PUERTO RICO LAND AUTHORITY
(A Component Unit of the Commonwealth of Puerto Rico)

BASIC FINANCIAL STATEMENTS AND REQUIRED SUPPLEMENTARY INFORMATION

FOR THE YEAR ENDED JUNE 30, 2024

(WITH INDEPENDENT AUDITORS' REPORTS THEREON)

TORRES, HERNANDEZ & PUNTER, CPA, PSC

Certified Public Accountants

PUERTO RICO LAND AUTHORITY
(A Component Unit of The Commonwealth of Puerto Rico)

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Board of Directors
Puerto Rico Land Authority
San Juan, Puerto Rico

Report on the Audit of the Basic Financial Statements

Qualified Opinion

We have audited the accompanying basic financial statements of Puerto Rico Land Authority (a component unit of the Commonwealth of Puerto Rico and from now on the Authority), which comprise the statement of net position as of June 30, 2024, and the related statements of revenues, expenses and changes in fund net position and cash flows for the year then ended, and the related notes to the basic financial statements, as listed in the table of contents.

In our opinion, except for the effects of the matter further described in the "Basis for Qualified Opinion - Capital Assets Impaired" paragraph, the basic financial statements referred to above present fairly, in all material respects, the financial position of the Authority as of June 30, 2024, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Basis for Qualified Opinion

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

Matter Giving Rise to the Qualified Opinion - Capital Assets Impaired

The Authority suffered damages to offices, warehouses, other structures and equipment, related to hurricanes Irma and Maria events, estimated at approximately $28.8 million. The Authority, as of basic financial statements date, is in the process of tracing the individual property and equipment items to a physical inspection damages detail, prepared by the Federal Emergency Management Agency (FEMA), to their capital assets details in order to dispose-off or adjust cost and accumulated depreciation related balances.

Given the effects of this natural disaster in the Authority, the Governmental Accounting Standards Board (GASB) Statement No. 42 "Accounting and Financial Reporting for Impairment of Capital Assets and For Insurance Recoveries", requires the recognition of capital asset impairments as soon as they occur. Losses from permanent impairments should be recognized in the Statement of Revenues, Expenses

Matter Giving Rise to the Qualified Opinion - Capital Assets Impaired (Continued)

and Changes in Net Position in accordance with paragraphs 41-46, 55, 56, 101 and 102 of GASB No. 34. The restoration or replacement of the impaired capital asset should be reported as a separate transaction from the impairment loss and insurance recovery. Therefore, capital assets are overstated and the amount of loss from impairment and restoration or replacement of the impaired capital assets amounts is not available as of basic financial statements date.

Emphasis - of - Matter

(A) Newly Adopted Standards

As discussed in Note 1(X) to the basic financial statements, The Authority adopted new guidance of the Governmental Accounting Standards Board (GASB) Statement No. 100 "Accounting Changes and Error Corrections - An Amendment of GASB Statements No. 62" during fiscal year ended June 30, 2024. Our opinions are not modified with respect to this matter.

(B) Restatement of Prior Year Basic Financial Statements

As discussed in Note 20, the 2023 basic financial statements has been restated to adjust the liabilities of the Retirement System and the Electric Power Authority, to adjust accumulated depreciation balances, and to eliminate prior year accrued balances without supporting evidence. Our opinion is not modified with respect to these matters.

(C) 2010 Agriculture Department Reorganization Plan Number 4

As more explained on Note 19 (E) to the basic financial statements, Article 36 of the "Reorganization Plan number 4", discussed on Note 1, amended Laws number 165-2001 and 166-2001, requiring that funds received from coffee and sugar taxes be deposited in a new fund to be known as “Technological Innovation and Agricultural Promotion” (“Fondo de Innovacion”), to be transferred to the “Administration for the Development of Agricultural Enterprises” (“Administración para el Desarrollo de Empresas Agropecuarias” or ADEA). According to the Reorganization Plan, this fund can be administered by FIDA, through agreement with the Secretary of Agriculture, in order to promote the development of agriculture in Puerto Rico. However, the Reorganization Plan does not define how FIDA will cover its operational costs while promoting the agricultural and agro industrial development in Puerto Rico. It also comment that the Reorganization Plan does not establish which of the two entities will be finally be responsible for payment of FIDA credit lines through the GDB, and management of incentives already given to farmers. The Comptrollers Office of Puerto Rico (COPR) made recommendations to the Governor and the Legislative Assembly of Puerto Rico, to evaluate this concerns arising from Reorganization Plan Number 4, and the effect they will have on FIDA operations. The final outcome of COPR recommendations to the Governor and the Legislative Assembly of Puerto Rico cannot presently be determined and accordingly, no adjustments have been made in the accompanying basic financial statements.

(D) Infrastructure and Permanent Improvements Programs

As more explained on Note 19 (A) to the basic financial statements, ADEA transferred its "Rural Infrastructure and Permanent Improvements Program" to the Authority, according to the provisions of Law Number 40-2019, of June 2, 2019. Also, Law Number 173-2020, of December 30, 2020, Article 13, Section 4050.09, named "Creation of the Municipal Improvements Fund", creates a “Municipal Improvements Fund”, under the custody of one or more private financial institutions designated by the Municipal Financing Corporation. Monies under this fund will be proportionately distributed by senatorial

(D) Infrastructure and Permanent Improvements Programs (Continued)

and representative districts, to be assigned to public permanent improvement projects in the municipalities of Puerto Rico. This program was added to the Rural Infrastructure and Permanent Improvements Program, explained above. On December 11, 2024, the Office of the Comptroller of Puerto Rico issued Special Investigation Report OC-25-46 regarding the administration and use of the Municipal Improvements Fund by the Puerto Rico Land Authority during the period from January 1, 2021 to June 30, 2022. As of basic financial statements date, the effects of these investigations on the Authority's financial operations and net position is not presently determinable.

Responsibilities of Management for the Basic Financial Statements

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

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

Auditors' Responsibilities for the Audit of the Basic Financial Statements

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

In performing an audit in accordance with generally accepted auditing standards, we:

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

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

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America requires that the management's discussion and analysis, on pages 5 through 11, the schedule of proportionate share ofthe total pension liability and the schedule of proportionate share of the total other postemployment benefits liability, on pages 62 and 63 respectively, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The schedule of expenditures of federal awards, on pages 64 through 65, is presented for purposes of additional analysis as required by Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards and is not a required part of the basic financial statements. The schedule of expenditures of federal awards are the responsibility of management and were derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated March 26, 2025, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the Authority's internal control over financial reporting and compliance.

Torres, Hernández & Punter, CPA, PSC

Torres, Hernández & Punter, CPA, PSC
Certified Public Accountants

Carolina, Puerto Rico

March 26, 2025

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PUERTO RICO LAND AUTHORITY

PUERTO RICO LAND AUTHORITY
(A Component Unit of the Commonwealth of Puerto Rico)

Management's Discussion and Analysis

June 30, 2024

This section of the Puerto Rico Land Authority ("the Authority") annual financial report, management discussion and analysis, presents our discussion of the Authority's financial performance and overview of financial activities during the fiscal year ended June 30, 2024. Please read it in conjunction with the Authority's basic financial statements, accompanying notes and required supplementary information.

FINANCIAL HIGHLIGHTS

- The Authority's total assets increased by $16.4 million, from $281.9 million in 2023 to $298.3 million in 2024, or 6%. Total Assets and Deferred Outflows of Resources increased by $13 million, from $293.9 million in 2023 to $306.9 million in 2024, or 4%.

- Total noncurrent assets increased by $1.7 million, from $213.3 million in 2023 to $215 million in 2024, or 1%.

- Total liabilities decreased by $7.7 million, from $163 million in 2023 to $155.3 million in 2024, or 5%.

- Total Liabilities and Deferred Inflows of Resources decreased by $16.9 million, from $217.6 million in 2023 to $200.7 million in 2024, or 8%.

- Investment in capital assets and net capital assets amounted to $93.1 million in 2023 and $93.8 million in 2024, for an incresase of $665,922. The increase is mostly related to additions of $973,318 less current depreciation expense of $291,841.

- Total operating revenues increased by $4.3 million, from $14.4 million in 2024 to $18.7 million in 2024, or .3%. Total operating expenses increase by $3 million, from $796,531 million in 2023 to $3.8 in 2024, or 3.76%.

- Total net nonoperating revenues and expenses increased by $4.8 million, from net nonoperating revenues of $13.3 million in 2023 to net nonoperating revenues of $18.1 million in 2024, or 36%. During 2024, total federal awards increased by $6.5 million, from $411,495 in 2003 to $6.9 in 2024, or 15.7%. The Authority received $5 millions in Food Program and $1.2 in Fema Program.

- Change in Net position amounted to $43.6 million in 2023 and $33.8 million in 2024, for a decrease of $9.8 million or 23%. This was mainly due to to gain on extinguishment on PFC note of $16.8 million in 2023.

- The Authority's Net Position increased by $29.9 million, from $76.3 million in 2023 to $106.2 million in 2024, or 39%.

PUERTO RICO LAND AUTHORITY
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Management's Discussion and Analysis (Continued)

June 30, 2024

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS

New Significant Accounting Standards Implemented

During fiscal year 2023-2024, the following statements of financial accounting standards issued by the Governmental Accounting Standards Board (GASB), were adopted by the Authority, when applicable:

The following GASB Statements were implemented without an impact to the Authority:

Statement No. 100, "Accounting Changes and Error Corrections-an amendment of GASB Statement No. 62".

These are further explained on Note 1(X) to the basic financial statements.

Basic Financial Statements

This annual financial report consists of: the management's discussion and analysis (or MDA representing this section, which is required supplementary information) and:

- **Basic Financial Statements**: The Authority is a self-supporting entity and follows the enterprise fund reporting, accordingly, the basic financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Enterprise fund statements offer short-term and long-term financial information about the activities and the operations of the Authority. These statements are presented in a manner similar to a private business.

- **Notes to the Basic Financial Statements**: which provides more detailed information that is essential to a user's full understanding of the data provided in the statements.

- **Required Supplementary Information - Employee's Retirement System:** the annual financial report includes the required Schedule of Proportionate Share of total Pension Liability, as the result of the implementation of GASB 73, after the notes to the basic financial statements.

- **Required Supplementary Information - Postemployment Benefits Other Than Pensions (OPEB):** the annual financial report includes the required Schedule of Proportionate Share of the Other Postemployment Benefits Liability, as the result of the implementation of GASB 75, after the notes to the basic financial statements.

PUERTO RICO LAND AUTHORITY
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Management's Discussion and Analysis (Continued)

June 30, 2024

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS (CONTINUED)

Statement of Net Position

The change in net position serves, over time, as an useful indicator of the Authority's financial position. As of June 30, 2024, the Authority's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by $106,184,415.

The largest portion of the Authority's net position represented its net investment in capital assets, of $93,786,114 and $93,120,192 for the years ended June 30, 2024 and 2023, respectively.

Statement of Cash Flows

The statement of cash flows presents the sources and uses of cash flows divided in four categories: operating activities, noncapital financing activities, capital and related financing activities and investing activities. The statement reconciles net cash and cash equivalents at the beginning and end of year and reconciles the net income (loss) with the cash used in operating activities to provide an explanation of cash and noncash activities within the statement of revenues, expenses and changes in net position.

The Authority's reporting structure includes the financial information of the Authority and a blended component unit - "Fondo Innovacion para el Desarrollo de la Agricultura" ("FIDA").

FINANCIAL ANALYSIS OF THE AUTHORITY

The following summarizes changes in the fund net position, restated, as of June 30, 2024 and 2023:

	2024	2023	$ Changes	% Changes
Assets				
Current assets	$ 83,316,640	$ 68,643,852	$ 14,672,788	0.21 %
Noncurrent Assets	215,007,676	213,296,941	1,710,735	0.01 %
Total Assets	298,324,316	281,940,793	16,383,523	0.06 %
Deferred Outflow of Resources	8,529,273	11,948,771	(3,419,498)	(0.29)%
Total Assets and Deferred Outflow of Resources	$306,853,589	$293,889,564	$ 12,964,025	0.04 %

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Management's Discussion and Analysis (Continued)

June 30, 2024

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS (CONTINUED)

	2024	2023	$ Changes	% Changes
Liabilities				
Current Liabilities	$ 55,119,478	$ 50,577,392	$ 4,542,086	0.09 %
Total Pension Liability	40,521,520	45,906,291	(5,384,771)	(0.117)%
Termination Benefits	963,823	1,079,421	(115,598)	(0.11)%
Other Noncurrent Liabilities	58,689,730	65,478,836	(6,789,106)	(0.10)%
Total Liabilities	155,294,551	163,041,940	(7,747,389)	(0.05)%
Deferred Inflows of Resources	$ 45,374,623	$ 54,553,238	$ (9,178,615)	(0.17)%
Net Position				
Investment in Capital Assets	$ 93,786,114	$ 93,120,192	$ 665,922	0.007 %
Unrestricted (Deficit)	12,398,301	(16,825,806)	29,224,107	(1.737)%
Total Net Position	106,184,415	76,294,386	29,890,029	0.39 %
Total Liabilities, Deferred Inflows of Resources and Net Position	$306,853,589	$293,889,564	$ 12,964,025	0.04 %

Current Assets

Major components of current assets are as follows:

	2024	2023	$ Changes	% Changes
Cash and Equivalents	$ 64,009,689	$ 47,245,203	$ 16,764,486	0.35 %
Rent and Other Receivables	18,140,870	20,246,318	(2,105,448)	(0.10)%
Prepaid Service	1,145,252	1,145,000	252	- %
Others	20,829	7,331	13,498	1.84 %
Totals	$ 83,316,640	$ 68,643,852	$ 14,672,788	0.21 %

PUERTO RICO LAND AUTHORITY
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Management's Discussion and Analysis (Continued)

June 30, 2024

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS (CONTINUED)

Capital Assets

Capital assets consists principally of land held for sale or for rent.

Noncurrent Assets

For 2024, mainly consist of noncurrent portion of lease receivable, due to GASB Statement No. 87 "Leases" implementation in 2022, of $46,700,314 as of June 30, 2024 and restricted cash funds related to the infrastructure and permanent improvements program through Laws No. 40 - 2019 of June 2, 2019 and Law No. 173 - 2020 of December 30, 2020. This are more detailed in Notes 12 and 19(A), respectively, to the basic financial statements. Restricted cash balances increased from $38.5 million in 2023 to $37.9 million in 2024, for an decrease of $628,073, or 2%.

Also included is the long - term portion of notes receivables and investments in private agricultural businesses. FIDA is authorized by law to provide credit lines to private and governmental entities, and to invest in private entities which are dedicated to agricultural activities in Puerto Rico. As of fiscal year end, management evaluates the investments and valuation allowances.

Current Liabilities

Major components of current liabilities are as follows:

	2024	2023	$ Changes	% Changes
Accounts Payable, Accruals and Other Liabilities	$ 53,988,147	$ 49,265,743	$ 4,722,404	0.10 %
Termination Benefits	403,096	585,140	(182,044)	(0.31)%
Advances for Farming Development	728,235	726,509	1,726	- %
Totals	$ 55,119,478	$ 50,577,392	$ 4,542,086	0.09 %

Noncurrent Liabilities

Noncurrent Liabilities in as June 30, 2024 consisted pension liability related to the employee's retirement system, which as of June 30, 2024 amounted to $40,521,520. Balance as of June 30, 2023 amounted to $45,906,291, for a decrease of $5.4 million, or 12%.

The Authority has also recorded a liability of $37,054,872 related to cash balances available for the infrastructure and permanent improvements program through Laws No. 40 - 2019 of June 2, 2019 and Law No. 173 - 2020 of December 30, 2020, which began on July, 2019.

Total liabilities decreased by $7.7 million, from $163 million in 2023 to $155.3 million in 2024, or 5%, due, as explained above, to the decrease in pension liability.

PUERTO RICO LAND AUTHORITY
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Management's Discussion and Analysis (Continued)

June 30, 2024

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS (CONTINUED)

Operating Activities: The Authority entered into lease agreements on the land and properties it owns, with government and private entities. The agreements vary in prices offered and terms, depending on the intended public use and benefits to the Commonwealth of Puerto Rico's residents. The Authority also acquires and sells, to other government agencies and instrumentalities or private entities, land and property that have been determined to be used or developed for public interests. Operating expenses consists principally of payroll and related expenses, pension and preretirement expenses, program for the production of farming products and infrastructure and contracted services.

