Financial Statements

Leon County Research and Development Authority

Year ended September 30, 2022
with Report of Independent Auditors

Thomas Howell Ferguson P.A.

Certified Public Accountants

Leon County Research and Development Authority

Financial Statements

Year ended September 30, 2022

Contents

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Report of Independent Auditors

The Board of Governors
Leon County Research and Development Authority

Opinion

We have audited the financial statements of Leon County Research and Development Authority (the Authority) which comprise the statement of net position as of September 30, 2022, the related statements of revenues, expenses, and changes in net position and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Authority, as of September 30, 2022, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States *(Government Auditing Standards)*. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the 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 audit opinion.

Emphasis of Matter

As discussed in Note 10 to the financial statements, the Authority adjusted its September 30, 2021 financial statements to correct a misstatement. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern within one year after the date that the financial statements are issued or available to be issued.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government 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 consolidated financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the 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 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.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, Schedule of Proportionate Share of Net Pension Liability - Florida Retirement System, Schedule of Contributions - Florida Retirement System, Schedule of Proportionate Share of Net Pension Liability - Health Insurance Subsidy Program, and Schedule of Contributions - Health Insurance Subsidy Program, as listed in the table of contents be presented to supplement the financial statements. Such information is the responsibility of management and, although not a part of the financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, 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 financial statements, and other knowledge we obtained during our audit of the 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.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information such as the schedule of expenditures of federal awards, 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 the schedule of findings and questioned costs relating to federal awards are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the information is fairly stated, in all material respects, in relation to the 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 16, 2023 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 solely 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 effectiveness of the Authority's 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 Authority's internal control over financial reporting and compliance.

Thomas Howell Ferguson P.A.

Tallahassee, Florida
March 16, 2023

Leon County Research and Development Authority
Management's Discussion and Analysis

As management of the Leon County Research and Development Authority (the Authority), we offer users of the Authority's financial statements this management discussion and analysis of the Authority's financial activities for the fiscal year ended September 30, 2022. Management's Discussion and Analysis is a narrative overview designed to: assist a financial statement user in focusing on significant financial issues, provide an overview of the Authority's financial activities, identify changes in the Authority's financial position and operations, and bring attention to individual concerns and issues. This discussion and analysis should be read in conjunction with the Authority's financial statements and notes to the financial statements which follow this section.

Financial Highlights

- On September 17, 2020, the Authority was awarded a grant for approximately $10.2 million from the U.S. Department of Commerce, Economic Development Administration ("EDA") and has received an additional $2.2 million, which required the execution of an amended award agreement. The Authority also received commitments for matching funds from other parties totaling $5.1 million. The funds are being used to build the 40,000 square feet North Florida Innovation Labs ("NFIL") business incubator on land in Innovation Park. The Leon County Research and Development Authority awarded the North Florida Innovation Labs project to Culpepper Construction Company by an agreement between the parties dated April 26, 2022 and work commenced on May 11, 2022. As of September 30, 2022, Investments to date in the NFIL totaled $5,784,450, and actual construction costs to date were $5,283,297. The project remains on schedule to be completed by January 2024.
- The Authority received a commitment from the Florida State University Research Foundation for a $4,000,000 line of credit to be used for the construction of, and equipment for NFIL. The loan will be secured by a second mortgage lien on the building, subordinated to the EDA, and a first lien on any purchased equipment. The loan closed in March 2022 and was approved by the boards of both parties, the EDA, and the Leon County Board of County Commissioners.
- During FY 2022, overall revenue from leases decreased by $132,105. This decrease was largely attributable to the following; which is broken down by specific building:
  - Johnson Building: The lease with FSU Anthropology expired on July 31, 2021, reducing the FY 2022 revenue by $161,613.
  - Collins Building: The Authority executed a 5-year lease extension with the Florida Department of Agriculture and Consumer Services ("FDACS") at a monthly lease payment of $3,351 which yielded a $6,176 annual revenue increase in FY 2022.
  - Morgan Building: A three-year lease extension with CareerSource Capital Region with monthly lease payments of $6,961 was effective February 12, 2021, which increased 2022 lease revenue by $31,204. In addition, revenue from FSU/TMH fell by $5,522 because they reduced their space needs during 2022.

Overview of the Financial Statements

While identified as a dependent special district, the Authority is not considered by Leon County, its governing authority, to be a component unit of Leon County. The Authority's financial statements consist of the financial statements and the 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.

Fund Financial Statements

The Authority follows financial reporting requirements for enterprise funds, which use the accrual basis of accounting. This reporting follows accounting methods similar to those used by private-sector companies. As a business type activity, Authority operating revenues come from leases, maintenance, management and common area management fees, and grant income. Nonoperating revenues includes interest earned on deposits with financial institutions and other authorized depositories.

Enterprise Fund Analysis

The Statement of Net Position provides useful information about the Authority's financial position. The following table shows a condensed Statement of Net Position for the current and prior two years:

Table 1

Statement of Net Position

As of September 30

(*in thousands*)

	2022	2021	2020	Change 2022	Change 2021
Assets					
Current assets	$8,144	$5,440	$4,612	$2,704	$828
Noncurrent assets	10,434	6,409	5,101	4,025	1,308
Deferred outflows of resources	105	125	117	-20	8
Total assets and deferred outflows of resources	$18,683	$11,974	$9,830	$6,709	$2,144
Liabilities and deferred inflows of resources					
Current liabilities	$4,135	$947	$122	$3,188	$825
Noncurrent liabilities	263	162	276	101	-114
Deferred inflows of resources	2,691	3,272	1,975	-581	1,297
Total liabilities and deferred inflows of resources	7,089	4,381	2,373	2,709	2,008
Net Position					
Invested in capital assets net of related debt	3,112	3,378	3,600	-266	-222
Restricted	142	-	-	142	-
Unrestricted	8,340	4,215	3,857	4,125	358
Total net position	11,594	7,593	7,457	4,001	136
Total liabilities, deferred inflows of resources and net position	$18,683	$11,974	$9,830	$6,709	$2,144

As of September 30, 2022, The Authority's total assets exceeded total liabilities by $11,593,996 (net position).

- Current assets consisting of cash and cash equivalents, accounts receivable, grants receivable, lease receivable and prepaid expenses increased by $2,704,101 for the fiscal year 2022. The primary component of this increase is the EDA Grant Receivable for NFIL construction expenditures of $3,315,936.

- Non-current assets consisting of capital and intangible assets, lease receivables, and construction in progress, increased by $4,024,749. The primary component of this change is the increased expenditures on the NFIL construction in progress.
- Current liabilities consisting of accounts payable, accrued expenses, and unearned revenue increased by $3,188,189 due primarily to unearned revenue increases of approximately $1,766,000 related to NFIL and accounts payable and accrued expenses of approximately $1,430,000.
- Non-current liabilities consisting of Unearned revenue and net pension liabilities increased by $100,908 due to an increase in net pension liabilities.
- Deferred inflows of resources consisting of revenue from leases and pensions to be recognized in the future decreased by $580,783. due to the expiration of the FSU Anthropology lease and from a decrease in deferred pension liabilities.

Capital Asset and Debt Administration

The Authority's capital assets primarily consist of Authority buildings leased to a variety of clients including institutions of higher education, state agencies and departments, and private for-profit companies pursuing innovative technologies to take to market as well as the construction in progress for the NFIL.

