MIAMI-DADE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

Financial Statements and Required Supplementary Information

September 30, 2021
(with comparative financial information for September 30, 2020)

(With Independent Auditor's Report Thereon)

MIAMI-DADE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

Table of Contents

Independent Auditor’s Report

CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS
Sanson, Kline, Jacomino & Tandoc, LLP
5805 Blue Lagoon Drive | Suite 220 | Miami, FL 33126
Tel: (305) 269-8633 | Fax: (305) 265-0652 | www.skjtllp.com

Independent Auditor's Report

To the Board of Directors
Miami-Dade County Industrial
Development Authority:

Report on the Financial Statements

We have audited the accompanying financial statements of Miami-Dade County Industrial Development Authority (the Authority) as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Authority as of September 30, 2021, and the respective changes in financial position thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Comparative Information

The financial statements of the Authority for the year ended September 30, 2020 were audited by another auditor whose report dated May 19, 2021 expressed an unmodified opinion on those statements.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 to 6, Florida Retirement System (FRS) Pension Information – Schedule of Employer Contributions on page 26, FRS Pension Information – Schedule of Employer Proportionate Share of Net Pension Liability and Related Ratios on page 27, Supplemental Health Insurance Subsidy Pension Information – Schedule of Employer Contributions on page 28, Supplemental Health Insurance Subsidy Pension Information – Schedule of Employer Proportionate Share of Net Pension Liability and Related Ratios on page 29, and Postemployment Benefits Other Than Pensions – Schedule of Changes in the Authority's Total OPEB Liability and Related Ratios on page 30 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information 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 Reporting Required by *Government Auditing Standards*

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

Sanson Kline Jacomino & Tandoc, LLP

Miami, Florida
March 28, 2022

Management’s Discussion and Analysis

The following narrative provides an overview of Miami-Dade County Industrial Development Authority's (the Authority) financial activities for the fiscal years ended September 30, 2021 and 2020.

Financial Highlights – 2021 and 2020

- The Authority's fee income decreased by $11,427, or 2% in 2021 and decreased by $32,651, or 4% in 2020 in comparison to the prior year.
- The Authority's operating loss decreased by $254,990, or 39% in 2021 and decreased by $1,131,205, or 63% in 2020, in comparison to the prior year.
- The Authority's net position of approximately $12 million, $12 million and $13 million at September 30, 2021, 2020, and 2019, respectively, decreased by approximately $407 thousand, or 3% and approximately $653 thousand, or 5%, respectively, in fiscal year 2021 and 2020. This decrease is mainly attributed to depreciation expense.
- The Authority's total capital assets, net of accumulated depreciation, of approximately $10.9 million, $11.2 million, $11.6 million at September 30, 2021, 2020, 2019, respectively, decreased by approximately $375,000, or 3% and $375,000, or 3%, respectively, in fiscal year 2021 and 2020. The decrease in fiscal year 2021 is attributed to current year depreciation expense of approximately $375,000. The decrease in fiscal year 2020 is attributed to depreciation expense of approximately $375,000.

Using This Annual Report

This discussion and analysis is intended to serve as an introduction to the Authority's financial statements and notes to the financial statements.

Statement of Net Position – This statement presents information on all of the Authority's assets, liabilities and deferred outflows of resources and deferred inflows of resources, with the difference between the elements reported as net position. Over time, increases or decreases in net position are useful indicators of whether the Authority's financial position is improving or deteriorating.

Statement of Revenue, Expenses, and Changes in Net Position – This statement presents information showing how the Authority's net position changed during the fiscal year.

Statement of Cash Flows – This statement presents information about the Authority's cash receipts and cash payments, or in other words, the sources and uses of the Authority's cash and the change in cash balance during the fiscal year.

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

Financial Analysis

Summary of Net Position

The following table reflects a summary of financial position for fiscal years 2021, 2020 and 2019:

		2021	2020	2019
Current assets	$	2,395,328	2,500,456	2,571,901
Capital assets, net		10,856,254	11,231,056	11,606,170
Deposits		8,045	8,045	8,045
Total assets		13,259,627	13,739,557	14,186,116
Deferred outflows of resources – pension		179,461	312,855	294,720
Current liabilities		476,057	438,050	387,382
Net pension liability		315,634	1,106,852	916,072
Long-term liabilities		168,858	186,253	158,689
Total liabilities		960,549	1,731,155	1,462,143
Deferred inflows of resources – pension		615,407	51,515	95,750
Net position:				
Net investment in capital assets		10,856,254	11,231,056	11,606,170
Unrestricted net position		1,006,877	1,038,686	1,316,773
Total net position	$	11,863,131	12,269,742	12,922,943

Summary of Changes in Net Position

The following schedule compares a summary of revenue and expenses for fiscal years 2021, 2020 and 2019:

		2021	2020	2019
Operating revenue:				
Fee income	$	743,302	754,729	787,380
Operating expenses:				
General and administrative		1,150,190	1,416,607	2,580,463
Operating loss		(406,888)	(661,878)	(1,793,083)
Nonoperating revenue (expense):				
Interest income		277	8,677	16,718
Capital contribution loss		—	—	(8,272,446)
Changes in net position		(406,611)	(653,201)	(10,048,811)
Total net position, beginning		12,269,742	12,922,943	22,971,754
Total net position, ending	$	11,863,131	12,269,742	12,922,943

Operating Revenue

Fee income includes application fees, issuance fees, annual maintenance fees, and extension fees relating to bond projects. Fee income decreased by $11,427 (2%) in fiscal year 2021 primarily due to a decrease in annual maintenance fees and application fees offset by an increase in issuance fees. Maintenance fees, which are based on bonds outstanding, decreased approximately $37,000 during fiscal year 2021 as compared to fiscal year 2020, due to a decrease in outstanding bond balances. There were 3 bonds issued during fiscal year 2021 and in fiscal year 2020, with a total increase of approximately $30,000 in issuance fees. There were 2 applications fees in fiscal year 2021 compared to 5 application fees in fiscal year 2020, with a total decrease of $4,000 in application fees. Fee income decreased by $32,621 (4%) in fiscal year 2020 primarily due to a decrease in annual maintenance fees offset by a slight increase in issuance and application fees. Maintenance fees decreased approximately $41,000 during fiscal year 2020 as compared to fiscal year 2019, due to a decrease in outstanding bond balances. There were 3 bonds issued during fiscal year 2020 and 2 bonds issued in fiscal year 2019, with a total increase of approximately $4,500 in issuance fees. There were 5 application fees in fiscal year 2020 compared to 2 application fees in fiscal year 2019, with a total increase of $4,000 in related fees.

Operating Expenses

General and administrative expenses primarily include employee salaries, office lease, insurance, depreciation, and other related expenses incurred in conducting the Authority's business operations. The main component of operating expenses was depreciation expense and employee salaries, which was approximately $833,000, or 72% of operating expenses, in fiscal year 2021. The main component of operating expenses was depreciation expense and employee salaries, which was approximately $833,000, or 59% of operating expenses, in fiscal year 2020 and approximately $1.6 million, or 62% of operating expenses, in fiscal year 2019.

