B12DC7201	729,329	729,329
FY 2013 Grant		B13DC7201	755,267	762,860
FY 2014 Grant		B14DC7201	1,197,009	1,197,009
FY 2015 Grant		B15DC7201	2,190,744	2,195,744
FY 2016 Grant		B16DC7201	5,072,704	5,072,704
FY 2017 Grant		B17DC7201	6,306,346	6,375,096
FY 2018 Grant		B18DC7201	8,960,537	8,960,537
FY 2019 Grant		B19DC7201	10,816,410	11,385,149
FY 2020 Grant - COVID19		B20WC7201	85,686	85,764
FY 2021 Grant		B21DC7201	<u>2,389</u>	<u>2,389</u>
Sub Total Community Development Block Grant/State's Program and Non-Entitlement Grants in Hawaii			39,788,152	40,488,015
CDBG Program - Disaster Recovery	14.228	B17DM7201	<u>84,076,728</u>	<u>303,880,629</u>
			<u>\$ 123,864,880</u>	<u>\$ 344,368,644</u>

6. RELATIONSHIP TO STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS

Expenditures of federal awards are reported in PRDH's *Statement of Revenues, Expenditures and Changes in Fund Balance – Governmental Fund* in the Community Development Block Grant Fund, Community Development Block Grant – Disaster Recovery Fund, Self-Contribution Fund, Sales and Acquisition Fund, and Other Governmental Funds columns.

7. LATE ISSUANCE OF SINGLE AUDIT REPORTING PACKAGE

The Single Audit reporting package, as defined and required in 2 CFR 200 for fiscal year ended June 30, 2020, could not be submitted in a timely manner because of the effects of the Novel Coronavirus COVID-19. As further discussed in PRDH's Notes to the Financial Statement included in its audited financial statements for the same year, PRDH's activities were affected by the Executive Orders issued by the Governor of Puerto Rico, and subsequently a waiver was granted by the OMB through the issuance of the memorandum M-20-17.

continue

7. LATE ISSUANCE OF SINGLE AUDIT REPORTING PACKAGE – continuation

The Compliance Supplement Addendum released in December of 2020 on page 117 states: “Due to the large size of the COVID-19 programs and the Federal government dependency on single audit reports to assist with proper oversight over these funds, we strongly encourage the auditees and auditors to complete and submit their relevant portions of single audit reporting packages for fiscal year ends, subject to the provisions of the extension described herein, as early as possible prior to the normal due dates of the earlier of thirty days after the receipt of the auditor’s reports or nine months after the fiscal year end date. In light of the late issuance of audit guidance for the COVID-19 programs contained in this addendum, awarding agencies, in their capacity as cognizant or oversight agencies for audit, must allow recipients and subrecipients that received COVID-19 funding with original due dates from October 1, 2020, through June 30, 2021, an extension for up to three (3) months beyond the normal due date in the completion and submission of the Single Audit reporting package. No further action by awarding agencies is required to enact this extension.

On September 17, 2022, Puerto Rico was directly impacted by Hurricane Fiona leaving in its path the destruction of homes, knocking out power across the entire island and flooding many streets and roads. The Governor of Puerto Rico submitted to the Government of the United States a request of a declaration of major disaster and the activation of funds from the Public Assistance program of Federal Emergency Management Agency.

On September 18, 2022, Puerto Rico was declared a major disaster area under the Stafford Act. Consistent with this declaration and the complications created by hurricane Fiona, OMB has granted a six month extension for all single audits that cover recipients in Puerto Rico and have due dates between September 18, 2022 and December 31, 2022. For PRDH, such flexibility extends the period for completion and submission of the June 30, 2021 Single Audit from its postponed due date of September 30, 2022, to March 30, 2023.

