

**Municipality of Ponce
Comprehensive Annual Financial Report
June 30, 2003**

Prepared by the Municipality of Ponce

**Hon. Rafael Cordero Santiago
Mayor**

**Carlos Jirau
City Manager**

**Mirna Ortiz
Finance Director**

November 21, 2003

COMMONWEALTH OF PUERTO RICO
MUNICIPALITY OF PONCE
Comprehensive Annual Financial Report
June 30, 2003

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Part I. INTRODUCTORY SECTION

November 21, 2003

To the Honorable Mayor and Member of the Municipality
Assembly and the Residents of the Municipality of Ponce:

State law requires that all general-purpose local governments publish within six months of the close of each fiscal year a complete set of financial statements presented in conformity with general accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the comprehensive annual financial report of the Municipality of Ponce for the fiscal year ended June 30, 2003.

This report consists of management's representations concerning the finances of the Municipality of Ponce. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this reports. To provide a responsible basis for making these representations, management of the Municipality of Ponce has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the presentation of the Municipality of Ponce financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the Municipality of Ponce comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert to the best of our knowledge and beliefs, this financial report is complete and reliable in all material respects.

The Municipality of Ponce financial statements have been audited by Ortiz, Rodríguez Rivera & Co. a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the Municipality of Ponce for the fiscal year ended June 30, 2003, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosure in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statements presentations. The independents auditors concluded, based upon the audit, that there was a reasonable basis for rendering an unqualified opinion that the Municipality of Ponce financial statements for the fiscal year ended June 30, 2003 are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of the report.

(Continued)

The standards governing Single Audit engagement require the independent auditor to report not only on the fair presentation of the financial statements, but also on the audited government's internal control and legal requirements involving the administration of federal awards.

These reports are available in the Municipality of Ponce separately issued Single Audit Report. GAAP require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The Municipality of Ponce's MD&A can be found immediately following the report of the independent auditors.

Profile of the Government

The Municipality of Ponce, incorporated in 1692, is located in the south part of Puerto Rico, one of the top growth areas of the island. The Municipality of Ponce currently occupies a land area of 184.47 square miles and serves a population of 191,299. The Municipality of Ponce is empowered to levy a property tax on both real and personal properties located within its boundaries.

The Municipality of Ponce has operating under the Commonwealth since 1952. Policy-making and legislative authority are vested in a Legislative Assembly consisting of the mayor and sixteen legislative assembly members. The Legislative Assembly is responsible, amount other things, for passing ordinances, and approving the budget and any budget transfer is necessary. The City manager is responsible for carrying out the policies and ordinances of the Legislative Assembly, for overseeing the day-to-day operations of the government. Legislative Assembly members serve for four-years.

The Municipality of Ponce provides a full range of services, including police and fire protection; the construction and maintenance of highways, streets, and other infrastructure; and recreational activities and cultural events. The Municipality of Ponce also is financially accountable for a legally separate Port and a legally Corporation for Housing and Commercial Development (CODEPCOVI), both of which are reported separately within the Municipality of Ponce statements. Additional information on all three of these legally separate entities can be found in Note 2 to the financial statements.

The Annual budget serves as the foundation for the Municipality of Ponce's financial planning and a control. All departments of the Municipality of Ponce are required to submit request for appropriation to the Budget Director on or before of April 30 each year. The Budget Director uses these requests as the starting point for developing a proposed budget. The Budget Director, then present this proposed budget to the Mayor for review prior to May 15. The Mayor is required by the Law 81 to present this budget to the Legislative Assembly no later than May 31. The Legislative Assembly is required to hold public hearings on the proposed budget and adopt a final budget no later than June 13 each year. The appropriated budget is prepared by fund, function, and department. Transfers of appropriations between departments, however, require the

(Continued)

special approval of the Legislative Assembly. Budget to actual comparisons are provided in this report for each individual governmental fund for which an appropriated annual budget has been adopted.

Factors Affecting Financial Condition

The information presented in the financial statement is perhaps best understood when it is considered from the broader perspective of the specific environment within which the Municipality of Ponce operates.

Local economy. The Municipality of Ponce currently enjoys a favorable economic environment and local indicators point to continued stability. The region has a varied manufacturing and industrial base that adds to the relative stability of the unemployment's rate.

The Municipality of Ponce has an employed labor force of approximately 51,805 which is anticipated to grow at a rate of between 3 percent and 4 percent each year for the next several years. This expectation is based on the development of the Las Americas Port, during the year 2002-2003 the gross revenues of the Port of Ponce was \$1.9 millions. During the year ended June 30, 2003 the Port of Ponce managed 32,596 containers and 664,472 tons. The export increased 84% and imports decreased 13% during this year. The board of Directors of the Ponce Port has been working on the engineering studies and has obtained the construction plans for the improvement of piers 4, 5, 6, and 7A. The Port received 245 ships with 2.9 tons, an increase of 4% vs. prior year. The expectation in the development of the Port of Ponce is to increase the Port operations 10 times, and that increase will benefit the economic of the Municipality of Ponce as a whole.

The government's central business district is expected to maintain its current 97 percent occupancy rate with a variety of stores, specialty shops, and commercial businesses. Meanwhile, there continues to be a discernable trend toward steady residential growth.