General and administrative expenses decreased by approximately $266,000, or 19%, during fiscal year 2021 as compared to 2020, primarily attributable to the decrease in pension expense of approximately $220,000. General and administrative expenses decreased by approximately $1,164,000, or 45%, during fiscal year 2020 as compared to 2019, primarily attributable to the decrease in depreciation expense of approximately $1,215,000.

Capital Assets

The Authority's investment in capital assets was approximately $10.9 million, $11.2 million, and 11.6 million net of accumulated depreciation, as of September 30, 2021, 2020, and 2019 respectively, a decrease of approximately $375,000 (3%) in 2021 and $375,000 (3%) in 2020. Capital assets consist of land, building, office equipment, furniture, and fixtures. The decrease in capital assets in fiscal year 2021 and 2020 is due to depreciation on capital assets.

Factors Affecting Financial Condition

In fiscal year 2021, the nation's gross domestic product (GDP), the broadest measure of U.S. economic health, increased 2.3%. The increase in third quarter GDP reflected the continued economic impact of the COVID-19 pandemic. A resurgence of COVID-19 cases resulted in new restrictions and delays in the reopening of establishments in some parts of the country. In addition, the increase in GDP reflected increases in private inventory investment, personal consumption expenditures, state and local government spending, and non-residential fixed investment that were partly offset by decreases in exports, residential fixed investment, and federal government spending.

As the need for industrial development bonds is related to the general business environment, the Authority focuses on employment in Miami-Dade County as an economic indicator. During fiscal year 2021, there was a slight increase in the labor force of approximately 8,000 jobs compared to fiscal year 2020. The annual unemployment rate decreased to 5.7% compared to 12.6% a year earlier.

Looking out into fiscal year 2022, the pace of the Miami-Dade's economic recovery appears to remain steady but slow in the face of the impact of the COVID-19 pandemic. Because there are a large number of factors that could influence the pace of recovery, there is little agreement among experts on what lies ahead. Assuming that the improving trends in most of the economic indicators will continue and that government policies to help the economy will prevail, Miami-Dade's economy will most likely perform at a similar or a bit higher level to the performance experienced in 2021. Therefore, the Authority anticipates that the need for industrial development bonds will also grow at a slow, but upward trending path.

Request for Information

Questions concerning this report or requests for additional information should be directed to the Chief Financial Officer, Miami-Dade County Industrial Development Authority, 80 S.W. 8th Street, Suite 2801, Miami, Florida 33130-3034 or (305) 579-0070.

Financial Statements

MIAMI-DADE COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY

Statements of Net Position

September 30, 2021 and 2020

	2021	2020
Current assets:		
Cash and cash equivalents	$ 2,071,617	$ 2,149,374
Accounts receivable	314,760	342,323
Prepaid expenses	8,951	8,759
Total current assets	2,395,328	2,500,456
Capital assets, net	10,856,254	11,231,056
Deposits	8,045	8,045
Total assets	13,259,627	13,739,557
Deferred outflows of resources – pension	179,461	312,855
Current liabilities:		
Accounts payable	8,386	7,825
Accrued payroll and other	467,671	430,225
Total current liabilities	476,057	438,050
Deferred rental liability	7,170	5,004
Net pension liability	315,634	1,106,852
Other postemployment benefits liability	161,688	181,249
Total liabilities	960,549	1,731,155
Deferred inflows of resources – pension	615,407	51,515
Net position:		
Net investment in capital assets	10,856,254	11,231,056
Unrestricted net position	1,006,877	1,038,686
Total net position	$ 11,863,131	$ 12,269,742

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

MIAMI-DADE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

Statements of Revenue, Expenses, and Changes in Net Position

Years ended September 30, 2021 and 2020

	2021	2020
Operating revenue:		
Fee income	$ 743,302	$ 754,729
Operating expenses:		
General and administrative	1,150,190	1,416,607
Operating loss	(406,888)	(661,878)
Nonoperating revenue (expense):		
Interest income	277	8,677
Capital contribution loss	—	—
Change in net position	(406,611)	(653,201)
Total net position, beginning	12,269,742	12,922,943
Total net position, ending	$ 11,863,131	$ 12,269,742

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

MIAMI-DADE COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY

Statements of Cash Flows

Years ended September 30, 2021 and 2020

	2021	2020
Cash flows from operating activities:		
Cash received from customers	$ 770,865	$ 753,676
Payments to suppliers	(147,196)	(147,984)
Payments to employees	(701,703)	(687,194)
Net cash used in operating activities	(78,034)	(81,502)
Cash flow provided by noncapital financing activity:		
Interest received	277	8,677
Cash flow used in capital and related financial activity:		
Acquisition of capital assets	—	—
Net decrease in cash and cash equivalents	(77,757)	(72,825)
Cash and cash equivalents, beginning	2,149,374	2,222,199
Cash and cash equivalents, ending	$ 2,071,617	$ 2,149,374
Reconciliation of operating loss to net cash used in operating activities:		
Operating loss	$ (406,888)	$ (661,878)
Adjustments to reconcile operating loss to net cash used in operating activities:		
Depreciation	374,802	375,114
Decrease/(increase) in accounts receivable	27,563	(1,052)
Increase in prepaid expenses	(192)	(328)
Increase/(decrease) in accounts payable	562	(956)
Increase in accrued payroll and other	37,446	51,624
Increase/(decrease) in deferred rental liability	2,166	4,178
Increase/(decrease) in total other postemployment benefits liability	(19,561)	23,386
Increase/(decrease) in net pension liability and related deferred outflows and inflows	(93,932)	128,410
Net cash used in operating activities	$ (78,034)	$ (81,502)

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

(1) Organization and Reporting Entity

The Miami-Dade County Industrial Development Authority (the Authority) is a dependent and semiautonomous agency of the State of Florida, a body corporate and politic and a public instrumentality, and was activated on March 21, 1978 pursuant to Part III of Chapter 159, Florida Statutes, through Miami-Dade Ordinance 78-19, as amended for the purpose of financing and refinancing capital projects, including manufacturing plants, 501(c)(3) not-for-profit corporations, pollution control projects, hazardous waste/solid waste disposal projects for the public purposes described in, and in the manner provided by the Internal Revenue Code Sections 141 and 142, the Florida Industrial Development Act, State Statutes 159.44-159.53 and for the purpose of fostering the economic development of Miami-Dade County. The governing body of the Authority consists of not less than five members. All members of the governing body of the Authority are voting members. The members are appointed by the Miami-Dade Board of County Commissioners in accordance with Florida Statute 159.45. For financial reporting purposes, the Authority is a separate legal entity created through State Statute. In accordance with the provisions of Governmental Accounting Standards Board (GASB) Statement No. 61, *The Financial Reporting Entity: Omnibus – An Amendment of GASB Statements No. 14 and No. 34*, the Authority is not a component unit of Miami-Dade County; however, it is a related organization since the Miami-Dade County Board of Commissioners appoints all members of the board.

(2) Summary of Significant Accounting Policies

The accounting policies of the Authority have been presented in accordance with U.S. generally accepted accounting principles, as applicable to governmental entities. The following is a summary of the more significant accounting policies.