The following table summarizes the results of operations between fiscal years ended June 30, 2024 and 2023:

	2024	2023	$ Changes	% Changes
Operating Revenues	$ 18,661,394	$ 14,375,042	$ 4,286,352	0.30 %
Operating Expenses	3,793,040	796,531	2,996,509	3.76 %
Operating Revenues (Loss)	14,868,354	13,578,511	1,289,843	0.09 %
Nonoperating Revenues (Expenses)				
Sales of Land	15,900	-	15,900	- %
Sugar Taxes	11,377,427	13,113,222	(1,735,795)	(0.13)%
Loss on Disposition of Fixed Assets	(17,576)	-	(17,576)	- %
Loss on Investments - Privately - Held Entitie	-	(100,000)	100,000	- %
Federal Awards	6,884,743	411,495	6,473,248	15.73 %
Interest Expense	(153,870)	(154,619)	749	- %
Nonoperating Revenues/ (Expenses), Net	18,106,624	13,270,098	4,836,526	0.36 %
Special Item - Gain on Extinguishment of Debt	804,632	16,794,428	15,989,796	(0.95)%
Change in Net Position	33,779,610	43,643,037	(9,863,427)	(0.23)%
Net Position at Beginning of Year, as Restated	$ 72,404,805	$ 32,651,349	$ 39,753,456	1.22 %
Net Position at End of Year	$106,184,415	$ 76,294,386	$ 29,890,029	0.39 %

PUERTO RICO LAND AUTHORITY
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Management's Discussion and Analysis (Continued)

June 30, 2024

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS (CONTINUED)

For the year ended June 30, 2024, operating revenues increased by $4.3 million, from $14.4 million in 2023 to $18.7 million in 2024, or 21%, due to increase in interest on bank account by $2 million, from $5.5 in 2023 and $7.5 million in 2024. Also, Governmental Contributions increased by $1.8 million, from $256,921 in 2023 and $2.1 million in 2024. Total operating expenses increased by $3 million, from $796,531 in 2023 to $3.8 million in 2024, or 3.76%, due to a federal program expenditures for Food and FEMA program.

CAPITAL ASSETS

The Authority acquires and or develops land and structures with agricultural potential for future development by farmers. Also, the Authority is authorized by law to sell surplus land and properties to other governmental entities and individuals. The following table summarizes the capital assets of the Authority as of June 30, 2024 and 2023:

	2024	2023	$ Changes	% Changes
Capital Assets Not Being Depreciated:				
Land	$ 87,498,647	$ 87,498,647	$ -	- %
Construction in Progress	1,533,366	628,466	904,900	0.5901 %
Total Capital Assets Not Being Depreciated	89,032,013	88,127,113	904,900	0.0103 %
Capital Assets Being Depreciated	30,294,494	30,401,479	(106,985)	(0.0035)%
Less: Accumulated Depreciation	(25,540,393)	(25,408,400)	(131,993)	0.01 %
Total Capital Assets, Net	$ 93,786,114	$ 93,120,192	$ 665,922	0.007 %

CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT

The financial report has the purpose of informing the Commonwealth of Puerto Rico residents and taxpayers, and our clients with a general financial overview of the Authority's finances and to comply with the Authority's accountability of the assets, funds and appropriations it holds and receives. Any questions about this report or need additional information, contact, Finance Director, at Puerto Rico Land Authority, 1311 Fernandez Juncos Avenue, 19 1/2, San Juan, Puerto Rico.

PUERTO RICO LAND AUTHORITY
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Statement of Net Position

June 30, 2024

	Puerto Rico Land Authority	FIDA	Eliminations	Totals
Assets				
Current Assets:				
Cash	$ 20,573,740	$ 43,435,949	$ -	$ 64,009,689
Accounts Receivable:				
Rent Receivable and Others, Net	3,341,563	616,808	-	3,958,371
Lease Receivable	4,623,426	-	-	4,623,426
Interest Lease Receivable	1,516,525	-	-	1,516,525
Land Sales Receivable	3,200,000	-	-	3,200,000
Internal Balance Due From - Puerto Rico Land Authority	3,566,161	-	(3,566,161)	-
Due From Sugar Corporation of Puerto Rico	4,842,548	-	-	4,842,548
Total Accounts Receivable	21,090,223	616,808	(3,566,161)	18,140,870
Prepaid Service	-	1,145,252	-	1,145,252
Other Assets	-	20,829	-	20,829
Total Current Assets	41,663,963	45,218,838	(3,566,161)	83,316,640
Noncurrent Assets:				
Restricted Cash	37,899,288	-	-	37,899,288
Lease Receivable	46,700,314	-	-	46,700,314
Notes Receivable, Net	344,280	33,401,875	-	33,746,155
Investment in Privately - Held Entities, Net	-	2,875,805	-	2,875,805
Capital Assets, Net	92,653,117	1,132,997	-	93,786,114
Total Noncurrent Assets	177,596,999	37,410,677	-	215,007,676
Deferred Outflows of Resources:				
Pension Related	8,423,087	-	-	8,423,087
Other Postemployment Benefits Related	106,186	-	-	106,186
Total Deferred Outflows of Resources	8,529,273	-	-	8,529,273
Total Assets and Deferred Outflows of Resources	$ 227,790,235	$ 82,629,515	$ (3,566,161)	$ 306,853,589

See accompanying notes which are an integral part of the Basic Financial Statements.

PUERTO RICO LAND AUTHORITY
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Statement of Net Position - (Continued)

June 30, 2024

Liabilities	**Puerto Rico Land Authority**	**FIDA**	**Eliminations**	**Totals**
Current Liabilities:				
Accounts Payable and Accrued Liabilities	$ 4,373,365	$ 9,756,356	$ -	$ 14,129,721
Due to Governmental Entities	15,824,287	276,784	-	16,101,071
Due to Commonwealth (Pay Go)	20,641,089	-	-	20,641,089
Accrued Compensated Absences	85,048	13,470	-	98,518
Total Pension Liability	2,911,248	-	-	2,911,248
Other Post Employment Benefit Liability	106,500	-	-	106,500
Termination Benefits Payable	388,376	14,720	-	403,096
Advances for Farming Development	728,235	-	-	728,235
Internal Balance Due To - FIDA	-	3,566,161	(3,566,161)	-
Total Current Liabilities	45,058,148	13,627,491	(3,566,161)	55,119,478
Noncurrent Liabilities:				
Notes Payable	735,448	-	-	735,448
Accrued Compensated Absences	714,852	173,014	-	887,866
Total Pension Liability	40,521,520	-	-	40,521,520
Other Post Employment Benefit Liability	891,067	-	-	891,067
Termination Benefits Payable	896,646	67,177	-	963,823
Deposits on Rent	2,597,557	-	-	2,597,557
Accrued Legal Claims	7,379,408	-	-	7,379,408
Deposits on Sales of Land	8,054,165	-	-	8,054,165
Advances for Rural Infrastructure and Permanent Improvements Program - Under Act 40-2019	37,054,872	-	-	37,054,872
Unearned Revenue	-	1,089,347	-	1,089,347
Total Noncurrent Liabilities	98,845,535	1,329,538	-	100,175,073
Total Liabilities	143,903,683	14,957,029	(3,566,161)	155,294,551
Deferred Inflows of Resources:				
Pension Related	270,880	-	-	270,880
Leases	45,103,743	-	-	45,103,743
Total Deferred Inflow of Resources	45,374,623	-	-	45,374,623
Fund Net Position:				
Investment in Capital Assets	92,653,117	1,132,997	-	93,786,114
Unrestricted	(54,141,188)	66,539,489	-	12,398,301
Total Fund Net Position	38,511,929	67,672,486	-	106,184,415
Total Liabilities, Deferred Inflows of Resources and Fund Net Position	$ 227,790,235	$ 82,629,515	$ (3,566,161)	$ 306,853,589

See accompanying notes which are an integral part of the Basic Financial Statements.

PUERTO RICO LAND AUTHORITY
(A Component Unit of the Commonwealth of Puerto Rico)

Statement of Revenues, Expenses and Changes in Net Position

For the Fiscal Year Ended June 30, 2024

	Puerto Rico Land Authority	FIDA	Totals
Operating Revenues:			
Rental Income	$ 6,708,770	$ -	$ 6,708,770
Administrative Service	1,531,600	-	1,531,600
Services to Farmers	339,019	-	339,019
Royalty Income	341,674	-	341,674
Interest Income	5,385,331	2,279,434	7,664,765
Government Contributions	2,068,519	7,047	2,075,566
Total Operating Revenues	16,374,913	2,286,481	18,661,394
Operating Expenses:			
Program for the Production of of Farming Products	-	680,982	680,982
Food Program	2,134,315	-	2,134,315
Specialty Crops	-	787,279	787,279
Infrastructure Program	299,392	1,418,511	1,717,903
Payroll and Personnel Costs	4,470,176	899,896	5,370,072
Pension Expense Credit	(10,110,630)	-	(10,110,630)
Other Postemployment Benefit Credit	(93,435)	-	(93,435)
Repairs and Maintenance	140,112	1,795	141,907
Utilities	415,814	-	415,814
Supplies and Materials	14,612	-	14,612
Contracted Services	969,384	753,470	1,722,854
Insurance	86,884	36,182	123,066
Travel, Representation and Meals	102,852	-	102,852
Fuel	55,548	-	55,548
Depreciation	287,622	4,219	291,841
Marketing	-	264,440	264,440
Other - General and Administrative	92,751	80,869	173,620
Total Operating (Credit) Expenses	(1,134,603)	4,927,643	3,793,040
Operating Revenues (Loss) Before Non - Operating Revenues (Expenses)	$ 17,509,516	$ (2,641,162)	$ 14,868,354

See accompanying notes which are an integral part of the Basic Financial Statements.

PUERTO RICO LAND AUTHORITY
(A Component Unit of the Commonwealth of Puerto Rico)

Statement of Revenues, Expenses and Changes in Net Position - (Continued)

For the Fiscal Year Ended June 30, 2024

	Puerto Rico Land Authority	FIDA	Totals
Nonoperating Revenues (Expenses):			
Coffee and Sugar Taxes	$ -	$ 11,377,427	$ 11,377,427
Sales of Land	15,900	-	15,900
Loss on Disposition of Capital Assets	(15,555)	(2,021)	(17,576)
Federal Awards	6,110,476	774,267	6,884,743
Interest Expense	(153,870)	-	(153,870)
Total Nonoperating Revenues / (Expenses), Net	5,956,951	12,149,673	18,106,624
Special Item			
Gain on Extinguishment of Debt	-	804,632	804,632
Change in Fund Net Position	23,466,467	10,313,143	33,779,610
Beginning Fund Net Position (Deficit), as Previously Reported	19,114,082	57,180,304	76,294,386
Prior Period Adjustments	(4,068,620)	179,039	(3,889,581)
Fund Net Position, Beginning of Year, as Restated	15,045,462	57,359,343	72,404,805
Fund Net Position at End of Year	$ 38,511,929	$ 67,672,486	$ 106,184,415

See accompanying notes which are an integral part of the Basic Financial Statements.

PUERTO RICO LAND AUTHORITY
(A Component Unit of the Commonwealth of Puerto Rico)

Statement of Cash Flows

For the Fiscal Year Ended June 30, 2024

	Puerto Rico Land Authority	FIDA	Totals
Cash Flows From Operating Activities:			
Collection of Rent	$ 6,753,686	$ -	$ 6,753,686
Collection of Services to Farmers	339,019	-	339,019
Collection of Administrative Fee	1,223,667	-	1,223,667
Collection of Royalties	341,674	-	341,674
Collection of Interests	2,838,837	2,279,434	5,118,271
Collection from Central Government	2,068,519	7,047	2,075,566
Payments to Employees, Related Payroll Costs and Others	(6,097,597)	(1,042,102)	(7,139,699)
Payment for Goods and Services on Operating Activities	(2,860,802)	(3,454,042)	(6,314,844)
Net Cash Provided (Used) in Operating Activities	4,607,003	(2,209,663)	2,397,340
Cash Flows for Capital and Related Financing Activities:			
Capital Expenditures Acquisition	(963,295)	(12,044)	(975,339)
Proceed from Sales of Land	15,900	-	15,900
Net Cash Provided (Used) by Capital and Related Financing Activities	(947,395)	(12,044)	(959,439)
Cash Flows for Noncapital Financing Activities:			
Collections from Coffee and Sugar Taxes	-	14,199,234	14,199,234
Collection from Deposits on Rent of Land	157,665	-	157,665
Collection from Farming Development	1,726	-	1,726
Payments to Farming Development	-	(894,362)	(894,362)
Funds Paid from the Infrastructure and Permanent Projects Program Under Act 40-2019	(1,798,652)	-	(1,798,652)
Federal Awards Contributions	6,110,476	891,572	7,002,048
Net Decrease on Credit Line	-	(4,349,590)	(4,349,590)
Internal Balance - Advances/(Repayments)	(1,501,763)	1,501,763	-
Net Cash Provided by Noncapital Financing Activities	2,969,452	11,348,617	14,318,069
Cash Flows From Investing Activities:			
Collection of Principal on Notes Receivables	380,443	-	380,443
Net Cash Provided by Investing Activities	380,443	-	380,443
Net Change in Cash and Cash and Equivalents	7,009,503	9,126,910	16,136,413
Cash and Cash and Equivalents Beginning of Year	51,463,525	34,309,039	85,772,564
Cash and Cash and Equivalents at End of Year	$ 58,473,028	$ 43,435,949	$ 101,908,977
Reconciliation of Cash and Cash Equivalents with the Statement of Net Position:			
Unrestricted Cash and Deposit Certificates	$ 20,573,740	$ 43,435,949	$ 64,009,689
Restricted Cash	37,899,288	-	37,899,288
Total Cash and Cash Equivalents	$ 58,473,028	$ 43,435,949	$ 101,908,977

See accompanying notes which are an integral part of the Basic Financial Statements

PUERTO RICO LAND AUTHORITY
(A Component Unit of the Commonwealth of Puerto Rico)

Statement of Cash Flows (Continued)

For the Fiscal Year Ended June 30, 2024

	Puerto Rico Land Authority	FIDA	Totals
Reconciliation of Operating Revenues (Loss) to Net Cash Provided (Used) by Operating Activities:			
Operating Revenues (Loss)	$ 17,509,516	$ (2,641,162)	$ 14,868,354
Adjustments to Reconcile Operating Revenues (Loss) to Net Cash Provided (Used) by Operating Activities:			
Depreciation	287,622	4,219	291,841
Recovery Bad Debt Expense	(89,603)	-	(89,603)
Changes in Assets and Liabilities:			
Increase in Lease Receivable	(2,809,511)	-	(2,809,511)
Increase in Accounts Payable and Accrued Liabilities	2,768,230	517,110	3,285,340
Increase in Other Assets	-	(13,498)	(13,498)
Increase in Prepaid Services	-	(252)	(252)
Increase in Due to Governmental Entities	948,750	-	948,750
Decrease in Total Pension Liability	(5,483,984)	-	(5,483,984)
Decrease in Deferred Inflows of Resources	(8,308,697)	-	(8,308,697)
Decrease in Deferred Outflows of Resources	460,241	-	460,241
Decrease in Accrued Compensated Absences	(675,561)	(76,080)	(751,641)
Net Cash Provided (Used) by Operating Activities	$ 4,607,003	$ (2,209,663)	$ 2,397,340

See accompanying notes which are an integral part of the Basic Financial Statements.

PUERTO RICO LAND AUTHORITY
(A Component Unit of the Commonwealth of Puerto Rico)

Notes to the Basic Financial Statements

For the Fiscal Year Ended June 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(A) ORGANIZATION AND ACTIVITIES

The Puerto Rico Land Authority (from now on the Authority), is a public corporation and a component unit of the Commonwealth of Puerto Rico. The Authority was created by Law No. 26 approved on April 12, 1941, as amended, to carry out the provisions of the Land Law of Puerto Rico. By provision of Reorganization Plan No. 1 of May 4, 1994, the Land Authority became a programmatic and operational component of the Department of Agriculture (from now on DA).

On July 26, 2010, the Governor of Puerto Rico approved the "Reorganization Plan Number 4", also known as "Plan for the 2010 DA Reorganization". This Law provided for the reorganization of such Department and its programmatic and operational components, and was presented as part of Law No. 182 of December 17, 2009, known as "Reorganization and Modernization Law of the Executive Branch of Puerto Rico". The purpose of this law was to provide DA and its components more administrative and legal flexibility in order to implement and carry out its responsibilities and obligations.

Through this plan, the Corporation for Rural Development and the Administration for Services and Agricultural Development (also known as ASDA) were eliminated. The tasks of this two entities were transferred to a new entity, the "Administration for the Development of Agricultural Enterprises" ("Administración para el Desarrollo de Empresas Agropecuarias" or ADEA). Also, the program for family farms was transferred to the Authority and the ownership of the land lots from the Corporation for Rural Development.

From the Reorganization Plan, DA is now composed of the following entities:

- The DA,
- The Authority and its affiliates,
- The Corporation for Agricultural Insurance ("Corporación de Seguros Agrícolas"), and
- ADEA.

The basic financial statements of the Authority are included as a component unit of the Commonwealth of Puerto Rico and substantially conform to the standards and practices established by the Governmental Accounting Standards Board (from now on GASB).