Table 2
Statements of Revenues, Expenses, and Changes in Net Position
(in thousands)

	2022	**2021**	**2020**	**Change 2022**	**Change 2021**
Operating revenues	$5,422	$1,407	$861	$4,015	$546
Operating expenses	-1,362	-1,303	-1,249	-59	-54
Operating income (loss)	4,060	104	-388	3,956	492
Nonoperating revenues (expenses)	27	32	75	-5	-43
Change in net position	4,087	136	-313	3,951	449
Net position at the beginning of the year	7,593	7,457	7,770	136	-313
Prior period adjustment	-86	-	-	-86	-
Net position restated	7,507	7,457	7,770	50	-313
Net position at end of year	$11,594	$7,593	$7,457	$4,001	$136

For the year ended September 30, 2022, Authority operating revenues exceeded operating expenses by $4,059,985. Fund net position increased by $4,000,814. Depreciation and amortization expense accounts decreased net position by $274,025.

- Total operating revenues increased by $4,014,802. This was overwhelmingly attributable to the recognition of grant income for NFIL construction of $4,285,035. The Authority also received its first $268,500 payment of three installments from the 2020 OEV Agreement in exchange for a minimal cost lease to Danfoss Turbocor for the construction of a new facility in Leon County at Innovation Park.

- Total operating expenses increased by $58,662, largely driven by increases in operating and maintenance costs.
- Although net position increased by $4,000,814, the fall in lease revenues, increase in operating and maintenance costs, capital expenditures and NFIL expenditures caused cash and cash equivalents to fall by $415,912 during the FY.

Contacting the Authority's Financial Management

This financial report is designed to provide a general overview of the Authority's accountability for the money it receives. If you have questions about this report or need additional financial information, please contact the Leon County Research and Development Authority's office at 2051 E. Paul Dirac Drive, Tallahassee, Florida.

Submitted by,

Michael Kramer	David Ramsay
Interim Executive Director	Treasurer

Leon County Research and Development Authority

Statement of Net Position

September 30, 2022

Assets and deferred outflows of resources	
Current assets:	
Cash and cash equivalents	$ 3,588,372
Designated cash and cash equivalents	470,563
Accounts receivable	3,450,500
Accrued interest receivable	1,500
Lease receivable	549,037
Prepaid expenses and other current assets	253
Notes receivable, related party	83,945
Total current assets	8,144,170
Noncurrent assets:	
Other assets	24,221
Lease receivable, net of current portion	2,013,710
Construction in progress	5,283,297
Capital assets, net of accumulated depreciation	3,112,591
Total assets	18,577,989
Deferred outflows of resources:	
Pension	105,415
Total deferred outflows of resources	105,415
Total assets and deferred outflows of resources	$ 18,683,404
Liabilities and deferred inflows of resources and net position	
Current liabilities:	
Accounts payable and accrued expenses	$ 1,499,390
Unearned revenue	2,635,823
Total current liabilities	4,135,213
Noncurrent liabilities:	
Unearned revenue, net of current portion	9,430
Net pension liability	253,235
Total noncurrent liabilities	262,665
Total liabilities	4,397,878
Deferred inflows of resources:	
Leases	2,653,041
Pension	38,489
Total deferred inflows of resources	2,691,530
Net position:	
Net investment in capital assets	3,112,591
Restricted	141,742
Unrestricted	8,339,663
Total net position	11,593,996
Total liabilities, deferred inflows of resources and net position	$ 18,683,404

See accompanying notes.

Leon County Research and Development Authority

Statement of Revenues, Expenses, and Changes in Net Position

Year ended September 30, 2022

Operating revenues	
Leases	$ 640,512
Interest, leases	38,112
Common area management fees	64,460
Grant and other income	4,679,077
Total operating revenues	5,422,161
Operating expenses	
Salaries and employee benefits	426,414
Depreciation and amortization expense	274,025
Other expenses	661,737
Total operating expenses	1,362,176
Operating income	4,059,985
Nonoperating revenues	
Interest income	26,705
Total nonoperating revenues	26,705
Change in net position	4,086,690
Net position at beginning of year	7,593,182
Prior period adjustment, Note 10	(85,876)
Net position at beginning of year, as adjusted	$ 7,507,306
Net position at end of year	$ 11,593,996

See accompanying notes.

Leon County Research and Development Authority

Statement of Cash Flows

Year ended September 30, 2022

Operating activities	
Cash received from tenants	$ 755,335
Other cash receipts	3,273,014
Cash payments to suppliers for goods and services	(658,962)
Cash payments to employees	(407,669)
Other cash disbursements	-
Net cash provided by operating activities	2,961,718
Investing activities	
Interest and dividends on investments	26,705
Net cash provided by investing activities	26,705
Capital and related financing activities	
Purchase and construction of capital assets	(3,404,335)
Net cash used in capital and related financing activities	(3,404,335)
Net decrease in cash and cash equivalents	(415,912)
Cash and cash equivalents at beginning of year	4,474,847
Cash and cash equivalents at end of year	$ 4,058,935
Reconciliation of operating income to net cash provided by operating activities	
Operating income	$ 4,059,985
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation and amortization	274,025
Changes in operating assets and liabilities:	
Accounts receivable	(3,084,619)
Accrued interest receivable	539
Lease receivable	581,387
Prepaid expenses and other current assets	11,198
Notes receivable, related party	(74,385)
Other noncurrent receivable	-
Accounts payable and accrued expenses	(8,423)
Unearned revenue	1,758,286
Net pension liability	18,745
Lease liability	(575,020)
Net cash provided by operating activities	$ 2,961,718
Cash and cash equivalents consist of:	
Cash and cash equivalents	$ 3,588,372
Designated cash and cash equivalents	470,563
Total	$ 4,058,935
Supplemental disclosures of cash flow information	
Transfer of capital assets due to restructuring	$ -

See accompanying notes.

1. Summary of Significant Accounting Policies

Description of Organization

The Leon County Research and Development Authority (the Authority) was created by the Leon County Board of County Commissioners pursuant to County Ordinance No. 80-68 in accordance with Section 159.703, *Florida Statutes*. The Authority was created for the purpose of promoting scientific research and development in affiliation with and related to the research and development activities of one or more state-based, accredited, public or private institutions of higher education; for the purpose of financing and refinancing capital projects related to the establishment of a research and development park in affiliation with one or more institutions of higher education, including facilities that complement or encourage the complete operation thereof, as defined by and in the manner provided by the Florida Industrial Development Financing Act; and for the purpose of fostering the economic development and broadening the economic base of a county in affiliation with one or more institutions of higher education.

The Authority has access to land within Leon County to perform any and all functions related or incidental to the operation of Innovation Park, Tallahassee (the Park). The Park is to provide a compatible location where selected applied research operations can be established to build upon and mutually benefit the economy of North Florida, the research capabilities of Florida A&M and Florida State Universities, and the services of Florida's capital city.

The Authority was notified on October 22, 1991, by the Office of the Comptroller, Department of Banking and Finance, State of Florida, that it had been reclassified from an independent to a dependent special district. The Authority is not considered by Leon County, its governing authority, to be a component unit of Leon County.

Basis of Accounting

The Authority follows Governmental Accounting Standards Board (GASB) financial reporting requirements for enterprise funds, which use the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recognized when they are incurred.

Revenue Recognition

Operating revenues – Operating revenues generally result from providing services in connection with ongoing operations. Operating revenues consist of lease, maintenance, management, and common area management fee revenues collected from tenants, as well as program fees and grant revenue. Operating revenues are recognized as revenue in the period earned. Interest revenue is recognized on the lease receivable and lease revenue from the deferred inflow of resources over the term of the lease.

1. Summary of Significant Accounting Policies (continued)

Revenue Recognition (continued)

Nonoperating revenues – Nonoperating revenues consist of interest earned on deposits held with financial institutions and are recognized as revenue in the period earned.