(a) Basis of Presentation

The Authority's financial statements are prepared as an enterprise fund. Enterprise funds are used to account for operations of governmental entities that are financed and operated in a manner similar to private business enterprises, where the intent of the governing body is that costs (expenses, excluding depreciation) of providing goods and services to the general public on a continuing basis be financed or recovered solely through user charges.

(b) Basis of Accounting

The Authority prepares its financial statements on the accrual basis of accounting in accordance with U.S. generally accepted accounting principles for enterprise funds. Accordingly, revenue is recorded when earned and expenses are recorded when incurred. Operating revenue and expenses generally result from providing services in connection with the Authority's principal ongoing operations. All revenue and expenses not meeting this definition are reported as nonoperating revenue and expenses.

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, and then unrestricted resources as they are needed.

(c) Cash and Cash Equivalents

The Authority's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

(d) Accounts Receivable

Receivables comprise primarily of annual maintenance fees and are recorded at the invoiced amount, less any amounts deemed to be uncollectible.

Receivables determined to be uncollectible are written off directly to bad debt expense and accounts receivable. Management's judgment in determining bad debt expense is based upon several factors, which include, but are not limited to, the growth and composition of the portfolio, and economic conditions. If the Authority's assumptions regarding collectability prove inaccurate, the Authority could experience write-offs of accounts receivable in excess of that recorded. During the fiscal years ended September 30, 2021 and 2020, there was no bad debt expense.

(e) Capital Assets

Capital assets consist of buildings, office equipment, furniture and fixtures, and land, and are recorded at historical cost. Donated capital assets are reported at their fair market value on the date donated. Expenditures that add value to the life of an asset are capitalized. Other maintenance and repair expenditures that do not extend the life of the asset are expensed as incurred. Depreciation is determined based on estimated useful lives of the assets using the straight-line method. Useful lives are 5 years for office and computer equipment, 7 years for furniture and fixtures, and 40 years for buildings. Depreciation is not provided on land.

Management evaluates whether there has been a significant unexpected decline in the utility of a capital asset that could indicate an impairment in the capital asset. If there is an indication that the asset may be impaired, the Authority follows GASB Statement No. 42, *Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries*, to determine if the impairment should be recognized. The amount of impairment, if any, is determined by comparing the historical carrying value of the asset to the fair value, determined using the valuation method which most appropriately reflects the decline in service utility of the capital asset. The Authority concluded that no impairment exists as of September 30, 2021 and 2020.

(f) Deferred Outflows of Resources and Deferred Inflows of Resources

The Authority reports deferred outflows of resources related to pensions in a separate section in the statements of net position. Amounts include changes in assumptions, differences between expected and actual experience, differences between expected and actual earnings on pension plan investments, changes in the Authority's proportionate share of contributions, and the Authority's contributions subsequent to the measurement date. The Authority reports deferred inflows of resources related to pensions in a separate section in the statements of net position. Amounts include changes in assumptions, differences between expected and actual experience, differences between expected and actual earnings on pension plan investments, and changes in the Authority's proportionate share.

(g) New Accounting Pronouncements – Effective in Future Years

The following pronouncements were recently issued, but were not yet effective for the Authority's fiscal year ended September 30, 2021. Management will evaluate the effect that the pronouncements will have on its financial statements in future years:

- GASB Statement No. 87, *Leases*, issued in June 2019, effective for fiscal years beginning after June 15, 2021.
- GASB Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*, issued in June 2019, effective for fiscal years beginning after December 15, 2020.
- GASB Statement No. 91, *Conduit Debt Obligations*, issued in May 2019, effective for fiscal years beginning after December 15, 2020.

- GASB Statement No. 92, *Omnibus 2020*, issued in January 2020, effective as follows: the requirements related to the effective date of Statement 87 and Implementation Guide 2019-3, reinsurance recoveries, and terminology used to refer to derivative instruments are effective upon issuance; the requirements related to intra-entity transfers of assets and those related to the applicability of Statements 73 and 74 are effective for fiscal years beginning after June 15, 2021; the requirements related to application of Statement 84 to postemployment benefit arrangements and those related to nonrecurring fair value measurements of assets or liabilities are effective for reporting periods beginning after June 15, 2021; and the requirements related to the measurement of liabilities (and assets, if any) associated with asset retirement obligations in a government acquisition are effective for government acquisitions occurring in reporting periods beginning after June 15, 2021.
- GASB Statement No. 93, *Replacement of Interbank Offered Rates*, issued in March 2020, effective as follows: the requirements of this Statement, except for paragraphs 11b, 13, and 14 are effective for reporting periods beginning after June 15, 2020; the requirement in paragraph 11b is effective for reporting periods ending after December 31, 2021; and the requirements in paragraphs 13 and 14 are effective for fiscal years periods beginning after June 15, 2021, and all reporting periods thereafter.
- GASB Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, issued in March 2020, effective for fiscal years beginning after June 15, 2022.
- GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*, issued in May 2020, effective for fiscal years beginning after June 15, 2022.
- GASB Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans—an amendment of GASB Statements No. 14 and No. 84, and a supersession of GASB Statement No. 32*, issued in June 2020, effective as follows: the requirements in (1) paragraph 4 of this Statement as it applies to defined contribution pension plans, defined contribution OPEB plans, and other employee benefit plans and (2) paragraph 5 of this Statement are effective immediately; the requirements in paragraphs 6–9 of this Statement are effective for fiscal years beginning after June 15, 2021; and all other requirements of this Statement are effective for reporting periods beginning after June 15, 2021.
- GASB Statement No. 98, *The Annual Comprehensive Financial Report*, issued in October 2021, effective for fiscal years beginning after December 15, 2021.

(h) Compensated Absences

It is the Authority's policy to permit employees to accumulate earned but unused annual leave and sick leave benefits, which will be paid to employees upon separation from the Authority if they meet certain criteria. The accumulated compensated absences are accrued when incurred in the Authority's financial statements. The maximum amount of hours that can be accrued for annual leave is 750 hours and sick leave is 1,000 hours, with the exception of employees with 30 years or more of service who are not subject to the sick leave limitations.

(i) Alternative Measurement Method

As a sole employer in a plan with fewer than 100 total plan members, the Authority has elected to apply the simplified alternative measurement method permitted by GASB Statement No. 75, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions* (GASB Statement No. 75), instead of obtaining an actuarial valuation. The alternative method includes the same broad measurement steps as an actuarial valuation; however, it permits simplification of certain assumptions to make the method usable by nonspecialists.

(j) Operating and Nonoperating Revenue

The Authority recognizes revenue as earned. Operating revenue consists of fee income generated from bond application and extension fees, bond issuance fees, and bond annual maintenance fees. The Authority generated nonoperating revenue from interest income on cash and cash equivalents.

(k) Use of Estimates

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

(3) Cash and Cash Equivalents

The carrying amounts of the Authority's deposits were approximately $2.1 million as of September 30, 2021 and 2020. All deposits are fully insured by Federal Depository Insurance and are held in qualified public depositories pursuant to State of Florida Statutes Chapter 280, *Florida Security for Public Deposits Act* (the Act). Under the Act, all qualified public depositories are required to pledge eligible collateral having a market value equal to or greater than the average daily or monthly balance of all public deposits times the depository's collateral pledging level. The pledging level may range from 25% to 150% depending upon the depository's financial condition and establishment period. All collateral must be deposited with an approved financial institution. Any losses to public depositors are covered by applicable deposit insurance, sale of securities pledged as collateral and, if necessary, assessments against other qualified public depositories of the same type as the depository in default.