Long-term financial planning. The Municipality of Ponce plans to develop the following projects during the year ended June 30, 2003:

1. Sewer System of Las Americas Avenue	\$ 5,000,000
2. Construction of Public library and Historic Deposit	4,500,000
3. Improvements to Concha Acústica	1,000,000
4. Morell Campos Institute	2,500,000
5. Improvements City Hall	8,800,000
6. Bellas Artes Center	20,000,000
7. Improvements to various streets and sectors	<u>11,892,406</u>
Total	<u>\$53,692,406</u>

The administration of the Municipality has designed other projects for the next 3 years and has already obtained the commitments from the Commonwealth that funding will be available from the

(Continued)

general budget. Some of those projects are as follow:

1. Improvements to Santiago de los Caballeros Avenue	\$15,000,000
2. Construction of PR 9 road to PR 123 road	11,179,411
3. Construction of PR to Urb. Jardines del Caribe	17,363,077
4. Improvements to High way PR 2	7,500,000
5. Improvements to Hostos street to Las Americas Ave.	2,000,000
6. Improvements to 14 road	6,000,000
7. Improvements to PR 503 to Mayor Cantera Street	5,000,000
8. Improvements to PR 139 road	5,350,000
9. Improvement to Port of Ponce	400,000,000
10. Channel of Bucaná-Portugués river	103,000,000
11. Others minors constructions	28,500,000
12. Rafael Lopez Nusa -	20,000,000
13. Residencial Caribe -	11,500,000
14. Lirios del Sur -	<u>18,000,000</u>
Totals	<u>\$650,392,488</u>

Other projects will be finance by loans with the Economic Development Bank and the expectations are to be completed by June 30, 2005.

Those projects are as follow:

1. Improvements to Recreational Park	\$ 8,100,000
2. Francisco Montanel Field	5,800,000
3. Improvement to Recreational Park	2,500,000
4. Dredge in the Port	30,000,000
5. Purchase of equipments and improvements to pier 7 & 8	50,000,000
6. Various Basketball field	5,000,000
7. Extension to Lineal Park	<u>5,000,000</u>
Total	<u>\$108,900,000</u>

The projects numbered 1,2,3 and 7 starting during de fiscal year 2002-2003, are advance phases and other are in process.

Cash management polices and practices. Cash temporarily idle during the year was invested in certificates of deposit. The maturities of the investment range from 30 to 60 days. The average yield on investments was 1.5 to 2.5 percent. Investment income for the year ended June 30, 2003 was \$6,453,382.

Risk Management. The Administration of the Municipality of Ponce performed an evaluation of

(Continued)

the valuation of all Municipal property looking for obtain an insurance for damage which cover a real amount of value of the properties. All acquisitions or sales of properties are supervised by the Director each of the department, the Municipality performed annual inventory of all personal and real property.

Additional information on the Municipality of Ponce risk management activity can be found in Note j of the notes to the financial statements.

Awards and Acknowledgements

The Government Finance Officer Association of United States and Canada (GFOA) awarded a Certificated of Achievement for Excellent in Financial Reporting to the Municipality of Ponce for its Comprehensive Annual Financial Report (CAFR) for the fiscal year ended on June 30, 2002. The certificated of Achievement is a prestigious national award recognizing conformance with the highest standard for the preparation of state and local government financial reports.

In order to be awarded a Certificated of Achievement, a government unit must publish an easily readable and efficiently organized comprehensive annual financial report, whose contents conform to program standards. The CAFR must satisfy both generally accepted accounting principle and applicable legal requirements.

A certified is valid for a period of one year only. We believe our current report continues to conform to the Certificated of Achievement program requirements, and we are submitting in to the GFOA.

The Comptroller of Puerto Rico awarded a Certificated of Compliance with the Standard for the improvements of the Municipal Administrations to the Municipality of Ponce. This was the second consecutive year that the Municipality of Ponce has received this prestigious award.

In addition, the Municipality of Ponce received an award from Commonwealth of Puerto Rico for the performance of the standard with the Work Investment Act program.

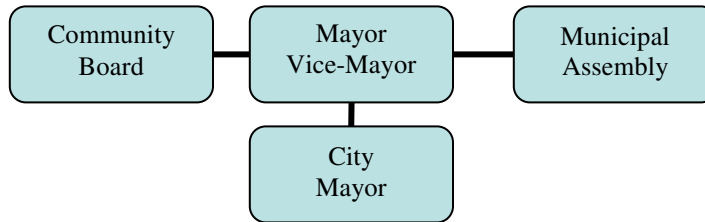
The presentation of this report would not have been possible without the efficient and dedicated service of the entire staff of the finance and administration department. We would like to express our appreciation to all member of the department who assisted and contributed to the preparation of this report and also we would like to give special thanks to our independent auditors Ortiz, Rodríguez Rivera & Co. for their commitment. Credit also must be given to the Mayor for the professionalism in the management of the Municipality of Ponce finance.