Cash and Cash Equivalents

Cash consists of demand deposits held at qualified public depositories, cash held with the State Treasury Special Purpose Investment Account (SPIA) investment pools, and cash held with the State Board of Administration (SBA) in the Florida PRIME investment pool (SBA PRIME). For reporting cash flows, the Authority considers all highly liquid investments with original maturities of three months or less to be cash equivalents. Under this definition, the Authority considers amounts invested in the State Treasury SPIA and SBA PRIME to be cash equivalents.

Qualified public depositories of public funds are required to provide collateral each month pursuant to Section 280.04, *Florida Statutes*. The collateral is held by the Florida Division of Treasury or other custodian with full legal rights maintained by the Florida Division of Treasury to transfer ownership. Any loss not covered by the pledged securities and deposit insurance would be assessed by the Florida Division of Treasury and paid by the other public depositories. Therefore, any amount of the Authority's demand deposits in excess of FDIC protection would be fully insured or collateralized.

Designated cash and cash equivalents consist of amounts for the completion of capital projects.

At September 30, 2022, the Authority reported as cash equivalents at fair value $1,394,877 in the State Treasury SPIA investment pool representing ownership of a share of the pool, not the underlying securities. Pooled investments with the State Treasury are not registered with the Securities and Exchange Commission. Oversight of the pooled investments with the State Treasury is provided by the Treasury Investment Committee per Section 17.575, *Florida Statutes*. The authorized investment types are set forth in Section 17.57, *Florida Statutes*. The SPIA carried a credit rating of AA-f by Standard & Poor's, had an effective duration of 2.82 years and fair value factor of 1.1494 at September 30, 2022. Participants contribute to the Treasury Pool on a dollar basis. These funds are commingled and a fair value of the pool is determined from the individual values of the securities. The fair value of the securities is summed and a total pool fair value is determined. A fair value factor is calculated by dividing the pool's total fair value by the pool participant's total cash balances. The fair value factor is the ratio used to determine the fair value of an individual participant's pool balance. The Authority relies on policies developed by the State Treasury for managing interest rate risk or credit risk for this investment pool. The State Treasury may, at its sole option, require the Authority to maintain a minimum balance equal to 60% of the previous three months average balance. Withdrawals below the minimum balance will require six months' notice. Disclosures for the State Treasury SPIA investment pool are included in the notes to financial statements of the State of Florida's Comprehensive Annual Financial Report.

1. Summary of Significant Accounting Policies (continued)

Cash and Cash Equivalents (continued)

At September 30, 2022, the Authority reported as cash equivalents at amortized cost $653,819 in the SBA PRIME investment pool, representing ownership of a share of the pool, not the underlying securities. Pooled investments with the SBA are not registered with the Securities and Exchange Commission, however SBA PRIME operates in conformity with the Securities and Exchange Commission's Rule 2a-7. Oversight of the pooled investments with the SBA is provided by a group of individuals that function as a Board of Trustees.

The Trustees appoint a nine-member Investment Advisory Council and a six member Florida PRIME Advisory Council. Both Councils are responsible for review of the Florida PRIME Investment Policy and any proposed changes prior to its presentation to the Trustees and will undertake other duties set forth in Applicable Florida Law. The authorized investment types are set forth in Section 215.44-2.15.47, Florida Statutes. The SBA PRIME carried a credit rating of AAAm by Standard & Poor's and had a weighted average maturity of 21 days at September 30, 2022. All investments are stated at amortized cost, which in most cases approximates the market value of the securities. The objective of the Florida PRIME is to maintain a stable $1.00 net asset value; however, the $1.00 net asset value is not guaranteed or insured by the State of Florida. Participants may experience restrictions on withdrawals from 48 hours to 15 days. The withdrawal restrictions may not exceed 15 days. The SBA provides a separate audit of the SBA PRIME financial statements on their website www.sbafla.com/prime.

Accounts Receivable

Accounts receivable consists of amounts due from tenants for leases, common area fees, maintenance fees, management fees, and amounts due from other governmental sources related to grants and commitments for construction projects.

The Authority provides an allowance for doubtful accounts based upon the anticipated collectability of each specific account. The company recorded no allowances for the year September 30, 2022.

Capital Assets

Capital assets are recorded at cost less accumulated depreciation. Depreciation is computed on the straight-line method over the estimated useful lives of the related assets. The estimated useful lives are as follows:

	Useful Lives
Buildings	10 – 40 years
Improvements	5 – 20 years
Equipment and furnishings	5 – 8 years
Development costs	10 years

1. Summary of Significant Accounting Policies (continued)

Capital Assets (continued)

Beginning October 1, 1986, capital outlays for the construction of streets, parks, water and sewer lines, and other types of infrastructure expenditures are capitalized and included in improvements. To date, all such completed projects have been transferred to and accepted by the City of Tallahassee.

Pension

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows related to pensions, and pension expense, information about the fiduciary net position of the Florida Retirement System (FRS) and the Retiree Health Insurance Subsidy (HIS) and addition to/deduction from the FRS's and HIS's fiduciary net position have been determined on the same basis as they are reported by the FRS and HIS plans. Benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with benefit terms. Investments are reported at fair value.

Amortization

The costs of obtaining various building studies are capitalized as finite-lived intangible assets and amortized over the life of the asset using the straight line method.

Subsequent Events

The Authority has evaluated subsequent events through March 16, 2023, the date the financial statements were available to be issued. During the period from September 30, 2022 to March 16, 2023, the Authority did not have any material recognizable subsequent events, other than those described in Note 4.

Use of Estimates

The preparation of financial statements in accordance 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 revenues and expenses during the reporting period. Accordingly, actual results could differ from those estimates.

2. Ground Lease

The Authority entered into an agreement on January 28, 1980, with the State of Florida Board of Trustees of the Internal Improvement Trust Fund (the Board) to lease Park lands from the Board comprised of 207.92 acres for a period of 94 years. The agreement does not call for any lease payments from the Authority but specifies that the Park lands shall be used for research, design, development, light manufacturing and assembly, and educational and related purposes in furtherance of essential public purposes. In prior years, the Authority transferred its leasehold interest in approximately 33 acres to Florida State University. On March 18, 2014, the Authority transferred its leasehold interest in approximately 96 acres of developed and undeveloped Park land to Florida State University and Florida A&M University.

3. Retirement Plan

General Information about the Florida Retirement System (FRS)

The FRS was created in Chapter 121, *Florida Statutes*, to provide a defined benefit pension plan for participating public employees. The FRS was amended in 1998 to add the Deferred Retirement Option Program (DROP) under the defined benefit plan and amended in 2000 to provide a defined contribution plan alternative to the defined benefit plan for FRS members effective July 1, 2002. This integrated defined contribution pension plan is the FRS Investment Plan. Chapter 112, *Florida Statutes*, established the Retiree Health Insurance Subsidy (HIS) Program, a cost-sharing multiple-employer defined benefit pension plan to assist retired members of any State-administered retirement system in paying the costs of health insurance.

Essentially all regular employees of the Authority are eligible to enroll as members of the State-administered FRS. Provisions relating to the FRS are established by Chapters 121 and 122, *Florida Statutes*; Chapter 112, Part IV, *Florida Statutes*; Chapter 238, *Florida Statutes*; and Florida Retirement System Rules, Chapter 60S, Florida Administrative Code; wherein eligibility, contributions, and benefits are defined and described in detail. Such provisions may be amended at any time by further action from the Florida Legislature. The FRS is a single retirement system administered by the Florida Department of Management Services, Division of Retirement, and consists of two cost-sharing multiple-employer defined benefit plans and other nonintegrated programs. A comprehensive annual financial report of the FRS, which includes its financial statements, required supplementary information, actuarial report, and other relevant information, is available from the Florida Department of Management Services' Web site (www.dms.myflorida.com).

The Authority's pension expense totaled $53,543 for the fiscal year ended September 30, 2022.