(4) Capital Assets

Capital assets activity for the years ended September 30, 2021 and 2020 consists of the following:

	Balance at September 30, 2019	Increases	Decreases	Balance at September 30, 2020	Increases	Decreases	Balance at September 30, 2021
Capital assets not being depreciated:							
Land	$ 3,901,642	—	—	3,901,642	—	—	3,901,642
Capital assets being depreciated:							
Building	14,967,828	—	—	14,967,828	—	—	14,967,828
Furniture and fixtures	55,185	—	—	55,185	—	—	55,185
Computer equipment	7,251	—	—	7,251	—	—	7,251
Office equipment	7,658	—	—	7,658	—	—	7,658
Total capital assets being depreciated	15,037,922	—	—	15,037,922	—	—	15,037,922
Less accumulated depreciation for:							
Building	(7,265,636)	(374,195)	—	(7,639,831)	(374,196)	—	(8,014,027)
Furniture and fixtures	(55,185)	—	—	(55,185)	—	—	(55,185)
Computer equipment	(5,243)	(722)	—	(5,965)	(477)	—	(6,442)
Office equipment	(7,330)	(197)	—	(7,527)	(129)	—	(7,656)
Total accumulated depreciation	(7,333,394)	(375,114)	—	(7,708,508)	(374,802)	—	(8,083,310)
Total capital assets being depreciated, net	7,704,528	(375,114)	—	7,329,414	(374,802)	—	6,954,612
Total capital assets, net	$ 11,606,170	(375,114)	—	11,231,056	(374,802)	—	10,856,254

(5) Building Lease

The Authority leases its building to third parties through an operating lease. The building was acquired with the proceeds of tax-exempt bond offerings.

In 1999, in accordance with federal law, a series of Industrial Development Bonds (Airport Exempt Facility Bonds) were issued by the Authority for the purpose of acquiring land and constructing and equipping capital facilities for use by private industry. Federal tax law requires, among other things, that the bond financed property be owned by a governmental unit as long as the bonds are outstanding, and that any lease to a private entity be for a term of no more than 80% of the reasonably expected economic life of the property and not provide the lessee with an option to purchase the property at other than fair market value. The bond financed properties are owned by the Authority and leased to a private business under a building lease in exchange for rental payments in the amount of a one-time payment of $100. The lease states that the Authority is the lessor and owner of the building in compliance with federal tax law. The term of the building lease is 32 years.

The lease contains an option for the lessee to purchase the building at its fair market value at the conclusion of the lease. The Authority acts as a conduit with respect to the payment of the debt service, and has no liability recorded for payment of any debt service.

(6) Commitments

The Authority leases its office facilities under a noncancelable lease agreement (the Agreement). The original Agreement was dated September 3, 1999, and was for 60 months. During 2019, the Authority exercised the option to extend the lease term to September 30, 2024. The Agreement requires a monthly payment of base rent plus additional rent for the tenant's share of estimated operating costs as defined in the Agreement. Tenant's share of operating costs are based on actual operating costs and restricted to a maximum annual increase of 5% from the prior year total on certain operating costs. The future minimum lease expense under the Agreement excluding operating costs is as follows:

Fiscal year:	
2022	77,554
2023	79,876
2024	82,278
	$ 239,708

Rent expense for the years ended September 30, 2021and 2020 was $71,578 and $71,537, respectively.

(7) Noncommitment Debt

The Authority acts solely as a lawful conduit in the issuance of Industrial Development Revenue Bonds and is not liable for such debt in any manner. From inception through September 30, 2021 and 2020, the Authority has issued a total of $2,789,296,674 and $2,710,151,674, respectively, of Industrial Development Revenue Bonds. The balance outstanding as of September 30, 2021 and 2020 is $982,082,510 and $995,475,003, respectively.

(8) Pension Plan

The Authority participates in the state sponsored retirement program. The activity related to such obligations is as follows:

Net pension liability at September 30, 2019	Increase	Decrease	Net pension liability at September 30, 2020	Increase	Decrease	Net pension liability at September 30, 2021
$ 916,072	421,562	(230,782)	1,106,852	361,680	(1,152,898)	315,634

(i) General Information about the Pension Plan

Plan description – The Authority participates in the Florida Retirement System (FRS or the System). The FRS is a single retirement system administered by the Florida Department of Management Services, Division of Retirement, and consists of cost-sharing, multiple-employer retirement plans and other nonintegrated programs. These include a defined-benefit pension plan (Pension Plan), a Deferred Retirement Option Program (DROP), and a defined-contribution plan, referred to as the FRS Investment Plan. Benefit provisions are established under Chapter 121, *Florida Statutes*, which may be amended by the Florida Legislature.

Benefits provided – All eligible employees (as defined by the State of Florida) vest at six years of service if enrolled in the plan prior to July 1, 2011.

Enrollment after July 1, 2011 requires eight years of services to vest. Members initially enrolled in FRS before July 1, 2011, are eligible for normal retirement benefits at age 62 or at any age after 30 years of service. For enrollees prior to July 1, 2011, pension plan benefit payments are based on a member’s highest five-year average annual salary (average final compensation) times the number of years of service. Enrollees after July 1, 2011 are eligible for normal retirement benefits at age 65, or after completing the eight years of creditable service at any age, if after 65 and have benefit payments based on the member’s highest eight year average annual salary. The annual final compensation is multiplied by a total percentage value ranging from 1.60% at either age 62 or with 30 years of service to 1.68% at age 65 or with 33 years of service. Members are eligible for early retirement after six years of service; however normal benefits are reduced by 5% for each year a member retires before normal retirement age.

Eligible FRS members may elect to participate in the FRS Investment Plan in lieu of the Defined-Benefit Plan. This plan is funded by employer contributions that are based on salary and membership class. Contributions are directed to individual member accounts, and the ultimate benefit depends in part on the performance of investment funds chosen. No Authority employees currently participate in the FRS Investment Plan.

Contributions – The contribution rates for the Plan are established by the Florida Legislature for participating employers and employees. For the fiscal year ended June 30, 2021, and 2020 the contribution rates were as follows:

	Percent of gross salary			
	Employee		Employer(1)	
Class:	2021	2020	2021	2020
FRS, Regular	3.00%	3.00%	10.00%	8.47%
FRS, Senior Management Service	3.00	3.00	27.29	25.41

(1) Employer rates include 1.66% for the postretirement health insurance supplement and 0.06% for administrative/educational fee.

The Authority’s contributions to the Plan, net of employee contributions, were $82,072 and $74,795, respectively, for the fiscal years ended September 30, 2021 and 2020, and are equal to the required contributions for the fiscal year.

(ii) Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

Section 121.031(3) Florida Statutes, requires an annual valuation of the FRS Pension Plan, which is provided to the Florida Legislature as guidance for funding decisions.