The Authority was created for the following purposes:

- Acquiring land with agricultural potential through purchase, transfer, exchange, bequest and donation or by the exercise of power of forceful expropriation,
- Selling land that has no agricultural use,
- Maintaining land with agricultural potential under lease,
- Leasing heavy agricultural machinery and equipment,
- Conducting all types of transactions related to land purchase, sale and leasing applications,
- Making appraisals of land to be sold,
- Preparing plans and control of land for sale and rent, and
- Negotiate the collection of rent from farmers through Legal and Finance Offices.

PUERTO RICO LAND AUTHORITY
(A Component Unit of the Commonwealth of Puerto Rico)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(A) ORGANIZATION AND ACTIVITIES (CONTINUED)

The Authority operates one program, the Real Estate Program, which leases land owned by the Authority and held for agricultural purposes, principally to farmers, including farming services when requested by farmers. Moreover, the Authority is authorized by law to sell surplus land and properties to other governmental entities and individuals.

Also, the Authority manages infrastructure projects on behalf of the DA. Legislative funds were appropriated to create and improve drainage systems, water and sewer systems, bridges, roads, lakes, lighting systems and others.

Law No. 40-2019, enacted on June 2, 2019, transferred the "Rural Infrastructure and Permanent Improvements Program" from ADEA to the Authority. The program purpose is to offer permanent improvement services, such as: home repair, construction of retaining walls in residences in danger of collapsing and construction of roads for a public purpose, recreational areas, fields, among others, and other permanent public works and improvement projects pursuant to Section 4050.09 of Law No. 1-2011, as amended, known as the “Code Internal Revenue for a new Puerto Rico. See also Note 19 (A).

On December 30, 2020, Law No. 173-2020 changed certain sections of the amended Puerto Rico Internal Revenue Code of 2011, to incorporate technical changes and to clarify its scope, contents, certain definitions and legislative intentions, among other things. Article 13 was amended to include Section 4050.09, named "Creation of the Municipal Improvements Fund", under the custody of one or more private financial institutions, designated by the Municipal Financing Corporation. This will be funded through a special fund to be created by the Commonwealth of Puerto Rico. The monies of this fund were to be distributed proportionately by senatorial and representative districts, to be assigned to public permanent improvements projects in municipalities. The Puerto Rico Fiscal Agency and Financial Advisory Authority (AAFAF), no later than the fifth day of the closing month, is required to prepare a certification of the Municipal Improvements Fund accumulated balance. After this, the Puerto Rico Treasury Department (PRTD), no later than the tenth day of the closing month, is required to remit to the Authority's Rural Infrastructure Program, the accumulated amount. 50 percent of this amount is to be distributed proportionately among the 8 senatorial districts, and the remaining 50 percent is to be distributed proportionately among the 40 representative districts. The public permanent improvements projects to be made, as permitted under this section of the code, are to be administratively determined among Senators and Representatives of the corresponding districts, in coordination with the Authority. See also Note 19 (A).

(B) FINANCIAL REPORTING ENTITY

The financial reporting entity included in this report consists of the basic financial statements of the Authority (primary government). To fairly present the financial position and the results of operations of the financial reporting entity, management must determine whether its reporting entity consists of only the legal entity known as the primary government or one or more organizations called component units. The inclusion of a potential component unit in the primary government's reporting entity depends on whether the primary government is financially accountable for the potential component unit or on whether the nature and significance of the relationship with the primary government is such that exclusion would cause the reporting entity's basic financial statements to be misleading or incomplete.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(B) FINANCIAL REPORTING ENTITY (CONTINUED)

GASB Accounting Standards Codification Section 2100, "Defining the Financial Reporting Entity", describes the criteria for determining which organizations, functions, and activities should be considered part of the Authority for financial reporting purposes. Following GASB Sections 2100 and 2600 "Reporting Entity and Component Unit Presentation and Disclosure", there are two methods of presentation of the component unit in the basic financial statements: (a) blending the financial data of the component units' balances and transactions in a manner similar to the presentation of the Authority's balances and (b) discrete presentation of the component unit's financial data in columns separate from the Authority's balances and transactions.

Other organizations should be evaluated as potential component units if they are closely related to, or financially integrated with, the primary government. Professional judgment is applied in determining whether the relationship between a primary government and other organizations for which the primary government is not accountable and that do not meet these criteria is such that exclusion of the organization would render the financial statements of the reporting entity misleading or incomplete.

GASB Statement 61, "The Financial Reporting Entity: Omnibus an Amendment of GASB Statements No. 14 and No. 34", provides additional criteria for classifying entities as component units to better assess the accountability of elected officials by ensuring that the financial reporting entity includes only organizations for which the elected officials are financially accountable or that are determined by the government to be misleading to exclude.

Based on the above criteria, the basic financial statements of the Authority include the balances of one of its component units, the “Fondo de Innovacion para el Desarrollo Agrícola de Puerto Rico” (from now on “FIDA”). The primary purpose is to promote private investment in the general farming industry, by approving loans, warranties, direct and indirect investments, and other credit financing facilities, with favorable repayment conditions and interests rates to the agricultural industries. The Authority created FIDA during fiscal year 2001-2002 under the name "Integral Fund for the Agriculture Development of Puerto Rico". On December 16, 2010, the Authority's Board of Directors approved to change the name.

Based also on the above criteria, the Sugar Corporation of Puerto Rico is not a component unit of the Authority and in accordance with Law No. 189 named "Law of the Transfer of Assets and Liabilities for Negotiations of the Sugar Corporation and the Puerto Rico Land Authority", of September 5, 1996, is in the process of liquidation. Separate financial statements, on a liquidation basis, are prepared for the Sugar Corporation of Puerto Rico.

(C) METHOD OF ACCOUNTING FOR PROPRIETARY FUNDS AND BASIC FINANCIAL STATEMENTS PRESENTATION

The Authority reports its financial position and results of operations as an enterprise fund. Financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Proprietary funds are used to account for business - type activities, which are financed mainly by fees and charges to users of the services provided by the funds operations. Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(C) METHOD OF ACCOUNTING FOR PROPRIETARY FUNDS AND BASIC FINANCIAL STATEMENTS PRESENTATION

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 the Authority's financial activities. This analysis is similar to the analysis the private sector provides in their annual reports.

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

(D) USE OF ESTIMATES

The preparation of basic financial statements in conformity with US GAAP 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 basic financial statements and the reported amounts of revenue and expenses during the reported period. Actual results could differ from those estimates. The accounts requiring the use of significant estimates include certain useful lives of property and equipment, pension and OPEB liabilities, and deferred outflows and inflows of resources. The current economic environment has increased the degree of uncertainty inherent in these estimates and assumptions. Therefore, Management periodically evaluates estimates used in the preparation of the financial statements for continued reasonableness. Appropriate adjustments, if any, to the estimates used are made prospectively based upon such periodic evaluation.

(E) CASH AND CASH EQUIVALENTS

Cash includes demand deposits in commercial banks, cash equivalents in commercial banks, on hand and short - term investments with maturities of three months or less.

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

This summary of significant accounting policies is presented to assist in understanding that the basic financial statements and notes are representations of management, who is responsible for their integrity and objectivity. These accounting policies conform to US GAAP.

(F) INVESTMENTS IN AGRICULTURAL BUSINESSES - FIDA

Investments in private entities are reported at cost, since these are not intended to obtain profit, but rather to promote agricultural and related businesses. During the year ended June 30, 2024, the Authority evaluated its investments in agricultural businesses for recoverability and determined that an adjustment was necessary for investments in entities which were dissolve or no longer in operations, and therefore, considered doubtful of realization. See also Note 4.

(G) INTERFUND BALANCES

Interfund receivables and payables balances, between the Authority and its component unit FIDA have been eliminated from the statement of net position.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(H) RECEIVABLES AND ALLOWANCE FOR DOUBTFUL ACCOUNTS

The allowance for uncollectible notes and other receivables is an amount that the Authority believes will be adequate to absorb possible losses on existing receivables that are identified as to be remote collectibles and others that may become collectible based on collection analysis and prior credit loss experience. Because of uncertainties inherent in the estimation process, the related allowance may change in the future.

(I) CAPITAL ASSETS AND DEPRECIATION POLICY

The Authority defines capital assets as assets with an individual cost of more than $100 and a useful life of three (3) years or more. Assets to be depreciated were assigned a residual value of 10% of original cost. Capital assets are stated at cost. The costs of normal maintenance and repairs that do not add to the asset's value or materially extend the asset's useful life are not capitalized.

Depreciation expense is computed using the straight - line method over the estimated useful lives of the respective assets, as follows:

Description	Estimated Useful Lives
Building and Improvements	20 - 40
Infrastructure	10 - 20
Industrial Equipment, Machinery and Equipment and Others	5 - 20
Furniture and Fixtures, Vehicles	3 - 7

At the time capital assets are sold or otherwise disposed, the cost and related accumulated depreciation is removed from books and the resulting gain or loss, if any is credited or changed to operations.

(J) LEASES

GASB Statement No. 87 "Leases" defines a lease as a contract that transfers the right to use another entity's asset for a specific period of time in an exchange or exchange-like transaction. Under these contracts, the lessee recognizes a lease liability and a lease asset (intangible right-to-use asset) at the commencement of the lease term in the Statement of Fund Net Position, the lease liability is measured at the present value of payments expected to be made during the lease term (less any lease incentives). The lease asset is measured at the amount of the initial measurement of the lease liability, plus any payments made to the lessor at or before the commencement of the lease term and certain direct costs. The Authority does not entered into such leases during the fiscal year ended June 30, 2024.

Nevertheless, the Authority leases many of its land lots to third parties for agricultural and related purposes. Under these contracts, the Authority recognizes a lease receivable and a deferred inflow of resources at the commencement of the lease term in the Statement of Net Position. The lease receivable is measured at the present value of lease payments expected to be received during the lease term. The deferred inflow of resources is measured at the value of the lease receivable plus any payments received at or before the commencement of the lease term that relate to future periods.

PUERTO RICO LAND AUTHORITY
(A Component Unit of the Commonwealth of Puerto Rico)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(J) LEASES (CONTINUED)

I
An amendment to a lease contract is considered a lease modification, unless the lessee's right to use the underlying asset decreases, in which case it is considered a partial or full lease termination. A lease termination is accounted for by reducing the carrying values of the lease liability and lease asset by a lessee, or the lease receivable and deferred inflows of resources by the lessor, with any difference being recognized as a gain or loss.

The future lease payments are discounted using the interest rate implicit in the lease contract. If the interest rate is not available, the incremental borrowing rate determined by the Authority is used. The lease term is determined by the sum of the non-cancelable periods, plus renewal options when they are reasonably certain of being exercised or early termination options when they are reasonably certain of not being exercised. See also Note 12.

(K) ACCOUNTING FOR THE IMPAIRMENT OR DISPOSAL OF LONG - LIVED ASSETS

The Authority follows GASB Statement No. 42, "Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries". This Statement establishes accounting and financial reporting standards for impairment of capital assets. A capital asset is considered impaired when its service utility has declined significantly and unexpectedly, due to the occurrence of a prominent event or change in circumstances affecting the assets. This Statement also clarifies and establishes accounting requirements for insurance recoveries. During the year ended June 30, 2024, the Authority has not performed an evaluation of capital assets for determination of possible impairment. See also Note 8 under capital assets impairment.

(L) LAND AND PROPERTIES COST

When portions of land parcels are sold, the cost of land is determined by computing an average area unit cost at the date in which land was acquired, which is then applied to the total area sold. Sales of air and surface rights, if any, to land is recognized as sale of land.

(M) ACCOUNTING FOR PENSION COSTS

The Authority follows 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 67 and 68".

The objective of this Statement is to improve the usefulness of information about pensions included in the general purpose external financial reports of state and local governments for making decisions and assessing accountability. This Statement results from a comprehensive review of the effectiveness of existing standards of accounting and financial reporting for all postemployment benefits with regard to providing decision-useful information, supporting assessments of accountability and interperiod equity, and creating additional transparency.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(M) ACCOUNTING FOR PENSION COSTS (CONTINUED)

This Statement establishes requirements for defined benefit pensions that are not within the scope of GASB Statement No. 68, "Accounting and Financial Reporting for Pensions", as well as for the assets accumulated for purposes of providing those pensions. In addition, it establishes requirements for defined contribution pensions that are not within the scope of Statement 68. It also amends certain provisions of GASB Statement No. 67, "Financial Reporting for Pension Plans", and Statement No. 68 for pension plans and pensions that are within their respective scopes. The Statement requires supplementary information that include the Schedule of Proportionate Share of the Total Pension Liability.

Law No. 3 enacted on April 4, 2013, amended Law No. 447 for the purpose of establishing a major reform of the ERS effective on July 1, 2013. After that, and based on the fiscal crisis of the Commonwealth, was enacted Law No. 106 of 2017 to establish a New Defined Contribution Plan and create the pay-as-you-go (PayGo) scheme for payment of pensioners of the ERS and the other two retirement systems. As a result of the implementation of the PayGo system, the plan does not meet the criteria in paragraph 4 of GASB Statement No. 68, to be considered a plan that is administered through a trust or equivalent arrangement, and therefore, is required apply the guidance on GASB Statement No. 73. See also Note 16.

(N) POSTEMPLOYMENT BENEFITS OTHER THAT PENSIONS (OPEB)

Other postemployment benefits ("OPEB") expense is recognized and disclosed using the accrual basis of accounting. The Authority recognizes the total OPEB liability since the Authority's OPEB program is funded on a pay-as-you-go basis, and not by an OPEB trust. Changes in the total OPEB liability during the period are recorded as OPEB expense, or as deferred inflows of resources or deferred outflows of resources depending on the nature of the change, in the period incurred. Those changes in total OPEB liability that are recorded as deferred inflows of resources or deferred outflows of resources that arise from changes in actuarial assumptions or other inputs and differences between expected or actual experience are amortized over the average of the remaining service life of all participants including retirees and recorded as a component of OPEB expense beginning with the period in which they arose. The Authority accounted for postemployment benefits other than pensions (OPEB) under the provisions of GASB Statement No. 75 "Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions".

This Statement replaces GASB Statement No. 45 "Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions", changes similar to those implemented on GASB Statement No. 67, "Financial Reporting for Pension Plans", and Statement No. 68, "Accounting and Financial Reporting for Pensions" should be made. The Statement requires supplementary information that include the Schedule of Proportionate Share of the Total OPEB Liability. See also Note 17.

(O) TERMINATION BENEFITS

The Authority accounts for termination benefits in accordance with the provisions of GASB Statement No. 47, "Accounting for Termination Benefits". This Statement establishes accounting standards for termination benefits. Pursuant to this Statement, the Authority should recognize a liability and expense for voluntary termination benefits (for example, early retirement incentives) when the offer is accepted, and the amount can be estimated. See also Note 18.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(P) COMPENSATED ABSENCES

Law No. 8 of February 4, 2017 for the "Authority and Transformation of Human Resources in the Government of Puerto Rico" (Law No. 8-2017) and Law No. 26 of April 29, 2017 issued for compliance with Law No. 26-2017, named "Law for Compliance with Fiscal Plan" establishes new parameters for the accrual of vacations and sick leave. Every government employee shall be entitled to accrue one and one-fourth (1¼) day of vacation leave for every month of service, for a total of 15 days per year. The employees shall begin to accrue the vacation leave upon completion of a three - month period and said leave shall be retroactive to the employment commencement date. Furloughed or part - time employees shall accrue vacation leave proportionately to the number of hours regularly worked. The vacation leave may be accrued up to a maximum of sixty (60) workdays at the end of any calendar year. Vacation leave is granted to employees in order to allow them a reasonable annual rest period. As a general rule, said leave shall be used during the calendar year in which it was accrued. Every agency or public instrumentality is required to devise a vacation plan for every calendar year, in collaboration with supervisors and employees, establishing the period during which employees shall enjoy their vacation time in the manner that is more compatible with the needs for service. Said plan shall be completed no later than on December 31st of every year, so that it takes effect on January 1st of the following year.

The Authority accrued a liability for compensated absences, which meet the following criteria: (1) the Authority'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", the Authority has accrued a liability for compensated absences, which has been earned but not taken by the Authority's employees, including its share of social security and Medicare payments made on behalf of the employees in the accrual for vacation and sick leave pay using salary rates effective as of June 30, 2024. All vacation pay is accrued when incurred. The current portion is the amount estimated to be used in the following year.

In addition, employees accumulate sick leave at a rate of 18 days per year, with a maximum permissible accumulation of 90 days at the end of any natural year.

As of June 30, 2024, the Authority accrual for compensated absences amounts to $986,384 which represents the Authority's commitment to fund such compensated absences for future operations. Of this amount, the Authority estimates that approximately $98,518 are due during the next fiscal year.