END OF NOTES



“ENHANCING THE QUALITY OF ACCOUNTING, AUDITING AND ATTESTATION SERVICES”

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

**Honorable Secretary of the
Department of Housing of the
Commonwealth of Puerto Rico
San Juan, Puerto Rico**

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the **Department of Housing of the Commonwealth of Puerto Rico (PRDH)**, as of and for the fiscal year ended June 30, 2021, and the related notes to basic financial statements, which collectively comprise the **PRDH’s** basic financial statements, and have issued our report thereon dated December 28, 2022.

Internal Control Over Financial Reporting

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

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weakness or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weakness. We identified certain deficiency in internal control, described in the accompanying Schedule of Findings and Questioned Costs as item 2021-001 that we consider to be significant deficiency.

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

Honorable Secretary of the
Department of Housing of the
Commonwealth of Puerto Rico

Page 2

Compliance and Other Matters

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

PRDH's Response to Findings

PRDH's response to the finding identified in our audit is described in the accompanying Schedule of Findings and Questioned Costs. PRDH's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

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



CPA DIAZ-MARTINEZ, CSP
Certified Public Accountants & Consultants
License Number 12, expires on December 1, 2025

Caguas, Puerto Rico
December 28, 2022

Stamp No. E508704 of the Puerto Rico Society of Certified
Public Accountants was affixed to the original report.



“ENHANCING THE QUALITY OF ACCOUNTING, AUDITING AND ATTESTATION SERVICES”

**INDEPENDENT AUDITOR’S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND ON
INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

**Honorable Secretary of the
Department of Housing of the
Commonwealth of Puerto Rico
San Juan, Puerto Rico**

Report on Compliance for Each Major Federal Program

We have audited **Department of Housing of the Commonwealth of Puerto Rico (PRDH)**’s compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the **PRDH**’s major Federal programs for the fiscal year ended June 30, 2021. **PRDH**’s major Federal programs are identified in the Summary of Auditors’ Result Section of the accompanying Schedule of Findings and Questioned Costs.

Management’s Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor’s Responsibility

Our responsibility is to express an opinion on compliance for each of the **PRDH**’s major Federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major Federal program occurred. An audit includes examining, on a test basis, evidence about the **PRDH**’s compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major Federal program. However, our audit does not provide a legal determination of the **PRDH**’s compliance.

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE REQUIREMENTS FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Honorable Secretary of the
Department of Housing of the
Commonwealth of Puerto Rico

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Opinion on Each Major Federal Programs

In our opinion, **PRDH** complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major Federal programs for the fiscal year ended June 30, 2021.

Other Matters

The results of our auditing procedures disclosed an instance of noncompliance, which are required to be reported in accordance with the Uniform Guidance and which are described in the accompanying Schedule of Findings and Questioned Costs as item 2021-002. Our opinion on each major Federal programs is not modified with respect to this matter.

PRDH's response to the noncompliance finding identified in our audit are described in the accompanying Schedule of Findings and Questioned Costs. The **PRDH's** response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control Over Compliance

Management of the **PRDH** is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the **PRDH's** internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the **PRDH's** internal control over compliance.

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

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weakness. However, we identified certain deficiency in internal control over compliance, as described in the accompanying Schedule of Findings and Questioned Costs as item 2021-002 to be significant deficiency.

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE REQUIREMENTS FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

**Honorable Secretary of the
Department of Housing of the
Commonwealth of Puerto Rico**

Page 3

PRDH's response to the internal control over compliance finding identified in our audit is described in the accompanying Schedule of Findings and Questioned Costs. PRDH's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

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



CPA DIAZ-MARTINEZ, CSP
Certified Public Accountants & Consultants
License Number 12, expires on December 1, 2025

Caguas, Puerto Rico
December 28, 2022

Stamp No. E508705 of the Puerto Rico Society of Certified
Public Accountants was affixed to the original report.