At September 30, 2021 and 2020, the Authority reported a liability of $159,566 and $948,394, respectively for its proportionate share of the FRS Pension Plan net pension liability. The Authority’s proportionate share of the net pension liability was based on the Authority’s actual contributions to the pension plan relative to the total actual contributions during the fiscal year ended June 30, 2021. At June 30, 2021, the measurement date, the Authority’s proportionate share was 0.00211%, which was a decrease of 0.00008% from its proportionate share of 0.00219% measured as of June 30, 2020.

For the years ended September 30, 2021 and 2020, the Authority recognized pension expense of ($12,266) and $200,746, respectively. At September 30, 2021 and 2020, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions for the FRS Pension Plan from the following sources:

	2021		2020	
	Deferred outflows of resources	Deferred inflows of resources	Deferred outflows of resources	Deferred inflows of resources
Differences between expected and actual experience	$ 27,350	—	36,297	—
Changes in assumptions	109,183	—	171,690	—
Net differences between projected and actual earnings on pension plan investments	—	(556,685)	56,468	—
Changes in proportion	—	(41,198)	1,072	(30,786)
Authority contributions subsequent to the measurement date	23,266	—	21,666	—
Total	$ 159,799	(597,883)	287,193	(30,786)

The deferred outflows of resources related to pensions totaling $23,266, resulting from Authority contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the year ending September 30, 2022. Other amounts reported by the FRS Pension Plan as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

	Amount
Fiscal year ending September 30:	
2022	$ (86,796)
2023	(97,250)
2024	(122,672)
2025	(152,630)
2026	(2,002)
Thereafter	—
Total	$ (461,350)

Actuarial Assumptions. The total pension liability for the FRS Pension Plan was determined by an actuarial valuation as of the valuation date calculated on the assumptions listed below:

Valuation date	July 1, 2021	July 1, 2020
Measurement date	June 30, 2021	June 30, 2020
Discount rate	6.80%	6.80%
Long-term expected rate of return, net of investment expense	6.80	6.80
Inflation	2.40	2.40
Salary increase, including inflation	3.25	3.25
Mortality	PUB2010 base table by member category and sex, projected generationally with Scale MP-2018	PUB2010 base table by member category and sex, projected generationally with Scale MP-2018
Actuarial cost method	Individual entry age	Individual entry age

The actuarial assumptions that determined the total pension liability of the FRS Pension Plan as of June 30, 2021, were based on the results of an actuarial experience study for the period July 1, 2013 through June 30, 2018.

Long-term expected rate of return. The long-term expected rate of return assumption consists of two building block components: 1) an inferred real (in excess of inflation) return, consistent with the capital market outlook model developed by the FRS consulting actuary, Milliman; and 2) a long-term average annual inflation assumption as adopted in October 2021 by the FRS Actuarial Assumption Conference.

The table below contains a summary of assumptions for each of the asset classes in which the plan was invested at that time based on the long-term target asset allocation. Each asset class assumption is based on a consistent set of underlying assumptions and includes an adjustment for the inflation assumption. These assumptions are not based on historical returns, but instead are based on a forward-looking capital market economic model.

2021

Asset class	Target allocation	Annual arithmetic return	Compound annual (geometric) return	Standard deviation
Cash	1.0%	2.1%	2.1%	1.1%
Fixed income	20.0	3.8	3.7	3.3
Global equity	54.2	8.2	6.7	17.8
Real estate	10.3	7.1	6.2	13.8
Private equity	10.8	11.7	8.5	26.4
Strategic investments	3.7	5.7	5.4	8.4
Total	100.0 %			
Assumed inflation – mean			2.4%	1.2%

2020

Asset class	Target allocation	Annual arithmetic return	Compound annual (geometric) return	Standard deviation
Cash	1.0%	2.2%	2.2%	1.2%
Fixed income	19.0	3.0	2.9	3.5
Global equity	54.2	8.0	6.7	17.1
Real estate	10.3	6.4	5.8	11.7
Private equity	11.1	10.8	8.1	25.7
Strategic investments	4.4	5.5	5.3	6.9
Total	100.0 %			
Assumed inflation – mean			2.4%	1.7%

Discount Rate. The discount rate used to measure the total pension liability for the FRS Pension Plan was 6.80% at the June 30, 2021 and 2020 measurement dates, respectively. The plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees if future experience follows assumptions and the Actuarially Determined Contribution (ADC) is contributed in full each year. Therefore, the discount rate for calculating the total pension liability is equal to the long-term expected rate of return.

Sensitivity of the Authority's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate. The following presents the Authority's proportionate share of the net pension liability of the FRS Pension Plan calculated using the current discount rate. Also presented is what the Authority's proportionate share of the FRS Pension Plan net pension liability would be if it were calculated using a discount rate that is 1% point lower or 1% point higher than the current rate:

		2021		
		1% decrease (5.80%)	**Current discount rate (6.80%)**	**1% increase (7.80%)**
Authority's proportionate share of net pension liability	$	713,588	159,566	(303,535)

		2020		
		1% decrease (5.80%)	**Current discount rate (6.80%)**	**1% increase (7.80%)**
Authority's proportionate share of net pension liability	$	1,514,427	948,394	475,642

Pension Plan Fiduciary Net Position. Detailed information about the FRS Pension Plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State-Administered Retirement Systems Comprehensive Annual Financial Report. The comprehensive annual financial report of the FRS is available at the Division's Web site (http://www.dms.myflorida.com).

(iii) General Information about the Health Insurance Subsidy (HIS)

HIS plan description. The HIS Pension Plan is a cost-sharing multiple-employer defined-benefit pension plan established under Section 112.363, Florida Statutes, to provide a monthly subsidy payment to retired members of any state administered retirement system, or beneficiary entitled to receive benefits.

HIS benefits provided. The benefits provided by the HIS Pension Plan is a monthly payment to assist retirees in paying their health insurance costs. The plan is administered by the Department of Management Services within the Florida Retirement System. HIS benefits are not guaranteed and are subject to annual legislative appropriation.

For the fiscal years ended September 30, 2021 and 2020, eligible retirees and beneficiaries received a monthly HIS payment equal to the number of years of creditable service completed at the time of retirement multiplied by $5. The payments are at a minimum of $30 but not more than $150 monthly per Florida Statutes 112.363.

HIS contributions. The HIS Pension Plan is funded by required contributions from FRS participating employers. The funds are deposited in a separate trust fund and consequently paid from the trust fund. Employer contributions are a percentage of gross compensation for all FRS members. For the fiscal years ended September 30, 2021 and 2020, the contribution rate was 1.66% of payroll per Florida Statutes 112.363.

The Authority's contributions to the HIS Pension Plan totaled $7,479 for both the fiscal years ended September 30, 2021 and 2020.

(iv) Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to HIS Pensions

At September 30, 2021 and 2020, the Authority reported a liability of $156,068 and $158,458, respectively, for its proportionate share of the HIS Pension Plan net pension liability. The net pension liability was measured as of June 30, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2020. The Authority's proportionate share of the net pension liability was based on a projection of the Authority's long-term share of contributions to the pension plan relative to the projected contributions during the fiscal year ended June 30, 2021. At June 30, 2021, the Authority's proportionate share was 0.00127%, which was a decrease of 0.00003% from its proportionate share of 0.00130% measured as of June 30, 2020.