(Q) ACCRUAL FOR LEGAL CLAIMS

The estimated amount of the liability for legal claim is recorded, on the accompanying statement of net position, based on the Authority's evaluation of the probability of an unfavorable outcome in the litigation of such legal claims. The Authority consulted with legal counsel to determine whether unfavorable outcomes are probable. Because of uncertainties inherent in the estimation process, management's estimate of the liability for legal claims may change in the near term.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(R) NET POSITION CLASSIFICATION

Net position represent the difference between assets and liabilities and are presented in three components as follows:

- **Investment in Capital Assets** - consist of capital assets net of accumulated depreciation.

- **Restricted Net Position** - consist of net position with constraint placed on the use either by: (1) external groups such as creditors, grantors, contributions, or law or regulations of other government; (2) law through constitutional provisions or enabling legislation. As of June 30, 2024, there is no restrictions imposed, and therefore, no restricted net position has been presented, and

- **Unrestricted Net Position** - consist of all other assets that do not meet the definitions of "restricted" or "invested in capital assets, net of related debts".

(S) OPERATING REVENUES AND EXPENSES

The Authority distinguishes between operating and nonoperating revenues and expenses in its statement of revenues, expenses and changes in net position. The principal revenues of the Authority are charges for land rental and services to farmers. The Authority also recognizes as operating revenues interest income generated on loans granted by FIDA. Operating expenses for the Authority include the costs of developing farming products, payroll and fringe benefits, and other administrative expenses such as utilities, repairs, contracted services and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

The Authority receives contributions from the Commonwealth. These contributions, which are subject to annual appropriations, are used to partially finance the operations of the Real Estate Program. Amounts received are recorded as a nonoperating revenue in the period stated in the grant. During the year ended June 30, 2024, no contributions were received by the Authority from the Commonwealth.

(T) REVENUE RECOGNITION

The following represents the Authority's policy for revenue recognition:

- All leases are deemed operating leases, therefore rental income is recognized as operating revenue over the term of the lease. Advance lease payments are recorded as deferred revenue and recognized as rental revenue when earned over the lease period.

- Rental income is composed of the lease canon and estimated property tax, using The Municipal Revenues Collection Center (from now on CRIM) tax rate, and multiplied by the number of lots leased.

- For services provided to farmers, revenue is recognized at the time the service was rendered.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(T) REVENUE RECOGNITION (CONTINUED)

- For land and property sales, revenues are recognized when title is conveyed to buyers. Funds received from infrastructure program and federal assistance are recognized when disbursement of the funds are made.

- Income from coffee and sugar taxes is recognized when the Commonwealth of Puerto Rico notifies FIDA. Coffee taxes imposed and collected by Federal U.S. Agencies are deposited at the Commonwealth, commingled with sugar taxes collections. Pending bills and undeclared taxes are not recorded in FIDA books. Monies were received until fiscal year ended June 30, 2017. From fiscal years 2018 to June 30, 2020, such income ceased and was not received, following the requirements of Article 36 of the Reorganization Plan Number 4 (See Note 19(E)). Nevertheless, for the fiscal year ended June 30, 2024, FIDA recorded $7.6 million in sugar taxes and $3.8 million in coffe taxes.

(U) PROPERTY TAXES

On September 9, 2010, the Superior Court (from now on the Court) in San Juan, Court of First Instance, decided that the Authority must pay the Municipal Revenues Collection Center (CRIM) $12,117,630 for property taxes accrued as of June 30, 2010. During the proceedings, the Authority requested the Court to declare the Authority exempt of territorial property taxes, based on the Law that creates it. The Authority also plead the Court that, under Law No. 225 of December 1, 1995, named "Agricultural Incentives Law of Puerto Rico" (which was in force at the time), the Authority is considered a "Bona Fide Farmer", and therefore, is exempt from property taxes. Law No. 225 was repealed and Law No. 60 of July 1, 2019, named "Puerto Rico Incentives Code" was issued instead. The Supreme Court did not perform a review of the Court of First Instance decision.

The amount includes property taxes of $5,430,470, plus interests and late charges of $6,687,160. The Authority also made a request to take advantage of an amnesty, established by Law No. 145 of December 9, 2013, so the Authority could pay the principal amount of $5.4 million and receive a waiver for payment of the $6.7 million in interests and late charges. The request was not approved.

Total outstanding debt as of June 30, 2024 is $11,704,721, net of credits, and is applied to “bona fide farmers”, against their accounts receivable. This amount is reported as part of due to governmental entities as of June 30, 2024 (See also Note 14).

(V) RISK MANAGEMENT

To minimize its risk of loss, the Authority purchases insurance coverage for public liability, automobile, crime, inland marine, commercial property and garage, as well as medical and workmen’s insurance for employees. The selection of the insurer has to be approved by the Public Insurance Office of the Puerto Rico Treasury Department. Insurance coverage is updated annually to account for changes in operating risk. For the last three years, insurance settlements have not exceeded the amount of coverage.

PUERTO RICO LAND AUTHORITY
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NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(W) NON - EXCHANGE TRANSACTIONS

GASB Statement No. 33, “Accounting and Financial Reporting for Non - Exchange Transactions”, establishes accounting and financial reporting standards for non - exchange transactions involving financial or capital resources (for example, most taxes, grants, and private donations). In non - exchange transactions, a government gives (or receives) value without directly receiving (or giving) equal value in return. This is different from an exchange transaction, in which each party receives and gives up essentially equal values. Under the provisions of this statement, the provider and the recipient should recognize the non - exchange transaction as an expense and revenue, respectively, when all eligibility requirements are satisfied.

(X) NEW ACCOUNTING STANDARDS

A. New Accounting Standards Adopted

The provisions of the following Governmental Accounting Standards Board (GASB) Statements are effective and have been implemented, when applicable, during the year ended June 30, 2024:

- In June 2022, GASB issued Statement No. 100, “Accounting Changes and Error Corrections - an Amendment of GASB Statement 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. The requirements of this statement 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. This Statement does not have any impact on the Authority's financial statements.

b. Future Adoption

The Governmental Accounting Standards Board issued the following pronouncements that have effective dates after June 30, 2024. The Authority is currently evaluating its accounting practices to determine the potential impact on the basic financial statements for the GASB Statements:

- In June 2022, GASB issued Statement No. 101, “Compensated Absences”. 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.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(X) NEW ACCOUNTING STANDARDS (CONTINUED)

b. Future Adoption (Continued)

- In December 2023, the GASB issued Statement No. 102, "Certain Risk Disclosures". This Statement requires a government to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. Additionally, this Statement requires a government to assess whether an event or events associated with a concentration or constraint that could cause the substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued. The requirements of this Statement are effective for fiscal years ending after June 15, 2024.

- In April 2024, the GASB issued Statement No. 103, "Financial Reporting Model Improvements". The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement also addresses certain application issues regarding MDA, unusual or infrequent items, presentation of the proprietary fund statements of revenues, expenses and changes in fund net position, major component unit presentation and budget comparison information. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025, and all reports period thereafter.

- In September 2024, the GASB issued Statement No. 104, "Disclosure of Certain Capital Assets" The objective of this Statement is to provide users of government financial statements with essential information about certain types of capital assets. This Statement requires certain types of capital assets to be disclosed separately in the capital assets note disclosures required by Statement 34. Lease assets recognized in accordance with Statement No. 87, Leases, and intangible right-to-use assets recognized in accordance with Statement No. 94, Public-Private and Public-Public Partnerships and Availability Payment Arrangements, should be disclosed separately by major class of underlying asset in the capital as-sets note disclosures. Subscription assets recognized in accordance with Statement No. 96, Subscription-Based Information Technology Arrangements, also should be separately disclosed. In addition, this Statement requires intangible assets other than those three types to be disclosed separately by major class. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. Earlier application is encouraged.

NOTE 2 - CASH AND CASH EQUIVALENTS

The Authority is restricted, by law, to deposit funds only in institutions approved by the Puerto Rico Treasury Department (from now on PRTD), and such deposits are required to be maintained in separate accounts in the Authority's name.

Under the laws and regulations of the Government, public funds deposited by the Authority in commercial banks must be fully collateralized for the amounts deposited in excess of the Federal Deposit Insurance Corporation (from now on FDIC) coverage. All securities pledged as collateral are held by agents designated by the Government's Secretary of the PRTD, but not in the Authority's name.

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NOTE 2 - CASH AND CASH EQUIVALENTS (CONTINUED)

Credit Risk

This is the risk that an issuer or other counterpart to an investment will not fulfills its obligations. As of June 30, 2024, the Authority has invested only in cash in commercial banks approximately $102 millions which are insured by the FDIC, generally up to a maximum of $250,000. As mentioned before, public funds deposited by the Authority in commercial banks must be fully collateralized for the amounts deposited in excess of the FDIC coverage. Also, all securities pledged as collateral are held by the Secretary of the PRTD of the Commonwealth. Funds deposited with the Economic Development Bank for Puerto Rico (from now on “EDB”), a component unit of the Commonwealth, are not covered by this Commonwealth requirement. Therefore, the Authority's management has concluded that the credit risk related to any possible loss related to defaults by commercial banks on the Authority's deposits is considered low as of June 30, 2024.

Interest Rate Risk

This is the risk that changes in interest rates of debt investments will adversely affect the fair value of an investment. The Authority manages its exposure to declines in fair values by: (1) not including debt or equity investments in its investments portfolio as of June 30, 2024, (2) limiting the weighted average maturity of its investments in certificates of deposit to periods of three months or less, and (3) keeping most of its banks deposits and certificates of deposit in interest bearing accounts generating interests at prevailing market rates. Therefore, as of June 30, 2024, the interest risk associated with the Authority's cash and cash equivalent is considered low.

Foreign Exchange Risk

This is the risk that changes in exchange rates will adversely affect the value of an investment or a deposit. According to the aforementioned investment guidelines, adopted by the Authority, the Authority is prevented from investing in foreign securities or any other types of investments for which foreign exchange risk exposure may be significant. Accordingly, management has concluded that the foreign exchange risk related to the Authority's deposits is considered low as of June 30, 2024.

NOTE 3 - RESTRICTED CASH - PUERTO RICO LAND AUTHORITY

The Authority has restricted escrow accounts related to deposits of land sales and cash balance on bank accounts related to "Rural Infrastructure and Permanent Improvements Program" (See Notes 1(A) and 19(A)). As of June 30, 2024, the Authority’s restricted cash were as follows:

Bank Accounts - Escrow	$ 161,154
Bank Accounts - Infrastructure Permanent Improvements Programs	37,738,134
Balance, June 30, 2024	$ 37,899,288

NOTE 4 - INVESTMENTS IN PRIVATELY - HELD ENTITIES

FIDA

FIDA is authorized by law to invest in private entities which are dedicated to agricultural activities in Puerto Rico. The activity of such investments during the year ended June 30, 2024, is summarized below:

Balance, July 1, 2023	$ 8,487,404
Less: Valuation Allowance	(5,611,599)
Adjusted Balance, June 30, 2024	$ 2,875,805

The investments are in convertible preferred stock. Under the terms of the investment contracts, FIDA will receive the investment par value plus any accrued and unpaid dividends plus a premium depending on the year the stocks are redeemed as defined in investment contracts. Generally, the redemption premiums range from 2.5% to 30%. No accrued or unpaid dividends were received during the year ended June 30, 2024.

During each year, the Authority's management evaluates the recoverability of the investments and records a valuation allowance for investments which are deemed as doubtful of realization.

NOTE 5 - RENT RECEIVABLE

Puerto Rico Land Authority

As of June 30, 2024, the Authority's rent receivable was as follows:

Rent and Other Receivables From Commonwealth Agencies and Municipalities	$ 2,783,347
Rent From Third Parties	20,636,727
	23,420,074
Less Allowance for Doubtful Accounts	(20,078,511)
Net Rent Receivable	$ 3,341,563

The Authority has a policy of including in the allowance for doubtful accounts all balances over one year old, except for certain balances, principally with governmental entities, that the Authority's management believes will be collectible.

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NOTE 6 - NOTES RECEIVABLE

As of June 30, 2024, the Authority's notes and interests receivable were as follows:

Puerto Rico Land Authority:	
Family Farms Program	$ 344,280
FIDA:	
Private Entities (Net of Allowance)	32,350,593
Governmental Entities:	
Administration for the Development of Agricultural Companies	1,041,246
Puerto Rico Tourism Company	10,036
Total Governmental Entities	1,051,282
Total FIDA, Net	33,401,875
Total	$ 33,746,155

Family Farms Program

The Family Farms Program (from now on "the Program") was the main program of the Corporation for Rural Development (from now on "CDR"), a component unit of the DA of the Commonwealth. The Program was created for the purpose of stimulating the use of agricultural land by individuals who meet certain requirements. The land, transferred to qualified individuals under the program, is granted in usufruct. The usufructuary is under obligation to use the land for agricultural purposes only.

The value of the usufruct is the market value of the land and will be paid by the usufructuary over a period of 40 years, plus annual interest of 3% on the unpaid balance. In case the usufructuary does not comply with the payment requirements or with other conditions specified in the program, the usufruct is considered terminated.

During 2010, the Legislature of the Commonwealth approved Reorganization Plan No. 4 of the DA ("the Reorganization Plan"). Under the Reorganization Plan, the program was transferred from CDR to the Authority, which assumed all responsibilities and obligations under the program. The Reorganization Plan required CDR to transfer to the Authority all notes receivable and titles of all agricultural land under the Program.

FIDA

FIDA, as permitted by law, provides line of credit agreements with certain governmental entities and private businesses, for agricultural purposes. During the year ended June 30, 2024, the interest rate on new financing provided was basically at 3% annually. Interest is collected each month and is computed based on the outstanding balance of the amount financed, using a 360 day year as a base.

Notes receivable outstanding balance of $39,051,422$ as of June 30, 2024, is presented net of an allowance for doubtful balances of $5,649,547, for $33,401,875.

PUERTO RICO LAND AUTHORITY
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NOTE 6 - NOTES RECEIVABLE (CONTINUED)

During the year ended June 30, 2024, no interest income recognized on notes receivable from governmental entities. Also, as of June 30, 2024, FIDA has a note receivable from a governmental entity with an outstanding balance of approximately $1,051,282, for which no interest charged has been approved by FIDA's Board of Directors.

NOTE 7 - PREPAID SERVICE

FIDA and “La Administracion para el Desarrollo de Empresas Agropecuarias” (ADEA) began a joint initiative to improve and update the Oracle Accounting System. FIDA transferred $1,000,000 on March 7, 2023, and $145,000 on May 10, 2023, to ADEA to begin the process of contracting services for updating the accounting system. In the event that the contracting and implementation process of the new system cannot be completed, ADEA will return the $1,145,252 to FIDA.

NOTE 8 - CAPITAL ASSETS

Puerto Rico Land Authority

As of June 30, 2024, capital assets consisted of the following:

Description	Beginning Balance	Additions	Adjustments/ Retirements	Ending Balance
Capital Assets Not Being Depreciated:				
Land	$ 87,498,647	$ -	$ -	$ 87,498,647
Construction in Progress	628,466	904,900	-	1,533,366
	88,127,113	904,900	-	89,032,013
Capital Assets Being Depreciated:				
Building and Improvements	3,718,990	-	-	3,718,990
Infrastructure	14,894,844	-	-	14,894,844
Industrial Equipment	1,520,289	-	-	1,520,289
Machinery and Equipment	7,275,652	49,150	-	7,324,802
Vehicles	778,422	-	(175,403)	603,019
Furniture and Fixtures	2,213,282	19,268	-	2,232,550
	30,401,479	68,418	(175,403)	30,294,494
Less: Accumulated Depreciation	(25,408,400)	(291,841)	159,848	(25,540,393)
	4,993,079	(223,423)	(15,555)	4,754,101
Total Capital Assets, Depreciable/Amortizable Net	$ 93,120,192	$ 681,477	$ (15,555)	$ 93,786,114

Capital Assets Impairment

From September 5, 2017 through September 7, 2017, Puerto Rico suffered the passing of Hurricane Irma, a Category 4 hurricane that severely affected the municipal islands and several municipalities located in the metro, north, east and south areas of the Island. It was declared a major disaster area by the President of the United States on September 10, 2017.

NOTE 8 - CAPITAL ASSETS (CONTINUED)

Capital Assets Impairment (Continued)

Just two weeks after Hurricane Irma, on September 20, 2017, Hurricane María hit Puerto Rico as a Category 4 hurricane, causing catastrophic damages to the infrastructure and the collapsing of the electric power grid and the telecommunications system of the entire Island. It was declared a major disaster area by the President of the United States on September 20, 2017. Many citizens lost their homes and the business sector suffered heavy losses due to infrastructure damages, looting during and after the hurricane, loss of inventory and the absence of electric power, which forced businesses to invest in power generators to operate, incurring in significant gasoline and diesel expenses. Several months after the incident, there were still many areas without energy and water service.

Damages to offices, warehouses, other structures and equipment of the Authority, related to hurricane events, were estimated at approximately $28.8 million, as specified in a physical inspection detail prepared by FEMA. The report specifies the name of the facility or description of equipment, address or location, city located, a description of the damage, and amount of estimated damages. Although the Authority made arrangements to procure an insurance broker, the invoice for the insurance coverage was not paid previously to the hurricane events on September 2017, and therefore, no insurance coverage is available. Nevertheless, on January 2019, FEMA has provided assistance to the Authority in the amount of $351,282, and agreed to provide additional further assistance for approximately $266,065.