Respectfully submitted,

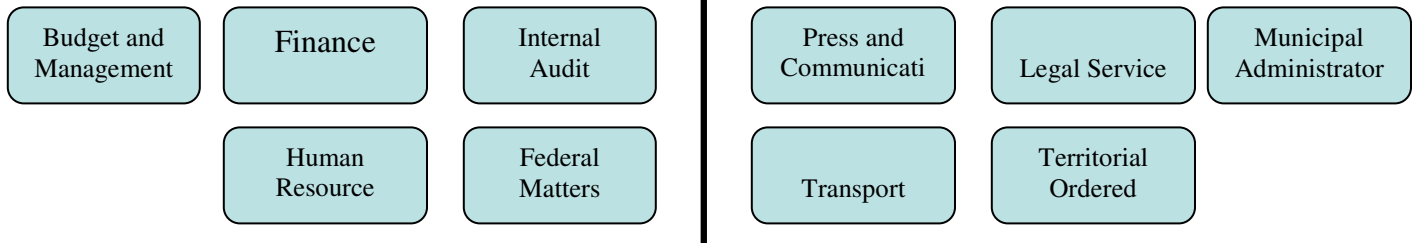
Mrs. Myrna Ortiz
Finance Director

-6-
**Municipality
Organization**

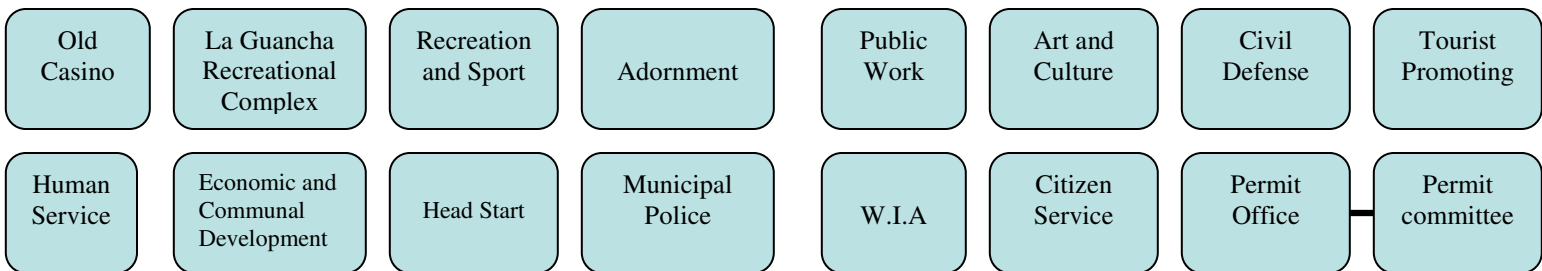
**of Ponce
Chart**



OFFICES OF PROFESSIONAL ADVICE



OPERATIONAL DEPARTMENTS



Municipality of Ponce

List of Elected and Appointed Officials

Elected Officials

Mayor

Rafael Cordero Santiago

Legislative Municipality Assembly

Luis A. Morales, President	Carlos L. Baéz Muñiz
Enrique A. Vicéns, VicePresident	Freddie Martínez Sotomayor
Pedro Pacheco Figueroa	Juan H. Cintrón García
Enrique Amy Fernández	Elioscar Pérez Ramírez
Waldemar Vélez Silvagnoli, Majority Spokesperson	Santos Silva Ojeda
René Garrastazú	María Cristina Martínez Torres
Daisy Silvagnoli Maldonado	Ruth García Ortíz
Simona Santiago Ruiz	Nilda González González

Appointed Officials

Carlos Jirau	City Manager
Mirna Ortíz	Office of Finance
Camille Rivera	Office of Budget
Lilliam Santiago	Office of Internal Audit
Mabel Pola	Office of Press
Patricia Castaing	Office of Legal Affair
Vilma Flores	Office of Municipal Secretary
Ivonne Laborde	Human Resources
Myrna Vale	Department of Economic Development
Wilfredo Morales	Department of Ornament
Migdalia Canevaro	Old Casino
José Pacheco	Office of Recreation Complex
Roberto Velázquez	Department of Sport and Recreation
Pedro Hernández	Department
Paul Fourquet	Civil Defense
Vangie Rivera	Turist development
José Medina Orta	Human Services
Maria De los Angeles Torres	Head Start department
Tnta. Gomercindo Torres	Commissioner of Police and Public Safety
Ramón Anglada	Work Investment Act Department
Wanda Rodríguez Feria	Citizens Services
Juan Carlos Santiago	Historic Center
Edgar Seda	License and Permits

Part II. Financial Section

INDEPENDENT AUDITORS' REPORT

To the Honorable Mayor and
Municipal Council
Municipality of Ponce
Ponce, Puerto Rico

We have audited the accompanying basic financial statements of the governmental activities, the discretely presented component units, each major fund and the aggregate remaining fund information of the Municipality of Ponce, as of and for the year ended June 30, 2003, which collectively comprise the Municipality's basic financial statements, as listed in the table of contents. These financial statements are the responsibility of the Municipality's management. Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of the Corporación para el Desarrollo Económico de Proyectos Comerciales y de Vivienda de Ponce, C. D. ("CODEPCOVI") and of the Port of Ponce which are shown as discretely presented component units. Those financial statements were audited by other auditors whose report thereon has been furnished to us, and our opinion, insofar as it relates to the amounts included for CODEPCOVI and the Port of Ponce, is based solely on the report of the other auditors.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit and the report of other auditors provide a reasonable basis for our opinions.

In our opinion, based on our audit and reports of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the discretely presented component units, each major fund and the aggregate remaining fund information of the Municipality of Ponce as of June 30, 2003, and the respective changes in financial position, thereof for the fiscal year then ended in conformity with accounting principles generally accepted in the United States of America.

The Management's Discussion and Analysis on pages 13 through 22 is not a required part of the basic financial statements, but is supplementary information required by Governmental Accounting Standard Board. We and the other auditors have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Municipality's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements and statistical tables are presented for purposes of additional analysis and are not a required part of the basic financial statements. The combining and individual nonmajor fund financial statements have been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, are fairly stated in all material respects in relation to the basic financial statements taken as a whole. The introductory section and statistical tables have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion on them.

In accordance with Governmental Auditing Standards, we have also issued a report dated on November 21, 2003 on our consideration of internal control over financial reporting and our test of its compliance with certain provisions of laws, regulations, grants and contracts. That report is an integral part of an audit performed in accordance with the Government Auditing Standards and should be read in conjunction with this report in assessing the results of our audit.

San Juan, Puerto Rico
November, 21,2003

The stamp 1908294 was affixed
to the original of this report.

MUNICIPALITY OF PONCE, PUERTO RICO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2003

MANAGEMENT DISCUSSION AND ANALYSIS

Our discussion and analysis of the Municipality of Ponce's financial performance provides an overview of the Municipality's financial activities for the fiscal year ended June 30, 2003. Please read it in conjunction with the transmittal letter on page 2 and the financial statements, which begin on page 11.