For the years ended September 30, 2021 and 2020, the Authority recognized pension expense of $7,881 and $9,960, respectively. At September 30, 2021 and 2020, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions for the HIS Pension Plan from the following sources:

		2021		2020	
		Deferred outflows of resources	**Deferred inflows of resources**	**Deferred outflows of resources**	**Deferred inflows of resources**
Differences between expected and actual experience	$	5,222	(65)	6,482	(122)
Changes in assumptions		12,263	(6,430)	17,039	(9,214)
Net differences between projected and actual earnings on pension plan investments		163	—	127	—
Changes in proportion		—	(11,029)	—	(11,393)
Authority contributions subsequent to the measurement date		2,014	—	2,014	—
Total	$	19,662	(17,524)	25,662	(20,729)

The deferred outflows of resources related to pension totaling $2,014 resulting from Authority contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the year ending September 30, 2022. Other amounts reported for the HIS Pension Plan as deferred outflows of resources related to pensions will be recognized in pension expense as follows:

		Amount
Fiscal year ending September 30:		
2022	$	267
2023		(1,706)
2024		(206)
2025		950
2026		742
Thereafter		77
Total	$	124

Actuarial Assumptions. The total pension liability for the HIS Pension Plan was determined by an actuarial valuation as of the valuation date calculated on the assumptions listed below:

Valuation date	July 1, 2020	July 1, 2020
Measurement date	June 30, 2021	June 30, 2020
Discount rate	2.16%	2.21%
Municipal bond rate	2.16	2.21
Inflation	2.40	2.40
Salary increase, including inflation	3.25	3.25
Mortality	Generational PUB-2010 with Projection Scale MP-2018	Generational PUB-2010 with Projection Scale MP-2018
Actuarial cost method	Individual Entry Age	Individual Entry Age

The actuarial assumptions that determined the total pension liability of the HIS Pension Plan as of June 30, 2021, were based on certain results of an actuarial experience study of the FRS for the period July 1, 2013 through June 30, 2018.

Long-term expected rate of return. Because the HIS benefit is essentially funded on a pay-as-you-go basis, a municipal bond rate of 2.16% was used to determine the total pension liability for the program.

Discount rate. Because the HIS Pension Plan uses a pay-as-you-go funding structure, a municipal bond rate of 2.16% was used to determine the total pension liability for the program.

Sensitivity of the Authority's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate. The following presents the Authority's proportionate share of the net pension liability of the HIS Pension Plan calculated using the current discount rate. Also presented is what the Authority's proportionate share of the HIS Pension Plan net pension liability would be if it were calculated using a discount rate that is 1% point lower or 1% point higher than the current rate:

		2021		
		1% decrease (1.16%)	Current discount rate (2.16%)	1% increase (3.16%)
Authority's proportionate share of HIS Pension Plan net pension liability	$	180,430	156,068	136,109

		2020		
		1% decrease (1.21%)	**Current discount rate (2.21%)**	**1% increase (3.21%)**
Authority's proportionate share of HIS Pension Plan net pension liability	$	183,171	158,458	138,231

Pension Plan Fiduciary Net Position. Detailed information about HIS Pension Plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State Administered Retirement Systems Comprehensive Annual Financial Report. The comprehensive annual financial report of the FRS is available at the Division's Website (http://www.dms.myflorida.com).

(9) Postemployment Benefits Other than Pensions

(i) Plan Description

Miami-Dade County (the County) administers a single-employer defined-benefit healthcare plan that provides postretirement medical and dental coverage to retirees as well as their eligible spouses and dependents. The Authority's benefits are provided through the County's group health insurance plan, which covers both active and retired members. At September 30, 2021 and 2020, the date of the last plan valuation, the Authority's plan covered one active plan member.

(ii) Funding Policy

For postemployment healthcare benefits plan, contribution requirements of the Authority are established by the Authority's Board through employment agreements made between the Authority and each individual employee.

(iii) OPEB Liability

The Authority's total OPEB liability of $161,688 and $181,249, as of September 30, 2021 and 2020, respectively, were measured as of September 30, 2021, and September 30, 2020 and were determined by management using the valuation date as of September 30, 2021 and September 30, 2020 and using the simplified alternative measurement method permitted by GASB Statement No. 75 for employers in plans with fewer than 100 total plan members.

(iv) Methods and Assumptions

The total OPEB liability on September 30, 2021 and 2020 was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Actuarial valuation date	September 30, 2021
Actuarial assumptions:	
Discount rate	2.30%
Payroll growth assumption	—%
Healthcare cost trend rates	4.0% based on historical cost trends
Healthcare insurance premiums for retirees	Calculation of the present value of total benefits to be paid.
Mortality table	Life expectancies were based on United States Life Tables 2018 by the U.S. Center for Disease Control.
Retirement age for active employees	Active plan members were assumed to retire at age 83, based on the historical average retirement age for the covered group.
Marital Status	Assumed to continue throughout retirement.
Turnover	Nongroup-specific age-based turnover data from GASB Statement No. 75 was used as the basis for assigning active members a probability of remaining employed until the assumed retirement age and for developing an expected future working lifetime assumption for purposes of allocating to periods the present value of total benefits to be paid.

Actuarial valuation date	September 30, 2020
Actuarial assumptions:	
Discount rate	2.25%
Payroll growth assumption	—%
Healthcare cost trend rates	5.0% based on historical cost trends
Healthcare insurance premiums for retirees	Calculation of the present value of total benefits to be paid.
Mortality table	Life expectancies were based on United States Life Tables 2017 by the U.S. Center for Disease Control.
Retirement age for active employees	Active plan members were assumed to retire at age 82, based on the historical average retirement age for the covered group.
Marital Status	Assumed to continue throughout retirement.
Turnover	Nongroup-specific age-based turnover data from GASB Statement No. 75 was used as the basis for assigning active members a probability of remaining employed until the assumed retirement age and for developing an expected future working lifetime assumption for purposes of allocating to periods the present value of total benefits to be paid.

The postretirement medical and dental benefits are currently funded on a pay-as-you-go basis (i.e., the Authority funds on a cash basis as benefits are paid). No assets have been segregated and restricted to provide postretirement benefits. The Authority did not make any contributions to the plan in fiscal year 2021 and 2020. Administrative costs of the plan are paid by the Authority.

The projection of future benefit payments for an ongoing plan involves estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

(v) Discount Rate

The discount rate is based on the average of three indices: the Bond Buyer general obligation 20-year bond municipal bond index, Fidelity GO AA 20-year Index, and S&P Municipal Bond 20 year high grade rate index.

(vi) Changes in the OPEB Liability

The following presents the change in OPEB Liability for the fiscal years ended September 30, 2021 and 2020.

		2021	2020
OPEB Liability – Beginning of Year	$	181,249	157,863
Changes for the year:			
Service cost		20,094	22,472
Interest on net OPEB obligation		4,169	3,552
Experience and Assumptions change		(43,824)	(2,638)
Net change in OPEB Liability		(19,561)	23,386
OPEB Liability – End of Year	$	161,688	181,249

For the years ended September 30, 2021 and 2020, the Authority recognized OPEB expense of ($19,561) and $23,386, respectively.