The Authority, as of basic financial statements report date, is in the process of tracing the individual property and equipment items in the physical inspection detail to their capital assets details, in order to dispose - off or adjust cost and accumulated depreciation related balances. Therefore, no adjustments to capital assets has been made in the accompanying basic financial statements for the year ended June 30, 2024.

Infrastructure Program

The infrastructure program is designed to improve water resource usage and fertilization of land dedicated to the production of fruits and vegetables, through the maintenance of risk pumps and other utilities. Currently, the majority of improvements made through the infrastructure funds are provided by the DA. (See also Notes 1(A) and 19(A)).

NOTE 9 - REAL ESTATE AND EQUIPMENT FOR FUTURE USE

By virtue of Law No. 189, described in Note 1(B), the Sugar Corporation of Puerto Rico and the Land Authority were authorized to transfer certain assets used in the production, marketing and selling of sugar to the sugarcane farmers (known as "colonos"). The Act imposed several restrictions upon the assets transferred to the sugarcane owners, in order to maintain the benefits of the Act. Because of the restrictions imposed by the Law and because of the infringement by the sugarcane growers of said restrictions, the assets were returned to the Corporation and the Land Authority. On September 2, 2004, the “Agroindustria Azucarera del Oeste, Inc." (known as “AGRASO”) and Land Authority/Sugar Corporation agreed to return all assets, by virtue of Law No. 189, in exchange of payments of certain obligations and release of debt owned to the Sugar Corporation.

The assets received have an estimated book value of $4,090,000, detailed as follows:

Land	$ 1,535,000
Buildings	873,000
Machinery and Equipment	1,682,000
Total	$ 4,090,000

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NOTE 9 - REAL ESTATE AND EQUIPMENT FOR FUTURE USE (CONTINUED)

The Law established that in case of infringement, all assets transferred would be returned at cost or fair market value, whichever is lower. Due to significant adverse environmental damages, equipment becomes obsolete and unfit for industrial purposes, and a projection of future costs associated to clean up premises and legal actions involved, the Corporation considers this property as fully impaired, therefore, no value had been assigned in the accompanying financial statements. The Authority is trying to consolidate all impaired equipment and obsolete structures in sugar mills to convert into disposal material to be sold. As of financial statements date, the Authority cannot determine future losses or gains related to these impaired assets.

NOTE 10 - DEPOSITS ON SALE OF LAND

The Authority is authorized by the Land Law of Puerto Rico to sell surplus land and properties that have no agricultural use to other governmental entities and individuals. The liability for deposits reflected in the accompanying statement of net position represents amounts received in connection with land transactions in process. It also includes legal foreclosures and expropriations cases not finally executed by court.

NOTE 11 - NOTES PAYABLE

Puerto Rico Land Authority

On December 27, 2001, the Authority entered into a loan agreement ("the Note") with the GDB to refinance certain debts, as authorized by Law No. 164 of December 17, 2001, named "Law for the Refinancing of Debts from Governmental Entities and Prohibition of Loans from the Government Development Bank Without Repayment Source". The Puerto Rico Public Finance Corporation (from now on "PFC") acquired and restructured the Note through the issuance of its Commonwealth appropriations bonds ("PFC Bonds"). The PFC Bonds were issued under a trust indenture, whereby the PFC pledged and sold the Note, along with other notes, under Law No. 164, to certain trustees and created a first lien on the revenues of the notes sold.

During the fiscal year 2014, PFC refunded the PFC Bond that were related to the Note, and therefore, the repayments terms were also modified by PFC for the proportionate portion attributable to the Authority. The note matures in June 2031. Interest only is payable through June 30, 2015. Afterwards, principal and interest installments are payable annually. Interest on the unpaid principal amount of the Note is equal to the applicable percentage representing the proportion of the amount paid by PFC on the Note to the aggregate amount paid by PFC on all the notes acquired by PFC under Act No. 164. During the years ended June 30, 2017 through June 30, 2022, the Authority did not receive the Commonwealth's appropriations to pay the principal and interest due on the Note; as a result, the Authority was unable to pay in full the required debt payment service.

On January 12, 2023, the PFC Qualifying Modification became effective, resulting in the discharge of the PFC Bonds and the Note by $17,051,349 in principal reported as a gain on extinguishments of debt.

Puerto Rico Industrial Development Company (PRIDCO):

On July 18, 2018, the Authority entered into a loan agreement ("the Note") with the PRIDCO for the purchase of an used equipment for $150,000. On September 20, 2018, the Authority entered into another loan agreement with PRIDCO for the purchase of nineteen (19) used machinery and equipment items for a total value of $585,448. The machinery and equipment total value of $735,448 will be used as down payment in a land sales transaction between the Authority and PRIDCO. As of June 30, 2022, the land sale transaction with PRIDCO has not been concluded.

NOTE 11 - NOTES PAYABLE (CONTINUED)

FIDA - Credit Line

FIDA had a non - revolving credit line with GDB. When issued, FIDA had a ceiling on the line of $94 million. Proceeds from this credit line were used by FIDA to fund investments in agricultural businesses, loans to farmers and contributions, as were permitted by laws and regulations. Repayments of principal and interests were made from the collection of coffee and sugar taxes allocated by the Commonwealth.

Nevertheless, the Authority has made no additional payments, of neither principal or interests, on the credit line since July 1, 2016. The credit line does not have a formal repayment schedule. Base rate on the credit line is the London Interbank Offered Rate or LIBOR, with a spread of 1.25%. The credit line matures on March 1, 2027.

GDB faced significant risks and uncertainties and it currently does not have (and is not expected to have) sufficient liquid financial resources to meet its obligations in full. Pursuant to enacted legislation and executive orders by two separate government administrations, GDB was ordered to suspend loan disbursements, to impose restrictions on the withdrawal and transfer of deposits from GDB and it is currently winding down in an orderly fashion under Title VI of PROMESA.

On May 15, 2017, the Puerto Rico Fiscal Agency and Financial Advisory Authority (FAFAA) and GDB entered into a Restructuring Support Agreement (the RSA) with a significant portion of the GDB's creditors. The parties to the RSA agreed to undertake a financial restructuring of the GDB pursuant to a Qualifying Modification under Title VI of PROMESA (the "Qualifying Modification"). On August 9, 2018, the GDB commenced the solicitation of votes on the Qualifying Modification and on August 10, 2018 commenced an action to obtain court approval of the Qualifying Modification. Following the conclusion of voting on September 12, 2018, the GDB announced that it received the necessary votes from holders of claims subject to the Qualifying Modification (the "Participating Bond Claims") to approve the Qualifying Modification, as required under PROMESA. On November 6, 2018, the Qualifying Modification was approved by the Federal Court. On November 29, 2018, the FAFAA and the GDB announced the consummation of the Qualifying Modification. Under the Qualifying Modification, holders of Participating Bond Claims exchanged their Participating Bonds claims for bonds issued by a newly created public instrumentality, the GDB Debt Recovery Authority, and the GDB transferred to such entity its municipal loan portfolio, a portion of its public entity loan portfolio, its real estate owned assets and its unencumbered cash.

Pursuant to Law No. 109-2017, also known as the Government Development Bank for Puerto Rico Debt Restructuring Act (the "GDB Restructuring Act"), claims on account of deposits held by the Commonwealth and other public entities, including the Authority, will be exchanged for interest in the Public Entity Deed of Trust created pursuant to the GDB Restructuring Act. Specifically, pursuant to the GDB Restructuring Act, on the closing date of the Qualifying Modification (the "Closing Date"), the balance of liabilities owed between the Commonwealth and its agents, instrumentalities and affiliates, including the Authority (each a "Non-Municipal Government Entity") and the GDB will be determined by applying the outstanding balance of any deposits held at GDB in a Non - Municipal

Government Entity's name against the outstanding balance of any loan of such Non-Municipal Government Entity owed to the GDB or of any bond or note of such Non-Municipal Government Entity held by the GDB as of such date. Those Non-Municipal Government Entities having net claims against the GDB, after giving effect to the foregoing adjustment will receive their pro rata share of interests in the Public Entity Trust (PET), which will be deemed to be full satisfaction of any and all claims such Non-

NOTE 11 - NOTES PAYABLE (CONTINUED)

FIDA - Credit Line (Continued)

Municipal Government Entity may have against GDB. The assets of the PET (the "PET Assets") will consist of, among other items, a $890 million claim against the Commonwealth, which is the subject of a proof of claim filed in the Commonwealth Title III case under PROMESA. A portion of the PET Assets will be transferred to the PET on the Closing Date and the remainder of the PET Assets, or any portion thereof, will be transferred to the PET in one or more transactions, as set forth in the Public Entity Deed of Trust (as defined in the GDB Restructuring Act). Under the GDB Restructuring Act, the transfer of the PET Assets by the GDB to the PET will be an irrevocable, non - voidable, and absolute transfer of all the GDB's legal and equitable right, title, and interest in the PET Assets.

As a result of the qualifying Modification, on November 29, 2018, the credit facility of FIDA owed to the GDB of $28,125,394 ($27,674,033 plus accrued interests of $451,361) was partially offset for $22,971,172, leaving a balance outstanding of $5,154,222 ($4,702,861 plus accrued interests of $451,361). On October 2, 2023 a settlement agreement was made between GDB, EDB and FIDA to pay off the credit facility of FIDA owed to the GDB. On September 28, 2023 a payment was made of $3,000,000 to GDB and a Certificate of Deposit with EDB of $2,150,238 was used to to pay off the credit facility, resulting in a gain on extinguishments of deb of $804,632.

NOTE 12 - LEASES

Lessor

The Authority leases some of its land lots to third parties from five to forty-five years with renewal clauses. The land lots are used for agriculture, care and breeding of animals and renewable energy. The terms of these noncancelable leases include the noncancelable period per the contract, plus/minus any extension, options or termination options the Authority is reasonably certain to exercise. The present value for each contract was discounted using a 5% interest.

Also, as of June 30, 2024, the Authority recognized a deferred inflow of resources of $45,103,743, due to the recognition of lease revenues.

The following schedule presents by fiscal year the future minimum principal and interest revenue to be received:

Fiscal Years Ending June 30,	Principal	Interests
2025	$ 4,623,426	$ 2,568,288
2026	4,271,471	2,338,128
2027	4,076,812	2,124,575
2028	3,962,288	1,916,770
2029	3,928,732	1,713,027
2030-2034	16,017,427	5,826,332
2035-2039	7,554,664	2,662,926
2040-2044	4,195,621	1,235,853
2045-2049	1,555,449	476,592
2050-2054	258,682	257,413
2055-2059	220,045	200,898
2060-2064	362,850	132,609
2065-2069	296,273	30,109
	$ 51,323,740	$ 21,483,520

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NOTE 13 - RELATED PARTY TRANSACTIONS

Intercompany transactions occurred during the fiscal year ended June 30, 2024, between Puerto Rico Land Authority and FIDA, because by request of FIDA, the Authority makes payments on behalf of FIDA and records the corresponding receivable or payable transaction, as applicable.

NOTE 14 - DUE TO OTHER GOVERNMENTAL UNITS

As of June 30, 2024, due to other governmental entities consisted of the following:

Municipal Revenues Collection Center (CRIM)	$ 11,704,721
Puerto Rico Electric Power Authority	39,787
Retirement System Administration	4,326,871
Puerto Rico Treasury Department	29,692
Total Due to Other Governmental Entities	$ 16,101,071

NOTE 15 - DEFERRED OUTFLOWS AND INFLOW 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 consumption's 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 Authority recognizes deferred outflows and inflows of resources.

In addition to assets, the Statement of Net Position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then.

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

Based on this concept, the Authority reports the following as deferred outflows of resources and deferred inflows of resources:

- The deferred outflows of resources and deferred inflows of resources resulting from the implementation of GASB Statements No. 73, 75 and 87. Notes 11, 15 and 16 presents additional information about the composition of these items, respectively.

NOTE 16 - PENSION PLAN

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

The Corporation accounts for pension liability based on actuarial valuations measured as of the beginning of the year (June 30, 2023). The Corporation retirement plan were administered as trusts

NOTE 16 - PENSION PLAN (CONTINUED)

following the guidance in GASB Statement No. 73 since there are no assets accumulated in trusts meeting the following criteria established by GASB Statement No. 68:

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

On January 18, 2022, the Title III Court entered an order confirming the Eighth Amended Plan for the Commonwealth, ERS, and PBA. The Modified Eighth Amended Plan eliminated several benefits to certain Plan participants. In summary, participants within benefits for System 2000 and Act 3 members, as previously defined, who were not in payment status as of March 15, 2022 were transferred out from Plan benefits. Also, eliminated future cost of living adjustments, and benefits to active members under the Act 127-1958 (members in high-risk positions).

(a) ERS

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

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

- Members of Law No. 447-1951 are generally those members hired before April 1, 1990 (contributory, defined benefit program).
- Members of Law No. 1-1990 are generally those members hired on or after April 1, 1990, and on or before December 31, 1999 (together with Law No. 447 participants, the Defined Benefit Program).
- Members of Law No. 305-1999 (Act No. 305-1999 or System 2000) were generally those members hired on or after January 1, 2000, and on or before June 30, 2013 (the System 2000 Program). All regular employees hired for the first time on or after July 1, 2013, and former employees who participated in the defined benefit program and the System 2000 program, and were rehired on or after July 1, 2013, became members of the Contributory Hybrid Program as a condition to their employment. In addition, participant employees of previous programs as of June 30, 2013, became part of the Contributory Hybrid Program on July 1, 2013. Pursuant to a settlement incorporated into the Eighth Amended Plan, on the effective date of the Eighth Amended Plan, all participants in the System 2000 Program will receive a one-time payment in the amount of their contributions (plus accrued interest) as of the Commonwealth's petition date in their defined contribution accounts established under

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NOTE 16 - PENSION PLAN (CONTINUED)

Law No. 106-2017 (discussed below). Upon the payment of these refunds, all claims related to the System 2000 Program will be discharged.

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

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

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

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

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

i. Service Retirements

(a) Eligibility for Law No. 447-1951 Members: Law No. 447-1951 members who were eligible to retire as of June 30, 2013 would continue to be eligible to retire at any time. Prior to July 1, 2013, Law 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; and (3) any age with 30 years of credited service. In addition, Law No. 447-1951 members who would attain 30 years of credited service by December 31, 2013 would be eligible to retire at any time.

Law 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

In addition to the requirements in the table above, Law No. 447-1951 Public Officers in High - Risk Positions who were not eligible to retire as of June 30, 2013 and did not attain

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NOTE 16 - PENSION PLAN (CONTINUED)

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.

(b) Eligibility for Law No. 1-1990 Members: Law 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, Law No. 1-1990 members could retire upon (1) attainment of age 55 with 25 years of credited service and (2) attainment of age 65 with 10 years of credited service. Law 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.

(c) 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 60.

System 2000 members who were not eligible to retire as of June 30, 2013 are eligible to retire 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

(d) Eligibility for Members Hired after June 30, 2013: Attainment of age 67.

ii. 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 Law No. 447-1951 and Law No. 1-1990 members, the accrued benefit determined as of June 30, 2013. If the balance in the hybrid contribution account was $10,000 or less, it would have been paid as a lump sum instead of as an annuity.

(a) Accrued Benefit as of June 30, 2013 for Law No. 447-1951 Members: The accrued benefit as of June 30, 2013 was determined based on the average compensation, as defined, for Law No. 447-1951 members, the years of credited service, and the attained age of the member all as of June 30, 2013.

If the Law 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 the Coordination Plan, the benefit was recalculated 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 Law No. 447-1951 member had less than 30 years of credited service as of June 30, 2013 and attained 30 years of credited service by December 31, 2013, the accrued benefit equaled 55% of average compensation if the member was under age 55 as of June 30, 2013 or 60% of average compensation if the member was at least age 55

NOTE 16 - PENSION PLAN (CONTINUED)

as of June 30, 2013. For participants selecting the Coordination Plan, the benefit was recalculated at SSRA as 1.5% of average compensation up to $6,600 multiplied by years of credited service, up to 30 years, plus 55% (60% if member was at least age 55 as of June 30, 2013) of average compensation in excess of $6,600. Member contributions received from Law 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 were 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 Law No. 447-1951 member had less than 30 years of credited service as of December 31, 2013, the accrued benefit equaled 1.5% of average compensation multiplied by years of credited service up to 20 years, plus 2% of average compensation multiplied by years of credited service in excess of 20 years. Maximum benefit is 75% of average compensation. For participants selecting the Coordination Plan, the basic benefit is recalculated at SSRA as 1% of average compensation up to $6,600 multiplied by years of credited service up to 20 years, plus 1.5% of average compensation up to $6,600 multiplied by years of credited service in excess of 20 years, plus 1.5% of average compensation in excess of $6,600 multiplied by years of credited service up to 20 years, plus 2.0% of average compensation in excess of $6,600 multiplied by years of credited service in excess of 20 years. The benefit was actuarially reduced for each year payment commences prior to age 58.