FINANCIAL HIGHLIGHTS

- The Municipality's capital assets increase as a result of this year's operations. Capital assets as of June 30, 2003 are \$163.7 million, as compared to \$ 151.1 million for the year ended June 30, 2002, for a 8.3% of increase.
- During the year, the Municipality had revenues of \$ 96.8 million in the General Fund of a total revenues restricted and unrestricted of \$149.6 million.
- The investment in capital assets for this year is \$ 54.2 million.
- Loans principal payments were \$11.9 million. During the year ended June 30, 2003, the Municipality issued \$40 millions on bonds payable.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Assets and the Statement of Activities (on pages 23 through 25) provide information about the activities of the Municipality as a whole and present a long-term view of the Municipality's finances. Fund financial statements start on page 26. For governmental activities, these statements tell how these services were financed in the short term as well as what remains for future spending. Fund financial statements also report the Municipalities' operations in more detail than the government-wide statements by providing information about the Municipality's most significant funds.

Reporting the Municipality as a Whole

The Statement of Net Assets and the Statement of Activities

The Statement of Net Assets and the Statement of Activities report information about the Municipality as a whole and about its activities. These statements include *all* assets and liabilities using the *accrual basis of accounting*, which is similar to the accounting used by most

MUNICIPALITY OF PONCE, PUERTO RICO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2003

private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the Municipality's *net assets* and changes in them. You can think of the Municipality's net assets, the difference between assets and liabilities, as one way to measure the Municipality's financial health, or *financial position*. Over time, *increases or decreases* in the Municipality's net assets are one indicator of whether its *financial health* is improving or deteriorating. You will need to consider other non-financial factors, however, such as changes in the Municipality's property tax base and the condition of the roads, to assess the *overall health* of the Municipality of Ponce.

In the Statement of Net Assets and the Statement of Activities, we divide the Municipality into two kinds of activities:

- Governmental activities – Most of the Municipality's basic services are reported here, including the municipal police, public works, garbage disposal, public energy and health services, and general administration. Property taxes, municipal license tax, state and federal grants finance most of these activities.
- Component units – The Municipality includes two separate legal entities in its report, the Port of Ponce (POP) and the Corporación para el Desarrollo Económico de Proyectos Comerciales y de Vivienda de Ponce, C.D. (CODEPCOVI). Although legally separate, these "component units" are important because the Municipality is financially accountable for them.

Reporting the Municipality's Most Significant Funds

Fund Financial Statements

Our analysis of the Municipality's major funds begins on page 20. The Fund financial statements begin on page 26 and provide detailed information about the most significant funds, not the Municipality as a whole. Some funds are required to be established by bond covenants.

The Municipality's basic services are reported in the governmental funds, that uses an accounting approach which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called *modified accrual* accounting, which measures cash and all other *financial* assets that can readily be converted to cash. The governmental fund statements provide a detailed *short-term view* of the Municipality's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the

MUNICIPALITY OF PONCE, PUERTO RICO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2003

Municipality's programs. We describe the relationship (or differences) between governmental *activities* (reported in the Statement of Net Assets and the Statement of Activities) and governmental *funds* in reconciliation on pages 28 and 31 of this report.

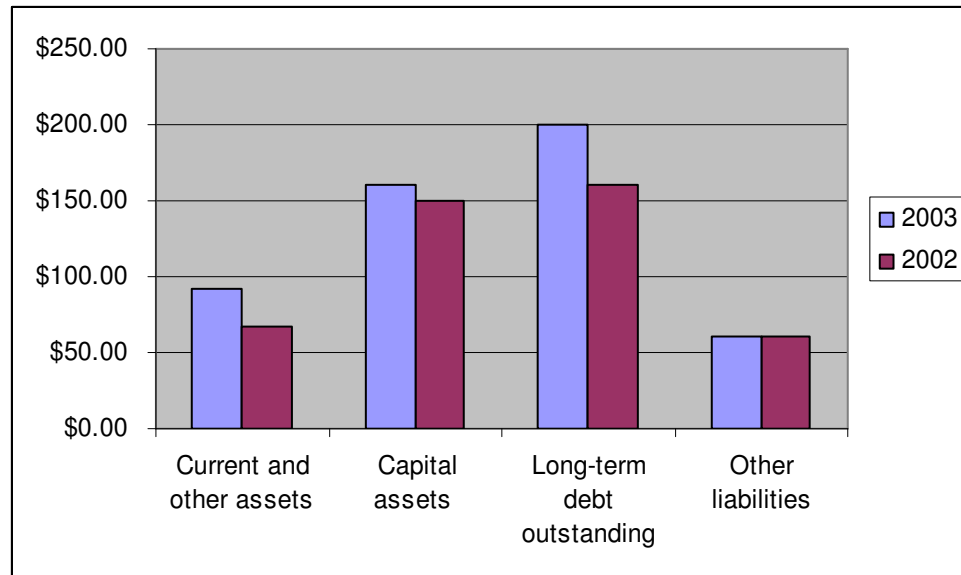
THE MUNICIPALITY AS A WHOLE

The Municipality's *combined* net assets increase from a year ago, from \$.7 million to \$13.2 million. Our analysis below focuses on the net assets (Table 1) and changes in net assets (Table 3) of the Municipality's governmental and component unit's activities.