3. Retirement Plan (continued)

FRS Pension Plan

The FRS Pension Plan (Plan) is a cost-sharing multiple-employer defined benefit pension plan, with a DROP for eligible employees. The general classes of membership are as follows:

Regular Class – Members of the FRS who do not qualify for membership in the other classes.

Senior Management Service Class (SMSC) – Members in senior management level positions.

Special Risk Class – Members who are employed as law enforcement officers and meet the criteria to qualify for this class.

Employees enrolled in the Plan prior to July 1, 2011, vest at six years of creditable service and employees enrolled in the Plan on or after July 1, 2011, vest at eight years of creditable service. All vested members, enrolled prior to July 1, 2011, are eligible for normal retirement benefits at age 62 or at any age after 30 years of service. All members enrolled in the Plan on or after July 1, 2011, once vested, are eligible for normal retirement benefits at age 65 or any time after 33 years of creditable service. Employees enrolled in the Plan may include up to four years of credit for military service toward creditable service. The Plan also includes an early retirement provision; however, there is a benefit reduction for each year a member retires before his or her normal retirement date. The Plan provides retirement, disability, death benefits, and annual cost-of-living adjustments to eligible participants.

DROP, subject to provisions of Section 121.091, *Florida Statutes*, permits employees eligible for normal retirement under the Plan to defer receipt of monthly benefit payments while continuing employment with an FRS-participating employer. An employee may participate in DROP for a period not to exceed 60 months after electing to participate, except that certain instructional personnel may participate for up to 96 months. During the period of DROP participation, deferred monthly benefits are held in the FRS Trust Fund and accrue interest. The net pension liability does not include amounts for DROP participants, as these members are considered retired and are not accruing additional pension benefits.

Benefits Provided

Benefits under the Plan are computed on the basis of age and/or years of service, average final compensation, and service credit. Credit for each year of service is expressed as a percentage of the average final compensation. For members initially enrolled before July 1, 2011, the average final compensation is the average of the five highest fiscal years' earnings; for members initially enrolled on or after July 1, 2011, the average final compensation is the average of the eight highest fiscal years' earnings. The total percentage value of the benefit received is determined by calculating the total value of all service, which is based on retirement plan and/or the class to which the member belonged when the service credit was earned. Members are eligible for in-line-of-duty or regular disability and survivors' benefits.

3. Retirement Plan (continued)

<u>Benefits Provided</u> (continued)

The following chart shows the percentage value for each year of service credit earned:

Class, Initial Enrollment, and Retirement Age/Years of Service	% Value
Regular Class members initially enrolled before July 1, 2011	
Retirement up to age 62 or up to 30 years of service	1.60
Retirement at age 63 or with 31 years of service	1.63
Retirement at age 64 or with 32 years of service	1.65
Retirement at age 65 or with 33 or more years of service	1.68
Regular Class members initially enrolled on or after July 1, 2011	
Retirement up to age 65 or up to 33 years of service	1.60
Retirement at age 66 or with 34 years of service	1.63
Retirement at age 67 or with 35 years of service	1.65
Retirement at age 68 or with 36 or more years of service	1.68
Special Risk Regular	
Service from December 1, 1970 through September 30, 1974	2.00
Service on or after October 1, 1974	3.00
Senior Management Service Class	2.00
Elected Officers' Class	3.00

As provided in Section 121.101, *Florida Statutes*, if the member is initially enrolled in the FRS before July 1, 2011, and all service credit was accrued before July 1, 2011, the annual cost-of-living adjustment is three percent per year. If the member is initially enrolled before July 1, 2011, and has service credit on or after July 1, 2011, there is an individually calculated cost-of-living adjustment. The annual cost-of-living adjustment is a proportion of three percent determined by dividing the sum of the pre-July 2011 service credit by the total service credit at retirement multiplied by three percent. Plan members initially enrolled on or after July 1, 2011, will not have a cost-of-living adjustment after retirement.

3. Retirement Plan (continued)

Contributions

Prior to July 1, 2011, the FRS was noncontributory for employees. Beginning July 1, 2011, employees who are not participating in DROP are required to contribute 3% of their salary to the FRS. The Authority is required to contribute at an actuarially-determined rate. Contribution rates for the 2021-2022 fiscal year are as follows:

	Percent of Gross Salary	
Class	**Employee**	**Employer (1)**
FRS, Regular	3.00	10.82
FRS, Senior Management Services	3.00	29.01
Elected County, City, and Special District Officers	3.00	51.42
FRS, Special Risk	3.00	25.89
Deferred Retirement Option Program – Applicable to Members from All of the Above Classes	N/A	18.34
FRS Reemployed Retiree	(2)	(2)

Notes: *(1) These Employer rates include 1.66 percent for the postemployment health insurance subsidy. Also, employer rates, other than for DROP participants, include 0.06 percent for administrative costs of the Investment Plan.*

(2) Contribution rates are dependent upon retirement class in which reemployed.

The Authority's contributions, including employee contributions, to the defined benefit pension plan totaled $20,931 for the fiscal year ended September 30, 2022, excluding HIS plan contributions.

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

At September 30, 2022, the Authority reported a liability of $163,763 for its proportionate share of the net pension liability. The net pension liability was measured as of September 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2022. The Authority's proportionate share of the net pension liability was based on the Authority's 2021-22 fiscal year contributions relative to the total 2021-22 fiscal year contributions of all participating members. At September 30, 2022, the Authority's proportionate share was 0.000440128 percent, which was a decrease of 13.10% percent from its proportionate share measured as of September 30, 2021.

3. Retirement Plan (continued)

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

For the fiscal year ended September 30, 2022, the Authority recognized pension expense of $36,405. In addition, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 7,778	$ –
Change of assumptions	20,168	–
Net difference between projected and actual earnings on FRS pension plan investments	10,813	–
Changes in proportion and differences between Authority FRS contributions and proportionate share of contributions	38,800	(14,957)
Authority FRS contributions subsequent to the measurement date	4,397	–
Total	$ 81,956	$ (14,957)

The deferred outflows of resources related to pensions totaling $4,397 resulting from the Authority contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the fiscal year ended September 30, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended September 30,	
2023	$ 18,970
2024	11,604
2025	2,749
2026	29,467
2027	(189)
Thereafter	–
Total	$ 62,601

3. Retirement Plan (continued)

Actuarial Assumptions

The total pension liability in the June 30, 2022, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.40 percent
Salary increases	3.25 percent, including inflation
Investment rate of return	6.70 percent, net of pension plan investment expense, including inflation

Mortality rates were based on the PUB-2010 base table.

The actuarial assumptions used in the June 30, 2022 valuation were based on the results of an actuarial experience study for the period July 1, 2013, through June 30, 2018. As of June 30, 2022, the investment rate of return changed from 6.80% to 6.70%. The maximum amortization period was decreased to 20 years for all current and future amortization bases.

The long-term expected rate of return on pension plan investments was not based on historical returns, but instead is based on a forward-looking capital market economic model. The allocation policy's description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions, and includes an adjustment for the inflation assumption. The target allocation and best estimates of arithmetic and geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation [1]	Annual Arithmetic Return	Compound Annual (Geometric) Return	Standard Deviation
Cash equivalents	1.0%	2.2%	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%			
Assumed Inflation – Mean			2.4%	1.2%

[1] As outlined in the Plan's investment policy.

3. Retirement Plan (continued)

Discount Rate

The discount rate used to measure the total pension liability was 6.70 percent. The plan's fiduciary net position was 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 long-term expected rate of return.