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PART III
FINDINGS AND QUESTIONED COSTS

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SECTION I – SUMMARY OF AUDITOR’S RESULTS

Financial Statements

Type of auditor’s report issued: Unmodified Opinions
Modified: Qualified Opinion
 Adverse Opinion
 Disclaimer Opinion

Internal control over financial reporting:

- Material weakness (es) identified? Yes No
- Significant deficiency (ies) identified? Yes None Reported

Noncompliance material to financial statements noted? Yes No

Federal Awards

Internal control over Major Federal Programs:

- Material weakness (es) identified? Yes No
- Significant deficiency (ies) identified? Yes None Reported

Type of auditors’ report issued on compliance for Major Federal Programs: Unmodified Opinion
Modified: Qualified Opinion
 Adverse Opinion
 Disclaimer Opinion

Any audit finding disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? Yes No

Identification of Major Federal Programs:

ASSISTANCE LISTING NUMBER	NAME OF FEDERAL PROGRAM OR CLUSTER
14.228	Community Development Block Grant/State’s Program and Non-Entitlement Grants in Hawaii
14.228	COVID19 - Community Development Block Grant/State’s Program and Non-Entitlement Grants in Hawaii

Dollar threshold used to distinguish between Type A and Type B Programs: \$3,000,000

Auditee qualified as low-risk auditee? Yes No

SECTION II – FINANCIAL STATEMENT FINDINGS

FINDING REFERENCE NUMBER	2021-001
TYPE OF FINDING	SIGNIFICANT DEFICIENCY
CRITERIA	Codification of Governmental Accounting and Financial Reporting Standards, Section 1100, Accounting and Reporting Capabilities, in Section .101, states that a governmental accounting system must make it possible both: (a) to present fairly and with full disclosure the funds and activities of the governmental unit in conformity with generally accepted accounting principles, and (b) to determine and demonstrate compliance with finance-related legal and contractual provisions.
CONDITION	As part of our audit procedures over financial reporting, we noted that significant adjustments were made after the initial trial balances and financial statements were made available to audit. Restatements to prior period balances in the amount of \$16.3 million were made to correct misstated amounts at the beginning of the fiscal year under audit.
EFFECT	Failure to properly present and reconcile capital assets and other transactions, may affect Management decision making and incorrect assumptions of the users of the financial statements.
CAUSE	Internal controls of PRDH, failed to assure that accounting records reconciled with the related schedules on a timely basis.
IDENTIFICATION AS A REPEAT FINDING	Not previously reported.
RECOMMENDATION	We recommend Management to monitor the reconciliation of accounting records with subsidiaries periodically, in order to identify and correct any material misstatement timely.
VIEWS OF RESPONSIBLE OFFICIALS AND PLANNED CORRECTIVE ACTION	<p>The initial trial balances were preliminary and for the purpose of advancing the audit procedures (specially planning) to be able to meet the dates required by the PRDH for the presentation of the financial statements. The PRDH receives properties from other State agencies and programs to develop housing projects for needy families and individuals. During fiscal year 2021, the Planning Division of PRDH prepared a list of certain properties dating back from 1998 to relocate certain families from flooding areas. The estimated value of such properties was \$16.3 million. Since properties were developed in prior years, the amount was recorded as a prior period adjustment.</p> <p>To preclude this condition in the future, the PRDH's Planning Division will perform an annual assessment of their projects, including cost information, cost to complete and estimated date of completion, to account for such projects in a timely manner. Since this is an isolated case, no further action is deemed necessary.</p>
IMPLEMENTATION DATE	Single Audit for fiscal year 2022-2023
RESPONSIBLE PERSON	Ricardo Vázquez-Morales, CPA Acting Assistant Secretary for Finance and Administration