Table 1
NET ASSETS
(in Millions)

	Governmental Activities	
	2003	2002
Current and other assets	\$92.04	\$66.80
Capital assets	163.74	151.10
Total assets	255.78	217.90
Long-term debt outstanding	(137.93)	(112.40)
other liabilities	(115.60)	(104.80)
Total liabilities	(253.53)	(217.20)
Net assets:		
Invested in capital assets, net of related debt	54.20	79.40
Restricted for:		
Debt services	7.02	8.70
Capital project	55.71	31.00
Federal programs		
Unrestricted	(114.60)	(118.50)
Net Assets	\$ 2.25	\$.70

MUNICIPALITY OF PONCE, PUERTO RICO
 MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
 FOR THE YEAR ENDED JUNE 30, 2003



Net assets of the Municipality's governmental activities increase by \$1.55 million (\$.7 million compared to \$2.25 million). *Unrestricted* net assets, the part of net assets that can be used to finance day-to-day operations without constraints established by debt covenants, enabling legislation or other legal requirements, changed from approximately \$(118.5) million at June 30, 2002 to a \$(114.68) million at June 30, 2003.

Governmental Activities

Revenues for the Municipality's governmental activities increased by 10% (\$14.0 million), while total expenses increased by 23% (22.2 millions). The Municipality of Ponce took the following major actions this year to improve the financial position:

- The Mayor of the Municipality of Ponce made various committees to supervise the operations of all department of the Municipality. The component of that committee was meeting at lease one time per week. In those meetings the Mayor received different reports like a cash-flow, budget vs. actual, aging of account payable and a management report with an explanations of the movement of each account and the status of the account payable and expenses. The financial decisions of the Mayor were supported by those reports.

MUNICIPALITY OF PONCE, PUERTO RICO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2003

- In the budget respect the administration of the Municipality received the estimated of expenses by each department, and the Budget Director and the Mayor performed the evaluation to those expenses and determine the needed of each one, looking for the reduction of those unnecessary expenses without affecting the daily operations.

The increases in the general government expenditures during the fiscal year ended June 30, 2003 was substantially related to the following:

Table 2
Governmental Activities
(in Millions)

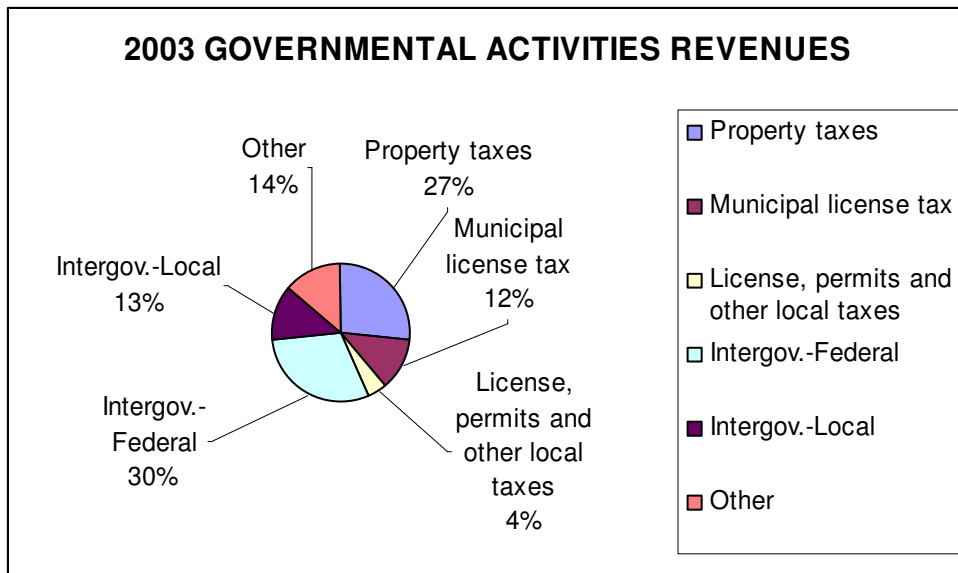
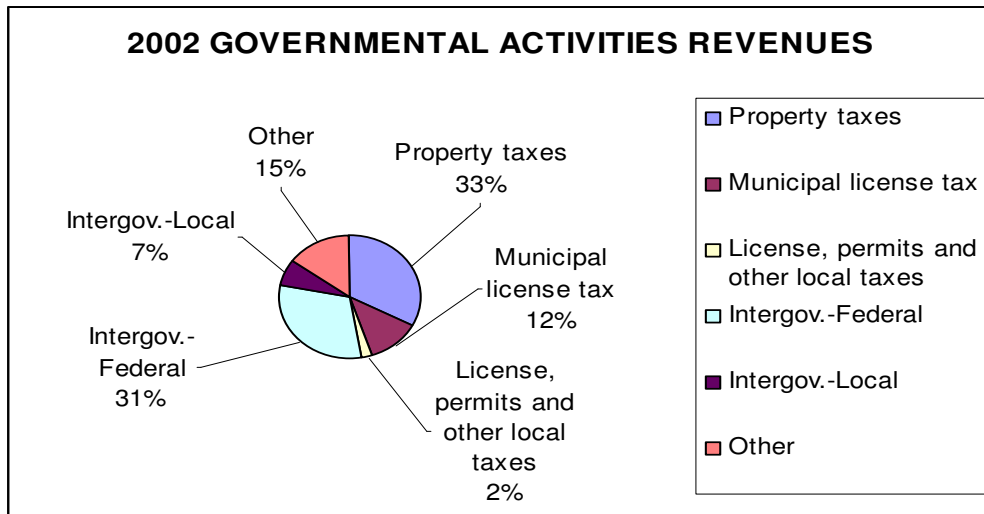
	Total expenses	
	2003	2002
General Government	\$44.30	\$32.60
Health and welfare	27.41	26.50
Public Work	25.70	17.40
Education	11.00	10.60
Public Safety	10.01	9.10
Totals	<u>\$118.42</u>	<u>\$96.20</u>

- Technical assistance required from Central Government Administration related to soil studies as part of the Las Americas Port.
- Legal and accounting assistance required in various cases against Central Government Agencies.