Sensitivity of the Authority's Proportionate Share of the Net Position Liability to Changes in the Discount Rate

The following presents the Authority's proportionate share of the net pension liability calculated using the discount rate of 6.70 percent, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (5.70 percent) or one percentage point higher (7.70 percent) than the current rate:

	1% Decrease (5.70%)	Current Discount Rate (6.70%)	1% Increase (7.70%)
Authority's proportionate share of the net pension liability - FRS	$283,217	$163,763	$ 63,885

Pension Plan Fiduciary Net Position

Detailed information about pension plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State-Administered Systems Comprehensive Annual Financial Report.

HIS Pension Plan

The HIS Pension Plan (HIS Plan) is a cost-sharing multiple-employer defined benefit pension plan established under Section 112.363, *Florida Statutes*, and may be amended by the Florida Legislature at any time. The benefit is a monthly payment to assist retirees of State-administered retirement systems in paying their health insurance costs and is administered by the Florida Department of Management Services, Division of Retirement.

3. Retirement Plan (continued)

Benefits Provided

For the fiscal year ended September 30, 2022, 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 least $30 but not more than $150 per month, pursuant to Section 112.363, *Florida Statutes*. To be eligible to receive a HIS benefit, a retiree under a State-administered retirement system must provide proof of health insurance coverage, which can include Medicare.

Contributions

The HIS Plan is funded by required contributions from FRS participating employers as set by the Florida Legislature. Employer contributions are a percentage of gross compensation for all active FRS members. For the fiscal year ended September 30, 2022, the contribution rate was 1.66 percent of payroll pursuant to section 112.363, *Florida Statues*. The Authority contributed 100 percent of its statutorily required contributions for the current and preceding three years. HIS Plan contributions are deposited in a separate trust fund from which HIS payments are authorized. HIS Plan benefits are not guaranteed and are subject to annual legislative appropriation. In the event the legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or canceled.

The Authority's contributions to the HIS Plan totaled $5,198 for the fiscal year ended September 30, 2022.

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

At September 30, 2022, the Authority reported a net pension liability of $89,473 for its proportionate share of the net pension liability. The net pension liability was measured as of September 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2022. The Authority's proportionate share of the net pension liability was based on the Authority's 2021-22 fiscal year contributions relative to the total 2021-22 fiscal year contributions of all participating members. At September 30, 2022, the Authority's proportionate share was 0.000844753 percent, which was a decrease of 9.2 percent from its proportionate share measured as of September 30, 2021.

3. Retirement Plan (continued)

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

For the fiscal year ended September 30, 2022, the Authority recognized pension expense of $8,471. In addition, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 2,716	$ (394)
Change of assumptions	5,129	(13,841)
Net difference between projected and actual earnings on HIS pension plan investments	130	–
Changes in proportion and differences between Authority HIS contributions and proportionate share of HIS contributions	14,089	(9,297)
Authority contributions subsequent to the measurement date	1,394	–
Total	$ 23,458	$ (23,532)

The deferred outflows of resources totaling $1,394 was related to pensions resulting from Authority contributions subsequent to the measurement date and will be recognized as a reduction of the net pension liability in the fiscal year ending September 30, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended September 30,	
2023	$ 2,329
2024	2,191
2025	936
2026	(1,996)
2027	(3,451)
Thereafter	(1,478)
Total	$ (1,469)

3. Retirement Plan (continued)

Actuarial Assumptions

The total pension liability in the June 30, 2022, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.40 percent
Salary increases	3.25 percent, including inflation
Municipal bond rate	3.54 percent

Mortality rates were based on the PUB-2010 base table.

The HIS Program has a valuation performed biennially that is updated for GASB reporting in the year a valuation is not performed. The most recent experience study for the FRS Pension Plan was completed in 2019 for the period July 1, 2013, through June 30, 2018. Because the HIS Program is funded on a pay-as-you-go basis, no experience study has been completed for that program. The actuarial assumptions that determined the total pension liability for the HIS Program were based on certain results of the most recent experience study for the FRS Pension Plan. As of June 30, 2019, the municipal rate used to determine total pension liability increased from 2.16% to 3.54%.

Discount Rate

The discount rate used to measure the total pension liability was 3.54 percent. In general, the discount rate for calculating the total pension liability is equal to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the HIS benefit is essentially funded on a pay-as-you-go basis, the depletion date is considered to be immediate, and the single equivalent discount rate is equal to the municipal bond rate selected by the plan sponsor. The Bond Buyer General Obligation 20-Bond Municipal Bond Index was adopted as the applicable municipal bond index.

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 calculated using the discount rate of 3.54 percent, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (2.54 percent) or one percentage point higher (4.54 percent) than the current rate:

3. Retirement Plan (continued)

Sensitivity of the Authority's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate (continued)

	1% Decrease (2.54%)	Current Discount Rate (3.54%)	1% Increase (4.54%)
Authority's proportionate share of the net pension liability – HIS	$102,364	$89,473	$78,805

Pension Plan Fiduciary Net Position

Detailed information about pension plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State-Administered Systems Comprehensive Annual Financial Report.

FRS Investment Plan

The State Board of Administration (SBA) administers the defined contribution plan officially titled the FRS Investment Plan (Investment Plan). The Investment Plan is reported in the SBA's annual financial statements and in the State of Florida Comprehensive Annual Financial Report.

As provided in Section 121.4501, *Florida Statutes*, eligible FRS members may elect to participate in the Investment Plan in lieu of the FRS defined benefit plan. Authority employees already participating in DROP are not eligible to participate in the Investment Plan. Employer and employee contributions are defined by law, but the ultimate benefit depends in part on the performance of investment funds. Service retirement benefits are based upon the value of the member's account upon retirement. Benefit terms, including contribution requirements, are established and may be amended by the Florida Legislature. The Investment Plan is funded with the same employer and employee contributions rates, that are based on salary and membership class (Regular Class, Senior Management Service Class, etc.), as the FRS defined benefit plan. Contributions are directed to individual member accounts, and the individual members allocate contributions and account balances among various approved investment choices. Costs of administering the plan, including the FRS Financial Guidance Program, are funded through an employer contribution of 0.06 percent of payroll and by forfeited benefits of plan members.

3. Retirement Plan (continued)

<u>FRS Investment Plan</u> (continued)

For all membership classes, employees are immediately vested in their own contributions and are vested after one year of service for employer contributions and investment earnings regardless of membership class. If an accumulated benefit obligation for service credit originally earned under the FRS Pension Plan is transferred to the Investment Plan, the member must have the years of service required for FRS Pension Plan vesting (including the service credit represented by the transferred funds) to be vested for these funds and the earnings on the funds. Non-vested employer contributions are placed in a suspense account for up to five years. If the employee returns to FRS-covered employment within the five year period, the employee will regain control over their account. If the employee does not return within the five year period, the employee will forfeit the accumulated account balance. For the fiscal year ended September 30, 2022, the information for the amount of forfeitures was unavailable from the SBA; however, management believes that these amounts, if any, would be immaterial to the Authority.

After termination and applying to receive benefits, the member may rollover vested funds to another qualified plan, structure a periodic payment under the Investment Plan, receive a lump-sum distribution, leave the funds invested for future distribution, or any combination of these options. Disability coverage is provided in which the member may either transfer the account balance to the FRS Pension Plan when approved for disability retirement to receive guaranteed lifetime monthly benefits under the FRS Pension Plan, or remain in the Investment Plan and rely upon that account balance for retirement income.

The Authority's Investment Plan pension expense totaled $8,667 for the fiscal year ended September 30, 2022.

<u>Deferred Compensation Program</u>

On November 18, 1997, the Authority adopted the National Association of Counties Deferred Compensation Program pursuant to Section 457 of the Internal Revenue Code (IRC). The deferred compensation plan allows for the voluntary participation of all eligible employees of the Authority. All assets of this plan, including all deferred amounts, property, and rights purchased with deferred amounts, and all income attributable to such deferred amounts, property, or rights, other than assets held in annuity contracts, will be held in a custodial account described in IRC Section 457(g).