(b) Accrued Benefit as of June 30, 2013 for Law No. 1-1990 Members: The accrued benefit as of June 30, 2013 is determined based on the average compensation for Law No. 1-1990 members, the years of credited service, and the attained age of the member all as of June 30, 2013.

For Law No. 1-1990 members, the accrued benefit equaled 1.5% of average compensation multiplied by years of credited service. The benefit was actuarially reduced for each year payment commences prior to age 65.

iii. Compulsory Retirement

All Law No. 447-1951 were required to retire upon attainment of age 58 and 30 years of credited service.

iv. Termination Benefits

a. Lump Sum Withdrawal

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

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

b. Deferred Retirement

Eligibility: A Member was eligible upon termination of service with 5 or more years of service (10 years of credited service for Law No. 447-1951 and Law No. 1-1990 members) prior to the applicable retirement eligibility, provided the member had not taken a lump sum withdrawal of the accumulated contributions from the hybrid contribution account.

NOTE 16 - PENSION PLAN (CONTINUED)

Benefit: An annuity payable for the lifetime of the member commencing at the applicable retirement eligibility age equal to the annuitized value of the balance in the hybrid contribution account at the time of retirement, plus, for Law No. 447-1951 and Law No. 1-1990 members, the accrued benefit determined as of June 30, 2013.

v. Death Benefits

a. Pre-retirement Death Benefit
Eligibility: Any current nonretired member was eligible.

Benefit: A refund of the hybrid contribution account, plus the accumulated contributions for Law No. 447-1951 and Law No. 1-1990 members.

b. High Risk Death Benefit under Law No. 127-1958

Eligibility: Employees in specified high risk positions who die in the line of work due to reasons specified in Act No. 127-1958, as amended. System 2000, Act 3 and Act 6 members who were not in payment status as of March 15, 2022 are no longer eligible based on the provisions of the 2022 Plan of Adjustment.

Spouse's Benefit: 50% of the participant's compensation at date of death, payable as an annuity until death or remarriage.

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

Benefit if No Spouse or Children: The parents of the member should each receive 50% of the participant's compensation at date of death, payable as an annuity for life.

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

The cost of these benefits was paid by the Commonwealth.

c. Postretirement Death Benefit for Members Who Retired prior to July 1, 2013

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

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

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

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NOTE 16 - PENSION PLAN (CONTINUED)

ii. Commonwealth for former government employees or by the public enterprise or municipality for their former employees. See Law No. 105 of 1969, as amended by Law No. 158 of 2003.

iii. The benefit, when there is no relation as stated above, is equal to the remaining balance of accumulated contributions at the time of retirement after the deduction of lifetime annual income paid and is payable to a beneficiary or to the Member's estate. In no case may the benefit be less than $1,000. Either the Commonwealth for former government employees or the public enterprise or municipality for their former employees pays the difference, up to $250, between (1) the accumulated contributions less the lifetime annual income paid and (2) $1,000. ERS pays for the rest. See Article 2-113 of Law No. 447-1951, as amended by Law No. 524-2004.

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

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

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

For all members, the excess, if any, of the hybrid contribution account, plus the accumulated contributions for Law No. 447-1951 and Law No. 1-1990 members, at the time of retirement over the total annuity payments paid to the member and any beneficiary per the terms of the optional form of payment must be payable to a beneficiary or the member's estate.

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

vi. Disability Benefits

a. Disability

Eligibility: All members are eligible upon the occurrence of disability.
Benefit: The balance of the hybrid contribution account payable as lump sum distribution, an immediate annuity, or a deferred annuity at the election of the participant. Law No. 447-1951 and Law No. 1-1990 members remain eligible to receive the accrued benefit as of June 30, 2013, commencing at the applicable retirement eligibility age.

b. High Risk Disability under Law No. 127-1958

Eligibility: Employees in specified high-risk positions who are disabled in the line of work due to reasons specified in Law No. 127-1958 (as amended).

Benefit: 80% (100% for Law No. 447-1951 members) of compensation as of date of disability, payable as an annuity. If the member died while still disabled, this annuity benefit continued to his beneficiaries. Beneficiaries include the surviving spouse and/or disabled children (for life), nondisabled children until age 18 (age 25 if pursuing studies), and the parents if no other beneficiaries. Effective July 1, 1996, and subsequently every

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NOTE 16 - PENSION PLAN (CONTINUED)

three-years, the disability benefit was increased by 3% provided that the member (or beneficiary) had been receiving payments for at least three - years (Law No. 127-1958, as amended).

The cost of these benefits was paid by the Commonwealth.

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

vii. Special Benefits

a. Minimum Benefits

i. Past Ad hoc Increases: The Legislature, from time to time, increased pensions for certain retirees as described in Law No. 124-1973 and Law No. 23-1983. The benefits were paid 50% by the Commonwealth and 50% by ERS.

ii. Minimum Benefit for Members Who Retired before July 1, 2013 (Law No. 156-2003, Law No. 35-2007, and Law No. 3-2013): The minimum monthly lifetime income for members who retired or become disabled before July 1, 2013, is $500 per month effective July 1, 2013 ($400 per month effective July 1, 2007, and $300 per month up to June 30, 2007). The increase in the minimum monthly benefit from $200 per month to $300 per month was paid by the Commonwealth for former government and certain public corporations without their own treasuries' employees or by certain public corporations with their own treasuries or municipalities for their former employees. The increase in the minimum monthly benefit from $300 per month to $400 per month was to be paid by ERS for former government and certain public corporations without their own treasuries' employees or by certain public corporations with their own treasuries or municipalities for their former employees.

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

b. Cost of Living Adjustments (COLA) to Pension Benefits: The Legislature, from time to time, increased pensions by 3% for retired and disabled members. Beneficiaries were 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). Future COLAs were eliminated effective March 15, 2022.

NOTE 16 - PENSION PLAN (CONTINUED)

c. Special “Bonus” Benefits

(i) Christmas Bonus (Law No. 144-2005, as Amended by Law No. 3-2013): An annual bonus of $200 for each retiree, beneficiary, and disabled member has historically been paid in December provided the member retired prior to July 1, 2013. This benefit is paid from the supplemental contributions received from the Commonwealth for former government and certain public corporations without their own treasuries, or by certain public corporations with their own treasuries or municipalities for their former employees.

(ii) Medication Bonus (Law No. 155-2003, as Amended by Law No. 3-2013): An annual bonus of $100 for each retiree, beneficiary, and disabled member to cover health costs paid in July provided the member retired prior to July 1, 2013. Evidence of coverage is not required. The amount is prorated if there are multiple beneficiaries. This benefit is paid from the Supplemental Contributions received from the Commonwealth for former government and certain public corporations without their own treasuries, or by certain public corporations with their own treasuries or municipalities for their former employees.

Before July 1, 2017, the Commonwealth made contributions to the ERS for the special benefits granted by special laws. The funding of the special benefits was provided to the ERS through legislative appropriations each January 1 and July 1. Special benefits to eligible Law 447-1951 participants are being paid by each employer as they become due since July 1, 2017.

viii. Contributions

Contributions by members consists, as a minimum, of an 8.5% of their compensation directly deposited by the Puerto Rico Department of Treasury in the individual member accounts under the New Defined Contribution Plan created pursuant to Law No. 106-2017. Also, as of that date, System’s participants shall make no individual contributions or payments to the accumulated pension benefits payment account or additional contributions to ERS.

Participating employers are responsible for the payment of the PayGo fee to the accumulated pension benefits payment account, which is computed based on the amount of actual benefits paid to retirees, disabled and beneficiaries of each participating employer.

ix. Early Retirement Programs

On July 2, 2010, the Commonwealth enacted Law No. 70 establishing a program that provides benefits for early retirement or economic incentives for voluntary employment termination to eligible employees, as defined. Law No. 70-2010 also established that early retirement benefits will be provided to eligible employees that have completed between 15 and 29 years of creditable services and will consist of monthly benefits ranging from 37.5% to 50% of each employees’ monthly salary. Benefits under this program will be paid by the

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NOTE 16 - PENSION PLAN (CONTINUED)

General Fund of the Commonwealth and by the public corporations, covering their respective employees until the plan member reaches the later of age 55 for members under Law No. 447-1951 or age 65 for members under Law No. 1-1990, or the date the plan member would have completed 30 years of service had the member continued employment. In addition, the public corporations will also be required to continue making the required employee and employer contributions to ERS. The General Fund of the Commonwealth will be required to continue making its required employer contributions. ERS will be responsible for benefit payments afterward.

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

Total Pension Liability, Pension Expenses, and Deferred Outflows/Inflows of Resources Related to Pensions

1) Total Pension Liability and Actuarial Information

The Authority's total Pension Liability for each plan program is measured as the proportionate share of the total Pension Liability. The Total Pension Liability of each of the plan program was measured as of July 1, 2019, and the Total Pension Liability for each plan program used to calculate the Total Pension Liability was determined by an actuarial valuation as of July 1, 2019, rolled forward to July 1, 2020 using standard update procedures. The Authority’s proportion of the total Pension Liability was based on a projection of the long-term share of contributions to the pension plans program relative to the projected contributions of all participating employers, actuarially determined.

As June 30, 2024, the Authority’s used the proportion of .20911%, which was the June 30, 2023 base, as required by GASB Statement No. 73:

Proportion - June 30, 2023	0.20911 %
Proportion - June 30, 2022	0.22082 %
Change - Decrease	(0.01171)%

As of June 30, 2024, the Authority reported $43,432,768 as Total Pension Liability for its proportionate share of the Total Pension Liability of ERS, as follows:

Total Pension Liability	Total	Proportion (.20911%)
Total Pension Liability	$ 20,770,773,432	$ 43,432,768

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NOTE 16 - PENSION PLAN (CONTINUED)

1) Pension Expense

For the fiscal year ended June 30, 2024, the Authority recognized pension expense credit of $10,110,630. Pension expense represents the change in the method of benefits payment from “pay-as-you-go” system.

2) Deferred Outflows/Inflow of Resources

As of June 30, 2024, the Authority reported Deferred Outflows of Resources and Deferred Inflows of Resources related to pensions from the following sources:

	Deferred Outflows Of Resources	Deferred Inflows Of Resources
Pension Benefits Paid Subsequent to Measurement Date	$ 2,911,248	$ -
Differences Between Actual and Expected Experience	30,267	270,880
Changes in Assumptions	1,658,428	-
Pay Go Fiscal Year 2023 - 2024	3,228,410	-
Change in Employer's Proportion and Differences Between The Employer's Contributions and the Employer's Proportionate Share of Contributions	594,734	-
	$ 8,423,087	$ 270,880

Pension benefits paid subsequent to measurement date of $2,911,248 are presented as current portion of Total Pension Liability in the Statement of Net Position. It will be recognized as a reduction of Total Pension Liability in the year ending June 30, 2024.

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

Years Ending June 30,	Amounts
2025	$ 1,048,192
2026	1,048,192
2027	1,048,192
2028	1,048,192
2029	1,048,192
Total	$ 5,240,960

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NOTE 16 - PENSION PLAN (CONTINUED)

Actuarial Methods and Assumptions

Actuarial valuations of ERS involves estimates of the reported amount and assumptions about probability of occurrence of events far into the future. Examples include assumptions about future employment mortality and future salary increases. Amounts determined regarding the net pension liability are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

A summary of the actuarial assumptions and methods used to calculate the total pension liability as of June 30, 2024 is provided below. 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:

Inflation Rate	Not Applicable
Actuarial Cost Method	Entry Age Normal
Municipal Bond Index	3.54%, based on Bond Buyer General Obligation 20 - Bond Municipal Bond Index, which includes tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher.
Discount Rate	3.54%
Salary Increases	3.00% per year. No compensation increases are assumed until July 1, 2021, as a result of Act No. 3-2017, a four-year extension of Act No. 66-2014, and the current general economy. Based on professional judgement and System input.
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-2021 on a generational basis. For members covered under Act 127, the PubS-2010 Employee Mortality Rates are assumed for males and females, projected to reflect Mortality Improvement Scale MP-2021 on a generational basis. As generational tables, they reflect mortality improvements both before and after the measurement date. 100% of deaths in active service are assumed to be occupational for members covered under Act 127-1958. Post-Retirement Retiree Mortality:The PubG-2010 disabled retiree rates, adjusted by 80% for males and 100% for females. The base rates are projected using Mortality Improvement Scale MP-2021 on a generational basis. As a generational table, it reflects mortality improvements both before and after the measurement date.

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NOTE 16 - PENSION PLAN (CONTINUED)

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

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

This valuation also reflects a salary freeze until July 1, 2017 due to Law No. 66 of 2014. While the Law No. 66 salary freeze only applies to Central Government employees, public corporations are mandated to achieve savings under Law No. 66, and actuaries have assumed that they will meet this mandate by freezing salaries. Also, while municipalities are not impacted by Law No. 66, the actuaries have also assumed the salary freeze for these employees due to the current economic conditions in Puerto Rico.

Discount Rate

The asset basis for the date of depletion projection is the ERS's fiduciary net position (the gross assets plus deferred outflows of resources less the gross liabilities, including the senior pension funding bonds payable, plus deferred inflows of resources). On this basis, the ERS's fiduciary net position was expected to be exhausted in the fiscal year 2015. After June 30, 2017, the Commonwealth enacted legislation that changed the structure of pension administration managed by ERS.

The ERS's fiduciary net position was not projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the total pension liability is equal to the single equivalent rate that result in the same actuarial present value as the long-term expected rate of return applied to benefit payments, to the extent that the ERS's fiduciary net position is projected to be sufficient to make projected benefit payments, and the municipal bond rate applied to benefit payments, to the extent that the ERS's fiduciary net position is not projected to be sufficient.

The discount rate on June 30, 2023, was as follows:

	June 30, 2023
Discount Rate	3.65%
Long-term expected rate of return net of investment expense	N/A
Municipal bond rate *	3.65%

* Bond Buyer General Obligation 20-Bond Municipal Bond Index.

NOTE 16 - PENSION PLAN (CONTINUED)

As directed by the ERS, the asset basis for the date of depletion projection is the ERS's net assets (the gross assets less the Pension Obligation Bond proceeds). On this basis, net assets were exhausted in the 2014-2015 fiscal year and no projection was needed to be performed as of June 30, 2016, as the tax-free municipal bond index applies in all years, and is thus the single equivalent interest rate that is used as the discount rate in the determination of the Total Pension Liability.

According to Paragraph 30 of Statement No. 68, the long-term discount rate should be determined without reduction for pension plan administrative expense. Using this lower discount rate has resulted in a slightly higher Total Pension Liability and Net Pension Liability.

Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the Authority's proportionate share of the Total Pension Liability, calculated using the discount rate of 3.50%, as well as what the Authority'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 2.65%	Current Discount Rate 3.65%	1% Increase 4.65%
Total Pension Liability as of June 30, 2023	$48,426,727	$43,432,768	$39,264,728

Pay-As-You-Go Funding

On June 27, 2017, the Treasury Department issued Circular Letter No. 1300-46-17 in order to convey to the central government agencies, public corporations and municipalities the new implementation procedures to adopt, effective July 1, 2017, a new "pay-as-you-go" (Pay-Go) mechanism for the ERS.

Subsequently, on August 23, 2017, the Governor signed into law the "Act to Guarantee the Payment to Our Pensioners and Establish a New Plan for Defined Contributions for Public Servants" (Law No. 106), which reformed the Commonwealth Retirement Systems. Law. No. 106 terminated the previously existing pension programs for the ERS's participants as of June 30, 2017. The members of the prior programs and new system members hired on and after July 1, 2017 are now enrolled in a new defined contributions program. Law No. 106 also established by law the Pay-Go mechanism for the payment of accumulated pension benefits and eliminated employers' contributions and other analogous contributions. Approximately $2 billion was allocated for the payment of Pay-Go benefits in each of the budgets for fiscal years 2018 through 2021.

Furthermore, Law No. 106 modified the ERS's governance. Under Law No. 106, the ERS' Board of Trustees was substituted with a new Retirement Board, which is currently responsible for governing all of the Commonwealth's Retirement Systems.

Law No. 106-2017 also ordered a suspension of the ERS's loan programs and ordered a merger of the administrative structures of the retirement systems. At the Retirement Board's discretion, the servicing of the ERS's existing loan portfolio may be externalized. Pursuant to Law No. 106-2017, the employees of the ERS that are not retained under the new administrative structure will be transferred to other public agencies in conformity with Law No. 8-2017.

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NOTE 16 - PENSION PLAN (CONTINUED)

At a basic level, ERS will need to hold some level of operating cash to account for any ongoing timing issues between receipt and disbursement of funds. The “pay-go” funding needed in a given year is the difference between actual contributions and actual disbursements:

- Contributions to ERS are primarily based on statutory percentage of payroll.
- Disbursements are comprised of benefit payments, administrative expenses, and Pension Obligation Bond debt service.