MUNICIPALITY OF PONCE, PUERTO RICO
 MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
 FOR THE YEAR ENDED JUNE 30, 2003

The major governmental revenue sources are property taxes, municipal license taxes, license and permits and grant and contributions not restricted, which in total represent \$121.7 (81%) and \$112.9 (83%) of all revenues in 2003 and 2002, respectively. Changes within these four sources of revenues were an increase \$8.7 million.

The cost of all governmental activities this year was \$148.0 million compared to \$129.8 million last year. Table 2 presents the cost of each of the Municipality of Ponce's largest programs.



MUNICIPALITY OF PONCE, PUERTO RICO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2003

THE MUNICIPALITY'S FUND

As the Municipality completed the year, its governmental funds (as presented in the balance sheet on pages 26 – 27) reported a combined fund balance of \$ 41.2 million, which is higher than last year total of \$23.5 million.

In addition, these other changes in fund balance should be noted:

- The Municipality experienced an increase in the collection of Licenses and Permits due to the developments of construction project which began during the year. The taxes paid to the Municipality related to those constructions permits increases as result of the developments of the city organization plan.
- This year the Municipality an increase the property tax due to the effort of a team of the Municipal Property Tax Office.
- The Central Government paid over \$9.0 million for special communities and the rehabilitation of various low income families sectors.

General Fund Budgetary Highlights

Over the course of the year, the Municipal Assembly revised the Municipality of Ponce budget several times. These budget amendments fall into various categories. The first category includes amendments and supplemental appropriations that were approved shortly after the beginning of the year and reflect the actual beginning balances (versus the amounts we estimated in May 2002).

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

As of June 30, 2003, the Municipality of Ponce had \$ 204.25 million invested in a broad range of capital assets, including buildings, parks, roads, bridges, and equipment. (See Table 4). This amount represents a net increase (including additions and deductions) of just over under \$18.65 million, or 10 percent, over last year.

MUNICIPALITY OF PONCE, PUERTO RICO
MANAGEMENT’S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2003

Table 4
Capital Assets at Year-end
(At cost, in Thousands)

	<i>Governmental Activities</i>	
	2003	2002
Land	\$28.80	\$ 28.70
Buildings and Improvements	77.82	77.60
Construction in progress	34.24	22.80
Equipment	15.31	13.20
Infrastructure	48.08	43.30
Totals	<u>\$ 204.25</u>	<u>\$ 185.60</u>

The City’s fiscal-year 2003 capital budget calls for it to spend another \$40 million for capital projects, principally for the Port of Ponce. More detailed information about the Municipality’s capital assets is presented in Note 10 to the financial statements.

Debt

At year-end, the Municipality had \$ 123.6 million in bonds and notes outstanding versus \$ 95.6 million last year, a decrease of 29 percent, as shown in Table 5.

MUNICIPALITY OF PONCE, PUERTO RICO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2003

Table 5
Outstanding Debt, at Year-End
(in Thousands)

	Governmental Activities	
	2003	2002
Bonds payable	\$109.5	\$75.3
Governmental Development Bank loan	14.1	20.30
Loan Guarantee Assistance notes	14.3	16.30
Advances from CRIM	51.2	50.50
Other obligations	18.5	10.50
Totals	\$207.6	\$173.40

New bonds in the amount of \$40 million were issued to finance improvements at the Municipal Port of Ponce. The Municipality is required to limit the amount of general obligation debt to 10% of the total assessment of property located within the Municipality, for bonds to be repaid with the proceeds of property taxes restricted for debt services. Other obligations include accrued vacation and sick leave, claims and judgments, and landfill obligation. More detailed information about the Municipality's long-term liabilities is presented in Note 14 to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The Municipality's elected and appointed officials considered many factors when setting the fiscal-year 2004 budget. Unemployment in the Municipality now stands at 12.2 %.

Amounts available for appropriations in the General Fund for the fiscal year 2004 are \$91.3 million, an increase of 13 percent under the final 2003 budget of \$80.8 million. In overall the consolidated budget for the fiscal year 2004 is \$134.9 million, an increase of 4.5 percent over the 2003 budget of \$129 million. Construction excise taxes are expected to increase to \$8.7 million in 2004 from \$8.2 million in 2003, due to all scheduled construction of the "Ponce en Marcha" project, the Municipality's own public investment and the private sector investment. The Municipality will use these increases in revenues to finance programs we currently offer and the effect inflation will have on this programs.

MUNICIPALITY OF PONCE, PUERTO RICO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2002

Budgeted expenditures are expected to rise accordingly to the increase in budgeted revenues. Municipal police department budgeted expenditures are expected to be \$9.2 million, over \$0.5 million from fiscal year 2003.

If these estimates are realized, the Municipality's budgetary General Fund balance is expected to increase modestly by the close of 2004.

CONTACTING THE MUNICIPALITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, and creditors with a general overview of the Municipality's finances and to show the accountability for the money it receives. If you have questions about this report or need additional financial information, contact us at Municipality of Ponce, PO Box 331709, Ponce, Puerto Rico 00733-1709.