SECTION III – FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

FINDING REFERENCE NUMBER	2021-002
FEDERAL PROGRAM	(ALN – 14.228) COMMUNITY DEVELOPMENT BLOCK GRANT/STATE'S PROGRAM AND NON-ENTITLEMENT GRANTS IN HAWAII (ALN – 14.228) COVID19 – COMMUNITY DEVELOPMENT BLOCK GRANT/STATE'S PROGRAM AND NON-ENTITLEMENT GRANTS IN HAWAII U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
AWARD NUMBERS	B-14-DC-7201 ~ B-19-DC-7201; B-17-DM-7201; B-18-DP-7201; B-20-DW-72-0001 (Federal Award Years 2014-2020)
COMPLIANCE REQUIREMENT	REPORTING
TYPE OF FINDING	NONCOMPLIANCE AND SIGNIFICANT DEFICIENCY
CRITERIA OR SPECIFIC REQUIREMENT	In accordance with 2 CFR Part 170, establish that recipients (i.e., direct recipients) of grants or cooperative agreements are required to report first-tier subawards of \$30,000 or more to the Federal Funding Accountability and Transparency Act Subaward Reporting System (FSRS). The non-Federal entity or Federal agency must report each obligating action to http://www.fsrs.gov . For subaward information, report no later than the end of the month following the month in which the obligation was made.
CONDITION	As part of our audit procedures, we interviewed staff responsible for the CDBG program, and we were told that they had not been submitted the required Federal Funding Accountability and Transparency Act (FFATA) reports during the 2020-2021 fiscal year.
QUESTIONED COSTS	None
CONTEXT	The PRDH did not provide a detail of those awards or contracts subject to the FFATA requirements. All government entities in Puerto Rico have to submit all formalized contracts to the "Office of the Comptroller of Puerto Rico." In a search carried out, the total number of transactions that we understand could be subawards and therefore subject to the FFATA requirements, totaled about 433 contracts. This is a new finding.
EFFECT	The PRDH is in non-compliance with the requirements to report through the FFATA Subaward Reporting System (FSRS) platform. This condition does not allow for the transparency that this report requires.
CAUSE	The PRDH staff were unaware of the requirements related to the FFATA applicable to the CDGB funds they manage.
IDENTIFICATION AS A REPEAT FINDING	Not applicable.
RECOMMENDATION	We recommend management to provide training and technical assistance to the personnel they designate to monitor all the funds delegation contracts that meet the requirements to be reported on the FSRS portal, and to be able to keep track of when they had to be reported, the date in which they submitted the information to the portal, and all the elements required to be submitted on the platform.

continue

SECTION III – FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

FINDING REFERENCE NUMBER 2021-002 – continuation

IEWS OF RESPONSIBLE
OFFICIALS AND PLANNED
CORRECTIVE ACTIONS

As soon as we became aware of the requirements related to the Federal Funding Accountability and Transparency Act (FFATA) applicable to the CDBG-DR funds, we began with the process of registration and requested pertinent information to the subrecipients and the Legal Office of CDBG-DR.

The other PRDH's CDBG grants programs will follow the corrective actions of the CDBG-DR in the implementation process as applicable to any First Tier Subawardee.

IMPLEMENTATION DATE

Due on March 31, 2023

RESPONSIBLE PERSON

Félix Hernández-Cabán
Director of Disaster Recovery
CDBG-DR Program Finance & Monitoring Division and
Natalia M. Rivera-Orozco
Assistant Deputy Secretary for Disaster Recovery
CDBG-DR/MIT Program

END OF SCHEDULE

(1) Audit Findings that have been Fully Corrected:

NONE

(2) Audit Findings not Corrected or Partially Corrected:

FISCAL YEAR 2020

Findings Related to the Federal Programs:

Finding Number	2020-001	Reporting During our audit procedures over the reporting of FASS-PH System, we noted that the Unaudited REAC report for fiscal year 6/30/2020 was submitted on November 16, 2020.
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Assistance Listing Number	14.871
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Questioned Cost	None
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Auditee Comments	No final determination has been received from the Federal Awarding Agency.
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Finding Number	2020-002	Reporting The PRDH did not submit the Data Collection Form and Reporting Package to the Federal Audit Clearinghouse of fiscal year ending June 30, 2020, during the required period.
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CFDA Numbers	All
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Questioned Cost	None
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Auditee Comments	No final determination has been received from the Federal Awarding Agency.
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(3) Corrective action taken is significantly different from corrective action previously reported:

NONE

(4) Audit findings is no longer valid:

NONE

END OF SCHEDULE

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