Contributions and disbursements will experience natural variation due to emerging demographic experience. Contributions and disbursements can also be greatly impacted by specific management decisions, such as an early retirement incentive program or other workforce reduction. A major issue that needs to be addressed by ERS and the Commonwealth is determining what the process of ERS budgeting for “pay-go” funding will be. While the ERS can set an expected “pay-go” amount at the time of budgeting for an upcoming fiscal year, both actual contributions and disbursements can vary from expectations during the fiscal year.

- If the budget is set based on expected contributions and disbursements, in the event of adverse experience during the fiscal year, should provide for additional funds from the sponsoring employers.
- If the ERS be permitted to develop a budget request of a “pay-go” amount for the fiscal year that includes a margin to provide a buffer against adverse outcomes.
- And how would the impacts of specific management decisions be handled.

There are certainly many more operational details to be considered. “Pay-go” operation is a complex issue that requires careful though and planning, constant monitoring, and the ability to respond to emerging events quickly.

NOTE 17 - POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS ("OPEB")

Program Description and Membership

The Authority provides postemployment benefits other than the pension benefits described in Note 16, for its retired employees (the “OPEB Program”). The plan is an unfunded, single-employer defined benefit other postemployment healthcare and insurance coverage benefit plan. The plan is administered on a pay-as-you-go basis. Accordingly, no assets are accumulated in a qualifying trust that meets the criteria in paragraph 4 of GASB Statement No. 75 "Accounting and Financial Reporting for the Postemployment Benefits Other Than Pensions".

Program Description and Membership

The Plan covers a payment of up to $100 per month to the eligible medical insurance plan selected by each member ($1,200 annually) provided that the member retired prior to July 1, 2013 (Law No. 43, as amended by Law No. 3). The Plan is financed by the Commonwealth through legislative appropriations. However, the Commonwealth claims reimbursement from each employer on a monthly basis for the corresponding amount of the OPEB payments made by the Commonwealth in relation to the retirees associated with each employer. There is no payments made by the Commonwealth in relation to the retirees associated with each employer. There is no contribution requirement from the

NOTE 17 - POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS ("OPEB")(CONTINUED)

plan members during active employment. The retirees contribute the amount of the healthcare insurance premium not covered by the Commonwealth contribution. In addition, a bonus of $100 is given to retirees annually (on July), for the purpose of acquiring medicines. These benefits are not provided to the retirees' spouse or any relatives.

Plan members were eligible for benefits upon reaching the applicable pension benefits retirement age. Law No. 3 of 2013 eliminated this healthcare benefit to the Plan members that retired after June 30, 2013.

Funding Policy

The obligations of the Plan members' employer are established by action of the Authority pursuant to applicable collective bargaining and employment agreements. The required contribution rates of the employer and the members vary depending on the applicable agreement.

The Authority currently contributes enough money to the Plan to satisfy current obligations on a pay-as-you-go basis. The costs of administering the Plan are paid by the Authority.

Relationship Between Valuation Date, Measurement Date and Reporting Date

The valuation date is July 1, 2020. This is the date as of which the actuarial valuation is performed. The measurement date is June 30, 2023. This is the date as of which total OPEB liability is determined. The reporting date is the Authority's fiscal year ending date. This report is for measurement year July 1, 2022 to June 30, 2023 for reporting periods ending June 30, 2023 through June 30, 2024.

Significant Changes

There have been no significant changes between the valuation date and measurement year end.

Total OPEB Liability, Expense and Deferred Outflows/Inflows of Resources

As permitted by GASB, the Authority's proportionate share of the total OPEB liability as of June 30, 2024 of approximately $997,567 was measured at June 30, 2023 by an actuarial valuation as of that date. An expected total OPEB liability was determined as of June 30, 2023, the valuation date, using standard roll back techniques. The roll back calculation begins with the total OPEB liability, as of the measurement date, June 30, 2023, adds the expected benefit payments for the year, deducts interest at the measurement date, June 30, 2023, adds the expected benefit payments for the year, deducts interest at the discount rate for the year, and then subtracts the annual normal cost (also called the service cost).

For the year ended June 30, 2024, the Authority recognized an OPEB credit of $93,435, included as part of other postemployment benefits expense in the accompanying Statement of Revenues, Expenses and Change in Net Position.

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NOTE 17 - POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS ("OPEB") (CONTINUED)

As of June 30, 2024, the Authority reported deferred outflows of resources from OPEB activities as follows:

Source	
Other Postemployment Benefits Paid Subsequent to the Measurement Date	$ 106,500

Deferred outflows of resources related to OPEB resulting from the Authority's benefits paid subsequent to the measurement date which amounted to $106,500 as of June 30, 2024 is recognized as a reduction of the total OPEB liability in the year ending June 30, 2024. Therefore, it is presented as current portion of the Total OPEB Liability in the Statement of Net Position.

The Authority’s proportion of the OPEB liability used was as follows:

Proportion - June 30, 2023	0.15429 %
Proportion - June 30, 2022	0.15779 %
Change - Decrease	(0.00350)%

Discount Rate

The discount rate as of June 30, 2023 was as follows:

	June 30, 2023
Discount Rate	3.65%
20 Year Tax-Exempt Municipal Bond Yield	3.65%

The discount rate was based on the Bond Buyer General Obligation 20-Bond Municipal Index.

Actuarial Methods and Assumptions

The actuarial cost method used to measure the total OPEB liability at June 30, 2021 was the individual entry age normal cost method. The actuarial valuations used the following actuarial method and assumptions:

Measurement Date	June 30, 2023
Valuation Date	July 1, 2021
Actuarial Cost Method	Entry Normal Age
Medical Trend Rate	Not Applicable
Salary Increases	Current General Economy

NOTE 17 - POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS ("OPEB") (CONTINUED)

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-2021 on a generational basis. For members covered under Act 127, the PubS-2010 Employee Mortality Rates are assumed for males and females, projected to reflect Mortality Improvement Scale MP-2021 on a generational basis. As generational tables, they reflect mortality improvements both before and after the measurement date. 100% of deaths in active service are assumed to be occupational for members covered under Act 127.
	Post-Retirement Mortality - Rates which vary by gender are assumed for healthy retirees and beneficiaries based on a study of plan's experience from 2013 to 2018 and updated expectations regarding future mortality improvement. The PubG-2010 healthy retiree rates, adjusted by 100% for males and 110% for females, projected using MP-2021 on a generational basis. As a generational table, it reflects mortality improvements both before and after the measurement date.
	Post-Retirement Disabled Mortality - Rates which vary by gender are assumed for disabled retirees based on a study of plan's experience from 2013 to 2018 and updated expectations regarding future mortality improvement. The PubG-2010 disabled retiree rates, adjusted by 80% for males and 100% for females. The base rates are projected using Mortality Improvement Scale MP-2021 on a generational basis. As a generational table, it reflects mortality improvements both before and after the measurement date.
	Post-Retirement Beneficiary Mortality: Prior to the retiree's death, beneficiary mortality is assumed to be the same as the post-retirement retiree mortality. For periods after the retiree's death, the PubG-2010(B) contingent survivor rates, adjusted by 110% for males and 120% for females, projected using MP-2021 on a generational basis. As a generational table, it reflects mortality improvements both before and after the measurement date.

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future, and actuarially determined amounts are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future. The schedule of funding progress, presented as required supplementary information following the notes to the basic financial statements, presents multiyear trend information about the actuarial value of program assets relative to the actuarial accrued liability for benefits.

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NOTE 17 - POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS ("OPEB") (CONTINUED)

Calculations are based on the types of benefits provided at the time of each valuation and on the pattern of sharing of costs between the employer and members to that point. The projections of benefits for financial reporting purposes does not explicitly incorporate the potential effects of legal or contractual funding limitations on the pattern of cost sharing between the employer and plan members in the future.

The actuarial calculations reflect a longterm perspective. Consistent with that perspective, actuarial methods and assumptions used include techniques that are designed to reduce short term volatility in actuarial accrued liabilities and actuarial value of assets.

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

The following presents the total OPEB liability calculated using the discount rate of 3.65%, as well as what it would be if it were calculated using a discount rate of 1 percent-point lower (2.54%) or 1 percent-point higher (4.54%) than the current rate:

	1% Decrease 2.65%	Current Discount Rate 3.65%	1% Increase 4.65%
Total OPEB Liability as of June 30, 2023	$1,083,129	$997,567	$923,781

NOTE 18 - VOLUNTARY TERMINATION BENEFITS

During the fiscal year ended June 30, 2011, the Legislature of the Commonwealth of Puerto Rico approved a one-time retirement incentive plan for all regular employees of Central Government Agencies and certain Public Corporations, known as Law No. 70 of July 2, 2010. The program included early retirement incentives for certain eligible employees. Under the plan, employees could select one of three options as follows: Article 4(a) provides economic incentive based on the following parameters:

Years of Services in Public Sector	Incentive Gross Amount
Up to 1 Year	1 Month of Salary
From 1 Year and One Day Up to 3 Years	3 Months of Salary
from 3 Years and One Day and Up	6 Months of Salary

Article 4(b) provides, employees meeting certain years of service criteria (between 15 and 29 years) and opting for early retirement, to receive a higher pension benefit rate than they would otherwise be entitled to receive based on their current years of service, but such pension rate is lower than what they would have been entitled to if they had waited to meet the full vesting requirements. Annuity pension payments are based on the following parameters:

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NOTE 18 - VOLUNTARY TERMINATION BENEFITS (CONTINUED)

Credited Years of Service	Pension Payment (As a % of salary)
15	37.5%
16	40.0%
17	42.5%
18	45.0%
19	47.5%
20 to 29	50.0%

The Authority will be responsible for making the applicable employer contributions to the Employees Retirement System, as well as making the payments to cover the annuity payments to the employees opting for the early retirement window, until both; the years of service and age requirements for full vesting would have occurred, at which time the applicable Retirement System will continue making the annuity payments.

Employees selecting options 4(a) or (b) will be entitled to receive full payment of healthcare plan benefits for a period of up to 12 months or the date that the employee is eligible for a healthcare plan benefit offered by another employer, whichever occurs first.

Article 4(c) provides eligible employees that have 30 years of credited services contributing to the Commonwealth o41f Puerto Rico Retirement System and request to start receiving their pension benefits, will be entitled to receive the economic incentive disposed on article 4(a) but not entitled to the incentives provided on article 4(b). Employees that have the required retirement age but have not achieved the years of credited services contributing to the Commonwealth of Puerto Rico Retirement System will be entitled to an economic incentive of up to 6 months of salary to cover for the years of service not credited.

The Authority has 15 participants in the plan, and termination benefits are measured at the discount present value of expected future benefit payments. Benefits are based on 60% of average pay (meaning the highest annual average salary of the participant during any of three years of credited services), in addition to social security computed at 7.65%, retirement benefits based on a percentage ranging from 25.5250% to 30.5250% from 2016 to 2025, and $320 of medical plan up to fiscal year 2019 - 2021. Termination benefits will be completed during fiscal year 2024-2025.

As of June 30, 2024, the present value of future incentive payments reported as a liability amounted to approximately $1,366,919. Of this amount, $403,096 should be funded during the next fiscal year. The long - term portion of the early termination obligation amounted to $963,823. Such amounts are disclosed respectively, as short - term and long - term liabilities in the accompanying statement of net position. The liability under this program was discounted at a range from 1% to 2.58%.

NOTE 19 - CONTINGENCIES

Puerto Rico Land Authority

(A) INFRASTRUCTURE AND PERMANENT IMPROVEMENTS PROGRAMS

Law No. 40 - 2019, of June 2, 2019 - Rural Infrastructure and Permanent Improvements Program

ADEA transferred its "Rural Infrastructure and Permanent Improvements Program" to the Authority, according to the provisions of Law Number 40 - 2019, of June 2, 2019.

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NOTE 19 - CONTINGENCIES (CONTINUED)

(A) INFRASTRUCTURE AND PERMANENT IMPROVEMENTS PROGRAMS (CONTINUED)

Law No. 40 - 2019 amended Law No. 26 of April 12, 1941, named "Land Law of Puerto Rico", to add Title VII, under which the Authority received the “Puerto Rico Rural Aqueduct Program”. The Authority will provide technical assistance in the process of organization, design, construction, establishment, operation and improvement of rural aqueducts, that do not belong to the Puerto Rico Aqueduct and Sewer Authority. This program is a complement to the work of permanent improvements, which is carried out within the "Rural Infrastructure and Permanent Improvements Program".

The Authority recognizes an income for the administration of the funds, equivalent to 5% of the total disbursements made in the month related to the rural infrastructure program and permanent improvements.

Restricted Cash balance available for Rural Infrastructure and Permanent Improvements Program as of June 30, 2024, amounted to $35,576,1687. The Authority disbursed for the Rural Infrastructure and Permanent Improvements Program $33,068,514 during fiscal year ended June 30, 2024.

Law No. 173 - 2020 and Amendments to Puerto Rico Internal Revenue Code of 2011

Law Number 173 - 2020, of December 30, 2020, Article 13, Section 4050.09, named "Creation of the Municipal Improvements Fund", creates a “Municipal Improvements Fund”, under the custody of one or more private financial institutions designated by the Municipal Financing Corporation. Monies under this fund will be proportionately distributed by senatorial and representative districts, to be assigned to public permanent improvement projects in the municipalities of Puerto Rico.

The Puerto Rico Fiscal Agency and Financial Advisory Authority, no later than the fifth (5th) day following the close of each month, will prepare a certification of the accumulated balance in the Municipal Improvement Fund. After this certification is prepared, the Puerto Rico Department of Treasury, no later than the tenth (10th) day following the close of each month, will remit the accumulated amount to the Land Authority's Rural Infrastructure Program. Fifty (50) percent of this amount will be distributed proportionally among the eight (8) senatorial districts and the remaining fifty (50) percent will be distributed proportionally among the forty (40) representative districts. The permanent public works and improvements to be carried out, as permitted in this section, will be administratively determined by the Senators and Representatives of the corresponding districts, in coordination with the Land Authority.”

This program was added to the Rural Infrastructure and Permanent Improvements Program, explained above.

On December 11, 2024, the Office of the Comptroller of Puerto Rico issued Special Investigation Report OC-25-46 related to the administration of the Municipal Improvements Fund by the Puerto Rico Land Authority during the period from January 1, 2021 to June 30, 2022. The investigation identified significant control deficiencies and irregularities in the use of public funds, including: approximately $1,045,730 disbursed contrary to contractual provisions, $417,544 in funds not returned by nonprofit entities, $16,197 used for unauthorized purposes, and $15,400 granted to relatives of an employee of the Authority’s Infrastructure and Permanent Improvements Program, for work that was not performed. The report also cited unconstitutional intervention by legislators in directing the use of executive branch funds, violations of internal controls, and absence of timely regulations to govern the Fund’s administration. While the report recommends potential recovery of certain disbursed amounts and outlines corrective actions, the financial and legal implications of these findings, if any, on the basic financial statements for the fiscal year ended June 30, 2024 are not presently determinable.

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NOTE 19 - CONTINGENCIES (CONTINUED)

(B) LITIGATIONS (CONTINUED)

The Authority is a defendant or a co-defendant in various lawsuits and complaints. The Authority's management, after consultation with legal counsel, has made a provision of $7,379,408 for losses on these litigations. However, the ultimate amount payable in excess of the amount provided, if any, cannot be determined.

The Authority is a defendant in various claims from events generally incidental to its operations. Also, it has various environmental claims and penalties imposed by The Environmental Protection Agency (EPA), mainly from the handling of pesticide warehouses. The Authority is in the process of litigating such claims. The accompanying statement of net position include a reserve in relation to this matter, but the ultimate outcome is uncertain at this time and accordingly, the ultimate liability, if any, cannot be presently determined.

(C) FEDERAL AWARDS

During the year ended June 30, 2015, 2019 and 2024, the Authority received grant funds from the Department of Education. The grant programs are subject to audit by agents of the granting authorities, the purpose of which is to ensure compliance with conditions precedent to the granting of funds. For the year ended June 30, 2024, and as of the basic financial statements date, no audits have been conducted for this particular grants and grant years. Nevertheless, any liability for reimbursement which may arise as a result of the audits is not considered by management to have a significant effect in the accompanying basic financial statements. The Authority does not have any knowledge of past claims and believes that it is not probable that will have to recognize a related loss contingency in the foreseeable future regarding these matters.

(D) COMPTROLLER'S OFFICE OF PUERTO RICO REPORTS

The Authority is subject to audits by the Comptroller's Office of Puerto Rico (COPR), who has issued several reports on audits over operations of the Authority and FIDA. The oversight entities, such as the Puerto Rico Department of Justice, are evaluating actions to be taken against the Authority and its employees. The financial impact if any of the possible actions to be taken by the oversight entities can not be presently determined.