**COMMONWEALTH OF PUERTO RICO
MUNICIPALITY OF PONCE
STATEMENT OF NET ASSETS
JUNE 30, 2004**

Assets	Governmental Activities	Component Unit	
		CODEPCOVI	Port of Ponce
Cash and cash equivalents (Note 2)	\$ 20,157,069	\$ 159,438	\$3,172,764
Cash with fiscal agent (Note 2)	63,627,587		
Account receivables:			
Municipal license taxes (Note 7)	144,432		
Royalties	101,873		
Interest	179,677		
Other		36,638	91,872
Due from other agencies (Note 9)	4,427,016		
Other assets		78,099	111,144
Restricted cash:			
Cash held in escrow account for landfill closure postclosure care costs (Note 2 and 19)	3,405,379		
Real estate projects under construction		8,524,999	
Capital assets, net: (Note 10)	163,744,478		
Total assets	<u>\$ 255,787,511</u>	<u>\$ 8,799,174</u>	<u>\$ 3,375,780</u>

The accompanying notes are an integral part of these financial statements.

**COMMONWEALTH OF PUERTO RICO
MUNICIPALITY OF PONCE
STATEMENT OF NET ASSETS (CONTINUED)
JUNE 30, 2004**

<u>Liabilities and Net Assets</u>	Governmental Activities	Component Unit	
		CODEPCOVI	Port of Ponce
Liabilities			
Accounts payable and accrued liabilities (Note 11)	\$ 19,792,547	\$ 5,139,918	\$ 432,237
Due to other agencies (Note 11)	2,735,803		
Deferred Revenues: (Note 12)			
Municipal license tax	14,583,578		
Federal Government	5,938,985		
Accrued interest	2,944,800		
Noncurrent liabilities (Note 14):			
Due within one year	14,655,458	4,187,662	
Due in more than one year	192,883,729	4,001	
Total liabilities	<u>253,534,900</u>	<u>9,331,581</u>	<u>432,237</u>
Net Assets			
Investment in capital assets, net of related debt	54,204,478		
Restricted for:			
Debt service	7,017,598		
Capital projects	55,710,703		
Unrestricted	(114,680,168)	(532,407)	2,943,543
Total net assets	<u>2,252,611</u>	<u>(532,407)</u>	<u>2,943,543</u>
Total liabilities and net assets	<u>\$ 255,787,511</u>	<u>\$ 8,799,174</u>	<u>\$ 3,375,780</u>

The accompanying notes are an integral part of these financial statements.

COMMONWEALTH OF PUERTO RICO
MUNICIPALITY OF PONCE
STATEMENT OF ACTIVITIES
30-Jun-03

Functions / Programs	Expenses	Program		Revenues		Net (Expense) Revenue and Changes in Net Assets		
		Charges for Services	License and Permits	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government	Component Units	
						Governmental Activities	CODEPCOVI	Port of Ponce
Primary government:								
General government	\$44,323,440	\$2,997,618	\$6,395,107			(34,930,715)		
Public safety	10,014,535			341,505		(9,673,030)		
Public works	25,707,396					(25,707,396)		
Culture and recreation	8,319,233					(8,319,233)		
Health and welfare	27,410,632			15,804,352		(11,606,280)		
Urban development	17,464,626			17,464,502	12,815,392	12,815,268		
Legal services	854,651					(854,651)		
Education	11,005,817			11,005,817				
Interest on long-term debt	2,944,800					(2,944,800)		
						\$		
Total primary government	<u>\$148,045,130</u>	<u>\$2,997,618</u>	<u>\$6,395,107</u>	<u>\$44,616,176</u>	<u>\$12,815,392</u>	<u>(81,220,837)</u>	<u>\$0</u>	<u>\$0</u>
Component units:								
CODEPCOVI	\$5,677,098	2,883,500			\$	600,282	(2,193,316)	
Port of Ponce	1,911,183	1,930,037						18,854
Total component units	<u>\$7,588,281</u>	<u>\$4,813,537</u>	<u>\$0</u>	<u>\$600,282</u>	<u>\$0</u>	<u>\$0</u>	<u>(2,193,316)</u>	<u>18,854</u>
General revenues:								
Property taxes						40,377,130		
Municipal license tax						17,495,790		
Grants and contributions not restricted to specific programs						6,221,134		
Interest income						2,725,087	2,433	
Miscellaneous						15,958,068	22,688	
Total general revenues						<u>82,777,209</u>	<u>25,121</u>	<u>-</u>
Change in net assets						1,556,372	(2,168,195)	18,854
Net assets at the beginning of the year						696,239	1,635,788	2,924,689
						\$		
Net assets at the end of the year						<u>\$2,252,611</u>	<u>(532,407)</u>	<u>\$2,943,543</u>

COMMONWEALTH OF PUERTO RICO
MUNICIPALITY OF PONCE
BALANCE SHEET-GOVERNMENTAL FUNDS
JUNE 30, 2003

<u>Assets</u>	<u>General</u>	<u>HUD Programs</u>	<u>Workforce Investment Act Program</u>	<u>Health and Human Services Programs</u>	<u>Debt Services</u>	<u>Other Governmental Funds</u>	<u>Total Governmental Funds</u>
Cash and cash equivalents (Note 2)	\$ 16,166,257	\$ 2,911,777	\$ 94,055	\$ 431,360	-	\$ 553,620	\$ 20,157,069
Account receivable:							
Municipal license taxes (Note 7)	144,432						144,432
Royalties	101,873						101,873
Interest	168,738				10,939		179,677
Due from agencies (Note 9)	1,253,825	335,747	1,593,071	228,326	260,325	755,722	4,427,016
Advances to other funds (Note 8)	338,577	2,119,277		1,581			2,459,435
Restricted cash:							
Cash with fiscal agent (Note 2)	49,151,454				14,476,133		63,627,587
Cash in escrow account for landfill closure postclosure care cost (Note 19)	3,405,379						3,405,379
 Total assets	 <u>\$ 70,730,535</u>	 <u>\$ 5,366,801</u>	 <u>\$ 1,687,126</u>	 <u>\$ 661,267</u>	 <u>\$ 14,747,397</u>	 <u>\$ 1,309,342</u>	 <u>\$ 94,502,468</u>

The accompanying notes are an integral part of these financial statements.