The custodian shall hold the assets for the exclusive benefit of the participants and beneficiaries and the assets may not be diverted to any other use. Authority contributions to the plan for the year ended September 30, 2022 was $18,176.

4. Commitments and Contingencies

Master Plan Update and Future Park Development – The Authority's Planned Unit Development (PUD) master development plan for the Park was amended and approved May 15, 2013. As of September 30, 2022, $939,865 has been incurred and capitalized as park development costs. The costs are being amortized over a period of 10 years. Accumulated amortization of these costs is $780,258 as of September 30, 2022. Such costs are for various projects including Park amenities, a business incubator program, PUD/DRI, landscaping and park beautification, and other miscellaneous expenses.

On May 26, 2015, Danfoss and the Authority entered into a ground lease for Lots 1D, 2D and 3D through January 28, 2074 for $1.00 per year. Effective September 27, 2017, the ground lease was amended to add Lot 1E to the lease. Danfoss has since completed required construction on Lots 1E and 1D. Concurrently, Danfoss and the Authority entered into a Right of First Refusal Agreement granting Danfoss a right of first refusal to purchase approximately six acres of land adjacent to Lot 1E for a period of three years, with an option to extend the agreement for two additional one-year terms upon the payment of $10,000 before the expiration of the preceding term. The Right of First Refusal Agreement was terminated on December 18, 2020.

On December 18, 2020, Danfoss and the Authority amended the ground lease to add Lot 4E for no additional rent through January 28, 2074. Concurrently, Danfoss and the Authority entered into another ground lease for approximately 12 acres of land owned by the Authority (Outparcel) and adjacent to Lot 4E for no additional rent through January 28, 2074. The new ground lease requires the construction of a 65,000 to 90,000 square feet building within 60 months.

In connection with these new leases, on December 24, 2020, the Authority entered into a Memorandum of Understanding (MOU) with the Tallahassee-Leon County Office of Economic Vitality (OEV) where OEV committed to pay the Authority $805,000 following Danfoss' completion of milestones related to its construction commitments contained in the December 18, 2020 Lot 4E lease amendment and Outparcel ground lease. The Authority agreed to use the funds for activities related to maximization and readiness of its land and buildings and targeted recruitment of businesses to Innovation Park. On December 24, 2020, the Authority met its performance obligation by conveying the leaseholds interests to Danfoss. Effective October 2021, the initial milestone was met when Danfoss broke ground on the project. At this time, the Authority recognized revenue in the form of the initial payment from OEV for this milestone of $268,500. This revenue, net of the Authority's expenses under the MOU, totaling $126,758 for the year ended September 30, 2022, is recorded as restricted net position of $141,742 as of September 30, 2022.

4. Commitments and Contingencies (continued)

North Florida Innovation Labs Facility (NFIL) – On September 17, 2020, the Authority was awarded a grant for approximately $10 million from the U.S. Department of Commerce, Economic Development Administration (the EDA), and has designated $470,563 in cash and cash equivalents for matching funds at September 30, 2022. Effective March 2022, the EDA increased the grant award to approximately $12.4 million. The Authority has also received commitments for matching funds from other parties totaling $5.2 million. The funds will be used to build a 40,000 square feet business incubator on Authority land in Innovation Park. Design work on the project began in April 2021 with construction beginning in May 2022 and completion required within the following 30 months. At September 30, 2022, $5,283,297 had been expended on the project and is included in construction in progress in the accompanying statements of net position. Grant income related to this project for the year ended September 30, 2022 totaled $4,285,035 and is included in grant and other income on the accompanying statements of revenues, expenses, and changes in net position. The Authority recorded an amount due from the EDA of $3,315,936 at September 30, 2022, which is included in accounts receivable on the accompanying statements of net position.

On March 30, 2022, the Authority entered into a line of credit loan agreement with the Florida State University Research Foundation to provide the Authority funds to assist in the construction of the NFIL. The line of credit consists of two notes for $3,000,000 and $1,000,000 at annual fixed interest rates of 2.98% and 4.5%, respectively. The line of credit can be drawn on at the earlier of 15 months post construction based on certificate of occupancy or 90 months from loan execution. The first year of payment will be interest only with the remainder of the loan amortized over 12 years.

5. Operating Leases

Phipps Building

The agreement with the Florida Department of Transportation (FDOT) for the Phipps Building is for 14,661 square feet and required monthly payments of $10,719 beginning June 1, 2007, through September 30, 2022, with an option to renew for an additional five-year term at monthly lease payments of $2,444. On February 5, 2021, the Authority and FDOT amended the lease to terminate the renewal option and extend the lease through September 30, 2037. Effective October 1, 2022, monthly lease payments are $8,739 for the duration of the lease.

Collins Building

On June 12, 2007, the Authority entered into an agreement with the Florida Department of Agriculture and Consumer Services (FDACS) for 25% of the Collins Building. The agreement was for 6,126 square feet and required monthly payments of $4,671 beginning July 1, 2007, through June 30, 2022, with an option to renew for an additional five-year term. The agreement was first amended, effective May 31, 2016, to reduce the leased space to 1,926 square feet, to require monthly payments of $2,664 through June 30, 2022 and to eliminate the renewal option.

5. Operating Leases (continued)

Collins Building (continued)

The lease was amended again, effective July 1, 2021, to require monthly payments of $3,351 through June 30, 2027.

On August 1, 2019, the Authority entered into an agreement with Reclaim Pharmaceutical Waste Management, LLC d/b/a Quarry Bio (Quarry Bio) for 1,070 square feet in the Collins Building. The agreement required monthly lease payments of $1,516 through the lease expiration date of July 31, 2022. The agreement was renewed effective August 1, 2022 and requires monthly lease payments of $1,650 through maturity on July 31, 2023.

During the year ended September 30, 2022, the Authority recognized other short-term lease revenues from space in the Collins Building in the amount of $3,420.

Johnson Building

On February 18, 2015, the Authority entered into a lease agreement with the Government of the United States of America with monthly lease payments of $22,362, annually adjusted for inflation, through February 17, 2020. Effective February 17, 2020, the lease was automatically extended through February 17, 2025 with monthly lease payments of $24,278 which began March 31, 2020.

Morgan Building

On March 23, 2020, the Authority entered into a lease agreement with the Florida State University Board of Trustees for the use of 4,003 square feet in the Morgan Building with monthly lease payments of $4,982 beginning May 1, 2020 through April 30, 2021. Effective May 1, 2021 through the expiration date of April 30, 2025, the payments increased to $5,132.

On February 12, 2021, the Authority entered into a lease agreement with CareerSource Capital Region for the use of 4,971 square feet in the Morgan Building with monthly lease payments of $6,628 beginning March 31, 2021 through February 29, 2024. Effective April 1, 2021 through the expiration date, the leased spaced was increased to 5,221 square feet and payments increased to $6,961.

During the year ended September 30, 2022, the Authority recognized other short-term lease revenues from space in the Morgan Building in the amount of $40,061.

Knight Building

During the year ended September 30, 2022, the Authority also recognized other short-term lease revenues from space in the Knight Building in the amount of $9,743.

5. Operating Leases (continued)

Common Area Management Fees

The Authority maintains all of the common area in the Park. Owners of long-term leases purchased from the Authority and certain other tenants are charged an annual common area fee based on the Park's direct expenses and adjusted annual administrative overhead costs divided by the developable acres. For the year ended September 30, 2022, the Authority recognized common area revenue in the amount of $64,460.