(vii) Sensitivity of the OPEB Liability to Changes in the Discount Rate and Healthcare Cost Trend Rates

The following presents the OPEB liability of the Authority, as well as what the Authority's OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current discount rate:

Fiscal year ended	Discount rate		OPEB liability
September 30, 2021	+1% Discount Rate Sensitivity (3.30%)	$	149,744
September 30, 2021	Current Discount Rate (2.30%)		161,688
September 30, 2021	-1% Discount Rate Sensitivity (1.30%)		174,826

Fiscal year ended	Discount rate		OPEB liability
September 30, 2020	+1% Discount Rate Sensitivity (3.25%)	$	166,959
September 30, 2020	Current Discount Rate (2.25%)		181,249
September 30, 2020	-1% Discount Rate Sensitivity (1.25%)		197,066

The following presents the OPEB liability of the Authority, as well as what the Authority's OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rates:

Fiscal year ended	Healthcare cost trend rate		OPEB liability
September 30, 2021	-1% Healthcare Cost Trend Rate Sensitivity (3.0%)	$	152,554
September 30, 2021	Current Healthcare Cost Trend Rate (4.0%)		161,688
September 30, 2021	+1% Healthcare Cost Trend Rate Sensitivity (5.0%)		171,304

Fiscal year ended	Healthcare cost trend rate		OPEB liability
September 30, 2020	-1% Healthcare Cost Trend Rate Sensitivity (4.0%)	$	170,238
September 30, 2020	Current Healthcare Cost Trend Rate (5.0%)		181,249
September 30, 2020	+1% Healthcare Cost Trend Rate Sensitivity (6.0%)		192,909

(10) Related Party

The Authority has an Interlocal Agreement with Miami-Dade County, which originated in 1998, in which the Authority is primarily responsible for making from its own funds the annual contributions for Authority employees required by the Florida Retirement System. Miami-Dade County remains obligated to make the required retirement payments in the event the Authority fails to do so. The Authority has an amount held in pooled cash at Miami-Dade County, which represents the amount equal to the Authority’s estimated retirement payments. As of September 30, 2021 and 2020, the amount was approximately $61,000, which is included in cash and cash equivalents in the accompanying statements of net position.

(11) Risks and Uncertainties

On March 11, 2020, the World Health Organization declared a global pandemic due to a novel strain of coronavirus (COVID-19). The global and domestic response to the COVID-19 outbreak continues to evolve and is causing volatility in the global and domestic financial markets. Certain responses to the COVID-19 outbreak have included mandates from federal, state and/or local authorities that required temporary closure of, or imposed limitations on, the operations of many non-essential businesses. While the Authority does not currently anticipate a significant impact to its operations, the Authority cannot predict with certainty the impact of COVID-19 on its financial condition, results of operations or cash flows.

Required Supplementary Information

MIAMI-DADE COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY

Florida Retirement System Pension Information

Schedule of Employer Contributions (Unaudited)

Last 10 Fiscal Years*

September 30, 2021

	2021	2020	2019	2018	2017	2016	2015	2014
Contractually required contribution	$ 80,472	$ 72,704	$ 68,912	$ 64,859	$ 61,708	$ 60,342	$ 61,231	$ 51,852
Contributions in relation to the contractually required contribution	(80,472)	(72,704)	(68,912)	(64,859)	(61,708)	(60,342)	(61,231)	(51,852)
Contribution deficiency (excess)	$ —	$ —	$ —	$ —	$ —	$ —	$ —	$ —
Authority’s covered-employee payroll	$ 458,000	$ 458,000	$ 458,000	$ 458,000	$ 458,000	$ 475,000	$ 450,000	$ 450,000
Contributions as a percentage of covered-employee payroll	17.57%	15.87%	15.05%	14.16%	13.47%	12.70%	13.61%	11.52%

* The amounts presented for each fiscal year were determined as of June 30.

Note: Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

See accompanying independent auditor's report.

The accompanying notes to the supplementary information are an integral part of this schedule.

MIAMI-DADE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

Florida Retirement System Pension Information

Schedule of Employer Proportionate Share of Net Pension Liability and Related Ratios (Unaudited)

Last 10 Fiscal Years*

September 30, 2021

	2021	2020	2019	2018	2017	2016	2015	2014
Authority’s proportion of the net pension liability	0.00211%	0.00219%	0.00222%	0.00228%	0.00237%	0.00247%	0.00251%	0.00236%
Proportion of the pension liability:								
Authority’s proportionate share of the net pension liability	$ 159,566	$ 948,394	$ 765,379	$ 685,487	$ 701,162	$ 624,787	$ 324,387	$ 144,434
Authority’s covered payroll	458,000	458,000	458,000	458,000	458,000	475,000	450,000	450,000
Authority’s proportionate share of the pension liability as a percentage of its covered-employee payroll	34.84%	207.07%	167.11%	149.67%	153.09%	131.53%	72.09%	32.10%
Plan fiduciary net position as a percentage of the total pension liability	96.40%	78.85%	82.61%	84.26%	83.89%	84.88%	92.00%	96.09%

* The amounts presented for each fiscal year were determined as of June 30.

Note: Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

See accompanying independent auditor's report.

The accompanying notes to the supplementary information are an integral part of this schedule.

MIAMI-DADE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

Supplemental Health Insurance Subsidy Pension Information

Schedule of Employer Contributions (Unaudited)

Last 10 Fiscal Years*

September 30, 2021

	2021	2020	2019	2018	2017	2016	2015	2014
Contractually required contribution	$ 7,479	$ 7,479	$ 7,479	$ 7,479	$ 7,479	$ 7,453	$ 5,574	$ 5,101
Contributions in relation to the contractually required contribution	(7,479)	(7,479)	(7,479)	(7,479)	(7,479)	(7,453)	(5,574)	(5,101)
Contribution deficiency (excess)	$ —	$ —	$ —	$ —	$ —	$ —	$ —	$ —
Authority’s covered-employee payroll	$ 458,000	$ 458,000	$ 458,000	$ 458,000	$ 458,000	$ 475,000	$ 450,000	$ 450,000
Contributions as a percentage of covered-employee payroll	1.63%	1.63%	1.63%	1.63%	1.63%	1.57%	1.24%	1.13%

* The amounts presented for each fiscal year were determined as of June 30.

Note: Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

See accompanying independent auditor's report.

The accompanying notes to the supplementary information are an integral part of this schedule.