Innovation Fund for the Agriculture Development of Puerto Rico (FIDA)

(E) 2010 AGRICULTURE DEPARTMENT REORGANIZATION PLAN NUMBER 4

Article 36 of the Reorganization Plan Number 4, discussed on Note 1(A) to the financial statements, amended laws number 165-2001 and 166-2001, requiring that funds received from coffee and sugar taxes be deposited in a new fund to be known as "Technological Innovation and Agricultural Promotion" ("Fondo de Innovacion"), to be transferred to the "Administration for the Development of Agricultural Enterprises" ("Administración para el Desarrollo de Empresas Agropecuarias" or ADEA). According to the Reorganization Plan, this fund will be administered by FIDA, through agreement with the Secretary of Agriculture, in order to promote the development of agriculture in Puerto Rico.

NOTE 19 - CONTINGENCIES (CONTINUED)

Innovation Fund for the Agriculture Development of Puerto Rico (FIDA) (Continued)

(E) 2010 AGRICULTURE DEPARTMENT REORGANIZATION PLAN NUMBER 4 (CONTINUED)

FIDA had received funds from sugar and coffee taxes, from 2011 (date in which the Reorganization Plan was to be implemented) to June 30, 2017 as follows:

Years	Amount
2011	$ 14,784,002
2012	13,932,814
2013	15,301,865
2014	12,866,028
2015	12,685,288
2016	13,695,023
2017	12,889,062
Total	$ 96,154,082

During the years ended from June 30, 2018 through June 30, 2020, no funds were received. Nevertheless, for the year ended June 30, 2024, FIDA recorded $7.6 million in sugar taxes, of which $7 million were collected as of June 30, 2024, and $616,802 were recorded as a receivable as of June 30, 2024, and collected on July 2, 2024.

On November 2015, COPR issued audit report number CP-16-03, covering FIDA operations from July 1, 2009 to December 31, 2013. In such report, COPR includes a special comment that the Reorganization Plan will impact FIDA operations and services that FIDA provides to farmers and agricultural activities, since monies that FIDA receives to fund their operations are to be transferred to the “Technological Innovation and Agricultural Promotion” fund of ADEA. Also, COPR comments that the Reorganization Plan does not define how FIDA will cover its operational costs while promoting the agricultural and agro industrial development in Puerto Rico. It also comment that the Reorganization Plan does not establish which of the two entities will be finally be responsible for payment of FIDA credit lines and management of incentives already given to farmers.

In his audit report, COPR makes a recommendation, to the Governor and the Legislative Assembly of Puerto Rico, to evaluate this concerns arising from Reorganization Plan Number 4, and the effect they will have on FIDA operations.

FIDA management has also raised these concerns and is in agreement with the COPR recommendations. In addition, on April 19, 2016, Project 2873 (P. de la C. 2873) was presented to the Legislature of Puerto Rico, and referred to the Governmental, Agriculture and Environmental and Natural Resources Commissions. Project 2873 propose to revitalize and restructure DA by including FIDA as a programmatic and operational component of DA, separated from the Authority, for the purpose of promoting agricultural enterprises. According to Project 2873, the requirements of Reorganization Plan number 4 were never placed in operation, and are not in accordance with the present public policy of the Commonwealth of Puerto Rico, and that it is necessary to derogate the requirements of such Reorganization Plan.

The final outcome of COPR recommendations to the Governor and the Legislative Assembly of Puerto Rico, and the outcome of Project 2873, cannot presently be determined and accordingly, no adjustments have been made in the accompanying financial statements. The Authority believes that it is not probable that will have to recognize a related loss contingency in the foreseeable future regarding these matters.

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NOTE 20 - RESTATEMENT OF FUND NET POSITION

Puerto Rico Land Authority

During the year ended June 30, 2024, the Authority adjusted prior year accruals, accounts payable balances and adjust the deferred outflow of resources balance. These restatements result from corrections identified in prior years, including: (1) under-accrual of retirement system liabilities, (2) unrecorded accounts payable related to power services, (3) a deferred outflow adjustment related to pension/OPEB activity, and (4) a correction in the accrual timing of a renewable energy project. These were identified during the year-end review process and corrected in accordance with GASB Statement No. 100 "Accounting Changes and Error Corrections". Accordingly, the beginning net position as of July 1, 2023, has been restated.

FIDA

FIDA adjusted a prior year accrual to retirement system and accounts payable.

The effect of these prior period adjustments on the net position as of July 1, 2023, is as follows:

Net Fund Position, Beginning of Year, as Previously Presented	$ 76,294,386
Restatement Adjustment:	
Adjustment for Retirement System Liability	(1,217,253)
Adjustment for Power Electric Liability	(27,214)
Adjustment for Deferred Outflow	(2,959,257)
Adjustment for Prior Year Accrual of Renewable Energy Project	314,143
Total Restatement Adjustment	(3,889,581)
Net Fund Position, Beginning of Year, as Restated	$ 72,404,805

NOTE 21 - DATE OF MANAGEMENT'S REVIEW

The Authority's management evaluated subsequent events until March 26, 2025, date in which the basic financial statements are available to be issued.

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SCHEDULE OF PROPORTIONATE SHARE OF TOTAL PENSION LIABILITY

FOR THE FISCAL YEAR ENDED JUNE 30, 2024

Last 10 Years (1)	Proportion of Total Pension Liability	Proportionate Share of Total Pension Liability
June 30, 2024	0.20911 %	$ 43,432,768
June 30, 2023	0.22082 %	$ 48,916,752
June 30, 2022	0.24906 %	$ 67,704,444
June 30, 2021	0.24100 %	$ 67,648,531
June 30, 2020	0.23945 %	$ 59,504,719
June 30, 2019	0.23869 %	$ 58,454,814
June 30, 2018	0.24277 %	$ 68,471,789

Benefit Changes: Beginning on July 1, 2017, the pension benefits were paid through pay-as-you-go method. Law 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. As a result of the implementation of the PayGo system, the plan does not meet the criteria in paragraph 4 of GASB Statement No. 68, to be considered a plan that is administered through a trust or equivalent arrangement, and therefore, is required apply the guidance on GASB Statement No. 73.

Date References: Employee's Retirement System of the Government of the Commonwealth of Puerto Rico: Actuarial Valuation Report

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Notes to the Schedule:

(1) Fiscal year 2019 was the first year of implementation. The schedule will be expanded to show 10 years once the information becomes available in the future. Amounts presented have a measurement date of the previous fiscal year end.

(2) There are no assets accumulated in a trust for payment of defined pension benefits participants, and the plan is not administered through a trust or equivalent arrangement.

PUERTO RICO LAND AUTHORITY
(A Component Unit of the Commonwealth of Puerto Rico)

SCHEDULE OF PROPORTIONATE SHARE OF TOTAL OTHER POSTEMPLOYMENT BENEFITS (OPEB) LIABILITY

FOR THE FISCAL YEAR ENDED JUNE 30, 2024

Last 10 Years (1)	Proportion of Total Pension Liability	Proportionate Share of Total Pension Liability
June 30, 2024	0.15429 %	$ 997,567
June 30, 2024	0.15779 %	$ 1,097,602
June 30, 2022	0.19506 %	$ 1,556,819
June 30, 2021	0.19273 %	$ 1,685,683
June 30, 2020	0.19353 %	$ 1,610,592
June 30, 2019	0.18891 %	$ 1,590,950
June 30, 2018	0.18011 %	$ 1,657,962
June 30, 2017	0.18334 %	$ 2,172,834

Notes to the Schedule:

(1) Fiscal year 2018 was the first year of implementation. The schedule will be expanded to show 10 years once the information becomes available in the future. Amounts presented have a measurement date of the previous fiscal year end.

(2) There are no assets accumulated in a trust for payment of OPEB related benefits, and the plan is not administered through a trust or equivalent arrangement.

See accompanying independent auditors' report.

PUERTO RICO LAND AUTHORITY
(A Component Unit of the Commonwealth of Puerto Rico)

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE FISCAL YEAR ENDED JUNE 30, 2024

Federal Grantor/ Pass-Through Grantor/Program or Cluster Title	Assistance Listing Number(ALN)	Pass-Through Entity Identifying Number	Passed Through to Subrecipients	Total Federal Expenditures
Puerto Rico Land Authority (PRLA):				
U.S. DEPARTMENT OF AGRICULTURE PROGRAM:				
Pandemic Relief Activities: Local Food Purchase Assistance Program	10.182	AM22LFPA0000C017	$ -	$ 2,134,315
Total U.S. Department of Agriculture Program			-	2,134,315
U.S. DEPARTMENT OF HOMELAND SECURITY PROGRAM:				
Puerto Rico Central Office of Recovery and Reconstruction – Disaster Grants - Public Assistance	97.036	4339-DR-PR	-	1,158,640
Total U.S. Department of Homeland Security Program			-	1,158,640
Innovation Fund for the Agriculture Development in Puerto Rico (FIDA)				
U.S. DEPARTMENT OF AGRICULTURE PROGRAM:				
Specialty Crop Block Grant Program Farm Bill	10.170	N/AV	$ -	787,279
Total U.S. Department of Agriculture Program			-	787,279
Total Expenditures of Federal Awards			$ -	$ 4,080,234

See accompanying notes which are an integral part of the Basic Financial Statements.

PUERTO RICO LAND AUTHORITY
(A Component Unit of the Commonwealth of Puerto Rico)

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE FISCAL YEAR ENDED JUNE 30, 2024

NOTE 1 - GENERAL

The accompanying Schedule of Expenditures of Federal Awards (Schedule) includes the federal award activities of Puerto Rico Land Authority, (the Authority) under programs of the Federal government for the fiscal year ended June 30, 2024. 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). Therefore, some amounts presented in this Schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements. The Authority reporting entity is defined in Note 1 in the Notes to the Financial Statements on pages 18 through 29. All federal awards received passed-through other government agencies, if any, are included on the Schedule.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

- Expenditures reported on the Schedule are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in Subpart E - Cost Principles of the Uniform Guidance, as applicable, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

- 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.

- Pass-through entity identifying numbers are presented where available.

- The Authority has elected not to use the 10 percent de minimis indirect cost rate allowed under the Uniform Guidance.

NOTE 3 - FEDERAL ASSISTANCE LISTING NUMBER

The Federal 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.

NOTE 4 - RELATIONSHIP TO THE FINANCIAL STATEMENTS

Expenditures of Federal awards are reported in the Authority's Statement of Net Position and the Statement of Revenues, Expenses and Changes in Net Position as follows: Food Program - $2,134,315, Specialty Crops - $787,279, Contracted Services - $253,740, and Construction in Progress - $904,900. (Contracted Services and Construction in Progress amounts to $1,158,640.

TORRES, HERNANDEZ & PUNTER, CPA, PSC
Certified Public Accountants

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

INDEPENDENT AUDITORS' REPORT

To the Management and
Board of Directors
Puerto Rico Land Authority
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 basic financial statements of Puerto Rico Land Authority (From now on the Authority), an enterprise fund of the commonwealth of Puerto Rico, as of and for the fiscal year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated March 26, 2025. Our report was qualified because the Authority was not able to perform the evaluation and recognition of capital asset impairments, and therefore, capital assets are overstated and the amount of loss from impairment and restoration or replacement of the impaired capital assets amounts are not available as of basic financial statements date

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's basic financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the 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 instances of noncompliance or other matters that are required to be reported under Government Auditing Standards and which we reported to the Authority's management in a separate letter dated March 26, 2025.

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 Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Torres, Hernández & Punter, CPA, PSC

Torres, Hernández & Punter, CPA, PSC
Certified Public Accountants

Carolina, Puerto Rico

March 26, 2025

DPSC87-218
PUERTO RICO LAND AUTHORITY

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

INDEPENDENT AUDITORS' REPORT

To the Management and
Board of Directors
Puerto Rico Land Authority
San Juan, Puerto Rico

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Puerto Rico Land Authority's (From now on the Authority) compliance with the requirements identified as subject to audit in the OMB Compliance Supplement that could have a direct and material effect on each of Municipality's major federal programs for the year ended June 30, 2024. The Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2024.

Basis for Opinion on Each Major Federal Program

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

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

Responsibilities of Management for Compliance

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

Auditors' Responsibilities for the Audit of Compliance

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

- Obtain an understanding of Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of Authority's internal control over compliance. Accordingly, no such opinion is expressed.

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

Report on 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 a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Report on Internal Control over Compliance (Continued)

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

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

Purpose of this Report

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.

Torres, Hernández & Punter, CPA, PSC

Torres, Hernández & Punter, CPA, PSC
Certified Public Accountants

Carolina, Puerto Rico

March 26, 2025

DPSC87-219
PUERTO RICO LAND AUTHORITY

PUERTO RICO LAND AUTHORITY
(A Component Unit of the Commonwealth of Puerto Rico)

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

FOR THE YEAR ENDED JUNE 30, 2024

Part I - Summary of Audit Results:

Basic Financial Statements

The independent auditors' report on the financial statements expressed a qualified opinion.

Internal Control Over Financial Reporting:

Material weaknesses identified?	______yes	_X__ no
Significant deficiencies identified?	______yes	_X_ none reported
Noncompliance material to the Financial Statement noted?	______yes	_X__ no

Federal Awards

Internal control over major programs:

Material weaknesses identified?	______yes	_X__ no
Significant deficiencies identified?	_______yes	_X__ none reported

The independent auditors' report on compliance with requirements applicable to major federal awards program expressed an unqualified opinion.

The audit disclosed findings to be reported in accordance with Uniform Guidance, Section 200.516	______yes	_X__ no

Municipality's major award during the year ended June 30, 2024 were:

ALN #10.182 - Local Food Purchase Agreements with States, Tribes, and Local Governments
ALN #10.170 - Specialty Crop Block Grant Program - Farm Bill
ALN #97.036 - Disaster Grants Public Assistance

A threshold of $750,000 was used to distinguish between type A and type B programs, as those terms are defined in Uniform Guidance, Section 200.518.

The Authority qualify as a low risk auditee?	_______yes	__X___no

PUERTO RICO LAND AUTHORITY
(A Component Unit of the Commonwealth of Puerto Rico)

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
(CONTINUED)

FOR THE YEAR ENDED JUNE 30, 2024

Part II - Findings Related to the Basic Financial Statements:

No findings related to the Basic Financial Statements.

Part III - Findings and Questioned Costs Related to Federal Awards:

No findings related to Federal Awards.

PUERTO RICO LAND AUTHORITY
(A Component Unit of the Commonwealth of Puerto Rico)

SUMMARY SCHEDULE OF PRIOR YEARS AUDIT FINDINGS AND QUESTIONED COSTS

FOR THE YEAR ENDED JUNE 30, 2024

No findings and questioned costs for the year ended June 30, 2023.

TORRES, HERNANDEZ & PUNTER, CPA, PSC
Certified Public Accountants

To the clients and users of the financial statements
Reported upon by Torres, Hernández & Punter, CPA PSC
Certified Public Accountants

The partners and staff of Torres, Hernández & Punter CPA, PSC are pleased to announce the successful completion of the 2022 independent peer review of our accounting and auditing practice. This review was undertaken as a condition of membership in the American Institute of Certified Public Accountants (AICPA), the national organization of CPAs in public practice, industry, government, and education. Our participation in the Peer Review Program demonstrates our firm's commitment and desire of maintaining and improving the quality of our practice.

After through study of our policies and procedures, the team conducting the review concluded our firm complies with the quality control standards established by the AICPA and the Puerto Rico Society of CPA's (PRSCPA). Our firm is committed to periodic peer review to foster quality performance.

Bankers, bonding agents, investors, suppliers, legal advisors and others use the financial statements our firm audits, reviews or complies. We think those people, our clients, and our own staff, deserve independent quality assurance that our firm provides quality services. We are proud of our peer review results and would be happy to answer any questions you might have.

Sincerely,

Torres, Hernández & Punter, CPA, PSC

Torres, Hernández & Punter, CPA, PSC

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To the Stockholders of
Torres, Hernandez, & Punter, CPA, PSC
and the Peer Review Committee of the
Puerto Rico Society of Certified Public Accountants

REPORT ON THE FIRM'S SYSTEM OF QUALITY CONTROL

We have reviewed the system of quality control for the accounting and auditing practice of **Torres, Hernandez, & Punter, CPA, PSC** (the firm) in effect for the year ended December 31, 2021. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants.

A summary of the nature, objectives, scope, limitations, and procedures performed in a System Review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audit under the Single Audit Act, and audit of employee benefit plan.

As part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of **Torres, Hernandez, & Punter, CPA, PSC** in effect for the year ended December 31, 2021, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of pass, pass with deficiency(ies) or fail. **Torres, Hernandez, & Punter, CPA, PSC** has received a peer review rating of *pass*.

License No. LLC-317
Expires on December 1, 2023

San Juan, Puerto Rico
October 31, 2022
2022-10-90

Stamp Number
E-498727
was affixed to
original