Following is a table of the minimum future rentals expected to be collected over the next five years:

	September 30,						
	2023	2024	2025	2026	2027	Thereafter	Total
Johnson	$ 290,018	$ 289,865	$ 120,625	$ –	$ –	$ –	$ 701,508
Phipps	104,864	104,864	104,864	104,864	104,864	1,048,639	1,572,959
Collins	57,957	40,208	40,208	40,208	30,156		208,737
Morgan	146,361	96,385	35,921	–	–	–	278,667
Knight	9,169	–	–	–	–	–	9,169
	$ 608,369	$ 531,322	$ 301,618	$ 145,072	$ 135,020	$ 1,048,639	$ 2,771,040

6. Capital Assets

Following is a summary of the changes in capital assets for the year ending September 30, 2022:

Descriptions	Balance at September 30, 2021	Additions	Deletions	Balance at September 30, 2022
Buildings	$ 9,077,395	$ –	$ –	$ 9,077,395
Equipment and furnishings	158,753	1,550	–	160,303
Improvements	34,560	–	–	34,560
Park and development costs	939,865	–	–	939,865
Total capital assets subject to depreciation	10,210,573	1,550	–	10,212,123
Accumulated depreciation	(7,468,856)	(266,597	–	(7,735,453)
Total capital assets subject to depreciation, net	2,741,717	(266,597)	–	2,476,670
Construction in progress	442,063	4,841,234	–	5,283,297
Land	635,921	–	–	635,921
Total capital assets, net	$ 3,819,701	$ 219,436	$ –	$ 8,395,888

Depreciation expense was $266,597 for the year ended September 30, 2022.

7. Designated Net Position and Cash and Cash Equivalents

The Board of Governors has designated unrestricted net position for the year ended September 30, 2022, for future capital projects in the amount of $470,563. In addition, the Board of Governors has designated cash and cash equivalents in the amount equal to the above designation.

8. Risk Management

The Authority is exposed to various risks of loss associated with normal operations and has purchased commercial insurance to mitigate such risks.

9. Related Parties

On February 21, 2019, the Authority incorporated Innovation Park TLH, Inc. (IPTLH) dba North Florida Innovation Labs, a Florida non-profit corporation. IPTLH received exempt status from the Internal Revenue Service effective October 1, 2021, with retrospective adoption effective September 30, 2019. On April 4, 2019, the Authority entered into a revolving loan agreement with IPTLH for an amount not to exceed $10,000 at an annual interest rate of 10%. The note receivable balance is reported on the statements of net position. The balance at September 30, 2022 was $9,621.

During the year ended September 30, 2022, IPTLH recognized grant revenues related to the American Rescue Plan Act (ARPA). As the Authority expended the majority of the qualified costs reimbursed to IPTLH, an ARPA receivable (from IPTLH) and ARPA grant revenues of $74,323 were recorded as of and for the year ending September 30, 2022.

10. Prior Period Adjustment

During the year ended September 30, 2022, as a result of evaluation of recently issued GASB implementation guidance on Statement No. 87, *Leases*, the Authority determined that certain balances related to the implementation had not been recorded in accordance with the updated guidance, and, accordingly, restated prior period balances with an adjustment to opening net position as of October 1, 2021 to correct these balances. The Authority had previously recognized lease related balances and transactions during implementation based on lease commencement date as opposed to the implementation date of September 30, 2019. As a result of this correction, the Authority restated lease receivable by $10,123 and deferred inflows of resources – leases by ($95,999) as of October 1, 2021, with an adjustment to opening net position of ($85,876).

Other Required Supplementary Information

Leon County Research and Development Authority

Required Supplementary Information

Year ended September 30, 2022

Schedule of Proportionate Share of Net Pension Liability -
Florida Retirement System
Last 10 Fiscal Years
(Unaudited)

	Year Ending September 30,								
	2022	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**	**2014**
Proportion of the net pension liability	0.000440%	0.000507%	0.000370%	0.000349%	0.000275%	0.000216%	0.000159%	0.000233%	0.000178%
Proportionate share of the net pension liability	$ 163,763	$ 38,279	$ 160,349	$ 120,351	$ 82,749	$ 63,936	$ 40,209	$ 30,111	$ 10,830
Covered-employee payroll	313,130	320,440	322,816	318,288	275,517	199,722	179,219	168,450	113,542
Proportionate share of the net pension liability as a percentage of its covered-employee payroll	52.30%	11.95%	49.67%	37.81%	30.03%	32.01%	22.44%	17.88%	9.54%
Plan fiduciary net position as a percentage of the total pension liability	82.89%	96.40%	78.85%	82.61%	84.26%	83.89%	84.88%	92.00%	96.09%

Note: This schedule is intended to show information for 10 years. Additional years will be displayed as the information becomes available.

See report of independent auditors.

Leon County Research and Development Authority

Required Supplementary Information

Year ended September 30, 2022

Schedule of Contributions -
Florida Retirement System
Last 10 Fiscal Years
(Unaudited)

	Year Ending September 30,								
	2022	2021	2020	2019	2018	2017	2016	2015	2014
Contractually required contribution	$ 18,781	$ 19,305	$ 12,292	$ 10,836	$ 7,829	$ 5,627	$ 3,883	$ 5,684	$ 3,888
Contributions in relation to the contractually required contribution	$ (18,781)	(19,305)	(12,292)	(10,836)	(7,829)	(5,627)	(3,883)	(5,684)	(3,888)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered-employee payroll	$ 313,130	$ 320,440	$ 322,816	$ 318,288	$ 275,517	$ 179,219	$ 168,450	$ 113,542	$ 113,542
Contributions as a percentage of covered-employee payroll	6.00%	6.02%	3.81%	3.40%	2.84%	3.14%	2.31%	5.01%	3.42%

Note: This schedule is intended to show information for 10 years. Additional years will be displayed as the information becomes available.

See report of independent auditors.

Leon County Research and Development Authority

Required Supplementary Information

Year ended September 30, 2022

Schedule of Proportionate Share of Net Pension Liability -
Health Insurance Subsidy Program
Last 10 Fiscal Years
(Unaudited)

	Year Ending September 30,								
	2022	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**	**2014**
Proportion of the net pension liability	0.00084%	0.00093%	0.00093%	0.00094%	0.00076%	0.00063%	0.00055%	0.00055%	0.00056%
Proportionate share of the net pension liability	$ 89,473	$ 114,172	$ 113,153	$ 105,545	$ 80,450	$ 67,122	$ 64,459	$ 55,965	$ 52,330
Covered-employee payroll	313,130	320,440	322,816	318,288	275,517	199,722	179,219	168,450	113,542
Proportionate share of the net pension liability as a percentage of its covered-employee payroll	28.57%	35.63%	35.05%	33.16%	29.20%	33.61%	35.97%	33.22%	46.09%
Plan fiduciary net position as a percentage of the total pension liability	4.81%	3.56%	3.00%	2.63%	2.15%	1.64%	0.97%	0.50%	0.99%

Note: This schedule is intended to show information for 10 years. Additional years will be displayed as the information becomes available.

See report of independent auditors.

Leon County Research and Development Authority

Required Supplementary Information

Year ended September 30, 2022

Schedule of Contributions -
Health Insurance Subsidy Program
Last 10 Fiscal Years
(Unaudited)

	Year Ending September 30,								
	2022	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**	**2014**
Contractually required contribution	$ 5,111	$ 5,471	$ 5,340	$ 5,238	$ 4,122	$ 3,322	$ 2,835	$ 2,098	$ 2,098
Contributions in relation to the contractually required contribution	(5,111)	(5,471)	(5,340)	(5,238)	(4,122)	(3,322)	(2,835)	(2,098)	(2,098)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered-employee payroll	$ 313,130	$ 320,440	$ 322,816	$ 318,288	$ 275,517	$ 199,722	$ 179,219	$ 168,450	$ 113,542
Contributions as a percentage of covered-employee payroll	1.63%	1.71%	1.65%	1.65%	1.50%	1.66%	1.58%	1.25%	1.85%

Note: This schedule is intended to show information for 10 years. Additional years will be displayed as the information becomes available.