MIAMI-DADE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

Supplemental Health Insurance Subsidy Pension Information

Schedule of Employer Proportionate Share of Net Pension Liability and Related Ratios (Unaudited)

Last 10 Fiscal Years*

September 30, 2021

	2021	2020	2019	2018	2017	2016	2015	2014
Authority's proportion of the net pension liability	0.00127%	0.00130%	0.00135%	0.00138%	0.00141%	0.00145%	0.00146%	0.00149%
Proportion of the pension liability:								
Authority's proportionate share of the net pension liability	$ 156,068	$ 158,458	$ 150,693	$ 145,962	$ 151,097	$ 169,468	$ 148,721	$ 139,233
Authority's covered payroll	458,000	458,000	458,000	458,000	458,000	475,000	450,000	450,000
Authority's proportionate share of the pension liability as a percentage of its covered-employee payroll	34.08%	34.60%	32.90%	31.87%	32.99%	35.68%	33.05%	30.94%
Plan fiduciary net position as a percentage of the total pension liability	3.56%	3.00%	2.63%	2.15%	1.64%	0.97%	0.50%	0.99%

* The amounts presented for each fiscal year were determined as of June 30.

Note: Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

See accompanying independent auditor's report.

—

The accompanying notes to the supplementary information are an integral part of this schedule.

MIAMI-DADE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

Required Supplementary Information

Postemployment Benefits Other Than Pensions –
Schedule of Changes in the Authority's Total OPEB Liability and Related Ratios (Unaudited)

September 30, 2021

	2021	2020	2019	2018
Total OPEB liability – beginning of year	$ 181,249	$ 157,863	$ 154,661	$ 137,007
Changes for the year:				
Service cost	20,094	22,472	20,275	16,975
Interest on net OPEB obligation	4,169	3,552	4,640	679
Experience and Assumptions change	(43,824)	(2,638)	(21,713)	—
Net change in total OPEB liability	(19,561)	23,386	3,202	17,654
Total OPEB liability – end of year	$ 161,688	$ 181,249	$ 157,863	$ 154,661
Covered employee payroll	$ 458,000	$ 458,000	$ 458,000	$ 458,000
Total OPEB liability as a percentage of covered employee payroll	35.3%	39.6%	34.5 %	33.8 %

Note: Schedule is intended to show information for 10 years. Additional years will be displayed as they become available

See accompanying independent auditor's report.

The accompanying notes to the supplementary information are an integral part of this schedule.

MIAMI-DADE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

Notes to Required Supplementary Information

Florida Retirement System, Health Insurance Subsidy and Postemployment Benefits Other than Pensions

(Unaudited)

September 30, 2021

The following are relevant to the Florida Retirement System (FRS) and Health Insurance Subsidy (HIS) Program:

(1) Actuarial assumptions for defined-benefit plans are reviewed annually by the Florida Retirement System. The FRS Pension Plan has a valuation performed annually whereas the HIS Program has a valuation performed biennially, which was updated for GASB reporting in the year a valuation was not performed. The most recent experience study was for the period July 1, 2013 through June 30, 2018.

(2) Method and assumptions used in calculation of actuarially determined contribution:

FRS Pension Plan	
Valuation date	July 1, 2021
Actuarial cost method	Individual entry age
Amortization Method	Level percent, closed, 20 years
Assets valuation Method:	
Smoothing period	5 years
Recognition method	Asymptotic
Corridor	80% – 120% of fair market value
Actuarial assumptions:	
Discount rate	6.80%
Investment rate of return	6.80%
Projected salary increases	3.25%
Rate of inflation adjustment	2.40%
Mortality assumption:	PUB2010 base table varies by member category and sex, projected generationally with Scale MP-2018

HIS Program	
Valuation date	July 1, 2020
Actuarial cost method	Individual entry age
Actuarial assumptions:	
Discount rate	2.16%
Municipal bond rate	2.16%
Projected salary increases	3.25%
Rate of inflation adjustment	2.40%
Mortality assumption:	Generational PUB-2010 with projection scale MP-2018

The following is relevant to the Postemployment Benefits other than Pensions:

(3) Methods and assumptions used in calculation of actuarially determined contributions for Other Postemployment Benefits:

Actuarial valuation date	September 30, 2021
Actuarial cost method	Simplified alternative measurement method
Actuarial assumptions:	
Discount rate	2.30%
Payroll growth assumption	—%
Healthcare cost trend rates	4.0% based on historical cost trends
Healthcare insurance premiums for retirees	Calculation of the present value of total benefits to be paid.
Mortality table	Life expectancies were based on United States Life Tables 2018 by the U.S. Center for Disease Control.
Retirement age for active employees	Active plan members were assumed to retire at age 83, based on the historical average retirement age for the covered group.
Marital Status	Assumed to continue throughout retirement.
Turnover	Nongroup-specific age-based turnover data from GASB Statement No. 75 were used as the basis for assigning active members a probability of remaining employed until the assumed retirement age and for developing an expected future working lifetime assumption for purposes of allocating to periods the present value of total benefits to be paid.

Other Reports

CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS
Sanson, Kline, Jacomino & Tandoc, LLP
5805 Blue Lagoon Drive | Suite 220 | Miami, FL 33126
Tel: (305) 269-8633 | Fax: (305) 265-0652 | www.skjtllp.com

Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With *Government Auditing Standards*

To the Board of Directors
Miami-Dade County Industrial
Development Authority:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Miami-Dade County Industrial Development Authority (the Authority), which comprise the statement of net position as of September 30, 2021, and the related statements of revenues, expenses and changes in net position and cash flows for the year then ended, and the notes to the financial statements, and have issued our report thereon dated March 28, 2022.

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 may exist that have not been identified.

Compliance and Other Matters

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

Purpose of this Report

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

Sanson Kline Jacomino & Tandoc, LLP

Miami, Florida
March 28, 2022

CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS
Sanson, Kline, Jacomino & Tandoc, LLP
5805 Blue Lagoon Drive | Suite 220 | Miami, FL 33126
Tel: (305) 269-8633 | Fax: (305) 265-0652 | www.skjtllp.com

Management Letter in Accordance with the *Rules of the Auditor General* of the State of Florida

To the Board of Directors
Miami-Dade County Industrial
Development Authority:

Report on the Financial Statements

We have audited the financial statements of Miami-Dade County Industrial Development Authority (the Authority), as of and for the fiscal year ended September 30, 2021, and have issued our report dated March 28, 2022.

Auditor's Responsibility

We conducted our audit 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 Chapter 10.550, Rules of the Florida Auditor General.

Other Report Requirements

We have issued our Independent Auditors' Reports on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*. Disclosures in that report, which is dated March 28, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. Such disclosures are made in note 1 to the Authority's financial statements. The Authority does not have any component units.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires that we report the results of our determination as to whether or not the Authority has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the Authority did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures as of September 30, 2021. It is management's responsibility to monitor the Authority's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

As required by Section 218.39(3)(a), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Authority reported:

a. A total of 3 employees compensated in the last pay period of the Authority's fiscal year.

b. No independent contractors to whom nonemployee compensation was paid in the last month of the Authority's fiscal year.

c. Compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency totaled $458,000 for the fiscal year.

d. No compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency for the fiscal year.

e. No construction projects with a total cost of at least $65,000 approved by the Authority that is scheduled to begin on or after October 1 of the fiscal year being reported:

f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the Authority amends a final adopted budget under Section 189.016(6), Florida Statutes – is not applicable, as the Authority has not amended its budget.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Florida Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, and the Board of Directors and management of the Authority, and is not intended to be and should not be used by anyone other than these specified parties.

Sanson Kline Jacomino & Tandoc, LLP

Miami, Florida
March 28, 2022