See report of independent auditors.

Other Reports

Thomas Howell Ferguson P.A.
Certified Public Accountants

Report of Independent Auditors 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*

The Board of Governors
Leon County Research and 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 Leon County Research and Development Authority (the Authority), which comprise the statement of net position as of September 30, 2022, and the related statements of revenues, expenses, and changes in net position, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated March 16, 2023.

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 opinion 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.

Thomas Howell Ferguson P.A.
Certified Public Accountants

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.

Thomas Howell Ferguson P.A.

Tallahassee, Florida
March 16, 2023

Thomas Howell Ferguson P.A.
Certified Public Accountants

Report of Independent Auditors on Compliance for the Major Federal Program and on Internal Control Over Compliance Required by the Uniform Guidance

The Board of Governors
Leon County Research and Development Authority

Report on Compliance for the Major Federal Program

Opinion on the Major Federal Program

We have audited Leon County Research and Development Authority's (the Authority) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on the Authority 's major federal program for the year ended September 30, 2022. The Authority's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect of its major federal program for the year ended September 30, 2022.

Basis for Opinion on the Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); 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 Auditor's 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 the 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 program.

Auditor's 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 GAAS, *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 the major federal program as a whole.

In performing an audit in accordance with GAAS, *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 the 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 the 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.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's 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.

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.

Thomas Howell Ferguson P.A.

Tallahassee, Florida
March 16, 2023

Leon County Research and Development Authority

Schedule of Expenditures of Federal Awards

Year ended September 30, 2022

Grantor/Pass through Grantor/Project Title	CFDA Number	Grant Contract Number	Total Expenditures
Federal Awards			
U.S. Department of Commerce			
Supplemental Funding to Construct a High-Tech Business Incubator	11.307	04-79-07447.01	$ 3,315,936
Passed through Florida A&M University			
FAMU Research, Entrepreneurship and Commercialization Hub	11.303	C-5071	39,805
Total Expenditures of Federal Awards			$ 3,355,741

Note 1 - This Schedule of Expenditures of Federal Awards (the Schedule) includes the Federal grant activity of Leon County Research and Development Authority (the Authority) for the year ended September 30, 2022. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S *Code of Federal Regultions (CFR)* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* . Therefore, some amounts presented in the Schedule may differ from amounts presented in, or used in the presentation of, the basic financial statements. Because this schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the net position, changes in net position, or cash flows of the Authority.

Note 2 - Amounts included on this Schedule include only the expenditure of Federal Awards received directly from an awarding agency. The amounts on the accompanying statement of revenues, expenses, and changes in net position include additional expenditures associated with other resources committed by the Authority for the purpose of fulfilling the grant programs.

Note 3 - Grant monies received and disbursed by the Authority are subject to review by the grantor agencies. Such audits may result in requests for reimbursement due to disallowed expenditures. Based upon prior experience, the Authority does not believe that such disallowance, if any, would have a material effect on the financial position of the Authority. As of September 30, 2022, there were no material questioned or disallowed costs as a result of grant audits in process or completed.

Note 4 - The Authority has not elected to use the 10 percent de minimus indirect cost rate allowed under Uniform Guidance.

See report of independent auditors.

Leon County Research and Development Authority

Schedule of Findings and Questioned Costs
Relating to Federal Awards

Year ended September 30, 2022

Section I -- Summary of Auditor's Results

Financial Statements

Type of auditor's report issued:	Unmodified
Internal control over financial reporting:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified?	None reported
Noncompliance material to financial statements noted?	No

Federal Awards

Internal control over major projects:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified?	None reported
Type of auditor's report issued on compliance for major projects?	Unmodified
Any audit findings disclosed that are required to be reported in accordance with Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance)	No

Identification of major projects:

CSDA Number	Name of federal program
11.307	Supplemental Funding to Construct a High-Tech Business Incubator

Dollar threshold used to distinguish between Type A and Type B programs:	$750,000
Auditee qualified as low risk auditee?	No

(continued)

Schedule of Findings and Questioned Costs
Relating to Federal Awards (continued)

Section II -- Financial Statement Findings

We noted no matters involving internal control over financial reporting and its operation that we considered to be significant deficiencies and/or material weaknesses required to be reported in accordance with *Government Auditing Standards.*

Section III -- Federal Awards Findings and Questioned Costs

We noted no matters involving noncompliance that are required to be reported in accordance with 2 CFR.

Section IV -- Other Matters

No matters were reported.

See report of independent auditors.

Thomas Howell Ferguson P.A.
Certified Public Accountants

Report of Independent Accountants on Compliance with Section 218.415, *Florida Statutes*, Local Government Investment Policies

The Board of Governors
Leon County Research and Development Authority

We have examined the Leon County Research and Development Authority's (the Authority) compliance with local government investment policies provided in Chapter 218.415, *Florida Statutes*, during the year ended September 30, 2022. Management is responsible for the Authority's compliance with those requirements. Our responsibility is to express an opinion on the Authority's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the investment policies are in accordance with the criteria, in all material respects. An examination involves performing procedures to obtain evidence about the investment policies. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of the investment policies, whether due to fraud or error. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Authority's compliance with specified requirements.

In our opinion, the Authority complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2022.

This report is intended solely for the information and use of the Leon County Research and Development Authority and the Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

Thomas Howell Ferguson P.A.

Tallahassee, Florida
March 16, 2023

Thomas Howell Ferguson P.A.
Certified Public Accountants

Management Letter

The Board of Governors
Leon County Research and Development Authority

Report on the Financial Statements

We have audited the financial statements of the Leon County Research and Development Authority (the Authority) as of and for the fiscal year ended September 30, 2022 and have issued our report thereon dated March 16, 2023.

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 Auditor General*.

Other Reporting Requirements

We have issued our Independent Auditor's Report 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* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports and schedule, which are dated March 16, 2023, 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 financial audit report. There were no corrective actions made in the preceding 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 information has been disclosed in Note 1 to the financial statements.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require us to apply appropriate procedures and communicate 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 to identify 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.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures for the Authority. 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 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.

Special District Component Units

Section 10.554(1)(i)5.c., *Rules of the Auditor General*, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), *Florida Statutes*. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), *Florida Statutes*.

Additional Special District Information

Sections 218.39(3)(c), 218.32(1)(e)2-3, and 10.554(1)(i)6, *Rules of the Auditor General*, require that we communicate information of the Authority. We do not provide any assurance over the information below:

- The total number of district employees compensated in the last pay period of the fiscal are four,
- there were no independent contractors compensated in the last month of the fiscal year,
- compensation paid to employees was $426,414,
- compensation paid or accrued to independent contractors was $8,400,
- the following is a construction project with a cost of at least $65,000 approved by the district and began after October 1st of the reporting year: North Florida Innovation Lab – total expenditures for the fiscal year were $3,315,936, and
- as there was no amended budget under Section 189.016(6), *Florida Statutes*, a budget variance report as described per Section 10.554(1)(i)6(f), *Rules of the Auditor General*, is not required in this letter.

Thomas Howell Ferguson P.A.
Certified Public Accountants

Additional Matters

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate 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 warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

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Purpose of this Letter

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

Thomas Howell Ferguson P.A.

Tallahassee, Florida
March 16, 2023

Additional Matters

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate 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 warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

*****

Purpose of this Letter

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

Thomas Howell Ferguson P.A.

Tallahassee, Florida
March 16, 2023