COMMONWEALTH OF PUERTO RICO
MUNICIPALITY OF PONCE
BALANCE SHEET-GOVERNMENTAL FUNDS (CONTINUED)
JUNE 30, 2003

<u>Liabilities and Fund Balance</u>	<u>General</u>	<u>HUD Programs</u>	<u>Workforce Investment Act Program</u>	<u>Health and Human Services Programs</u>	<u>Debt Services</u>	<u>Other Governmental Funds</u>	<u>Total Governmental Funds</u>
Liabilities							
Accounts payable and accrued liabilities (Note 11)	\$ 16,620,379	\$ 851,658	\$ 1,330,817	\$ 462,488	\$ -	\$ 527,205	\$ 19,792,5477
Due to other agencies (Note 11)	2,735,803						2,735,8034
Advance from other funds (Note 8)	2,120,858	33,354				305,223	2,459,4354
General Obligations:							-
Bonds					5,785,000		5,785,0000
Interest on bonds					1,944,799		1,944,7990
Deferred Revenues: (Note 13)							-
Municipal license tax	14,583,578						14,583,5787
Federal Government	548,143	4,367,140	356,309	198,779		468,614	5,938,9856
Total liabilities	<u>36,608,761</u>	<u>5,252,152</u>	<u>1,687,126</u>	<u>661,267</u>	<u>7,729,799</u>	<u>1,301,042</u>	<u>53,240,1470</u>
Fund Balance							
Reserved for:							
Encumbrances	804,231						804,2312
Federal Programs		114,649				8,300	122,9491
Debt service					7,017,598		7,017,5987
Advances	338,577						338,5776
Landfill closure and postclosure care costs	3,405,379						3,405,3794
Capital projects	55,710,703						55,710,7037
Unreserved fund balance	(26,137,116)						(26,137,116)0
Total fund balance	<u>34,121,774</u>	<u>114,649</u>	<u>-</u>	<u>-</u>	<u>7,017,598</u>	<u>8,300</u>	<u>41,262,3215</u>
Total liabilities and fund balance	<u>\$ 70,730,535</u>	<u>\$ 5,366,801</u>	<u>\$ 1,687,126</u>	<u>\$ 661,267</u>	<u>\$ 14,747,397</u>	<u>\$ 1,309,342</u>	<u>\$ 94,502,468</u>

The accompanying notes are an integral part of these financial statements.

COMMONWEALTH OF PUERTO RICO
MUNICIPALITY OF PONCE
RECONCILIATION OF THE GOVERNMENTAL FUNDS
BALANCE SHEET TO STATEMENT OF NET ASSETS
JUNE 30, 2003

Total fund balances - governmental funds \$41,262,321

Amounts reported for governmental activities in the statement
of net assets are different because:

- Capital assets, net used in governmental activities are not
current financial resources and therefore are not
reported in the governmental funds balance sheet 163,744,478

- Some liabilities, including bonds payable, are not
due and payable in the current period and therefore
are not reported in the funds. (Note 4) (202,754,188)

Net assets of governmental activities \$ 2,252,611

The accompanying notes are an integral part of these financial statements.

COMMONWEALTH OF PUERTO RICO
MUNICIPALITY OF PONCE
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES-GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2003

	General	HUD Programs	Workforce Investment Act Program	Health and Human Services Program	Debt Service	Other Governmental Funds	Total Governmental Funds
REVENUES							
Property taxes (Note 6)	\$ 32,337,440	\$ -	\$ -	\$ -	\$8,039,690	\$ -	\$ 40,377,130
Municipal license taxes (Note 7)	17,495,790						17,495,790
Royalties and other	1,918,619						1,918,619
Licenses and permits	6,395,107						6,395,107
Charges for service and rents	1,078,999						1,078,999
Intergovernmental revenues (Note 12):							
Federal grants and contributions		17,404,817	11,005,817	13,061,352		3,144,505	44,616,176
State contributions	19,036,526						19,036,526
Interest, fines, and penalties	2,608,835				116,252		2,725,087
Other revenues	15,958,068						15,958,068
Total revenues	<u>96,829,384</u>	<u>17,404,502</u>	<u>11,005,817</u>	<u>13,061,352</u>	<u>8,155,942</u>	<u>3,144,505</u>	<u>149,601,502</u>
EXPENDITURES							
General government	30,940,914						30,940,914
Public safety	9,536,157					341,505	9,877,662
Public works	16,825,970						16,825,970
Culture and recreation	7,513,385						7,513,385
Health and welfare	11,487,177			13,061,352		2,743,000	27,291,529
Urban development	-	17,404,626				60,000	17,464,626
Legal services	851,303						851,303
Education	-		11,005,817				11,005,817
Capital outlays	33,350,152						33,350,152
Debt service:							
Principal retirement	6,155,865				5,785,000		11,940,865
Interest and other	897,596				3,904,194		4,801,790
Total expenditures	<u>117,558,519</u>	<u>17,404,626</u>	<u>11,005,817</u>	<u>13,061,352</u>	<u>9,689,194</u>	<u>3,144,505</u>	<u>171,864,013</u>
Excess(deficiency) of revenues over expenditures	<u>(20,729,135)</u>	<u>(124)</u>	<u>-</u>	<u>-</u>	<u>(1,533,252)</u>	<u>-</u>	<u>(22,262,511)</u>

COMMONWEALTH OF PUERTO RICO
MUNICIPALITY OF PONCE
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES-GOVERNMENTAL FUNDS (CONTINUED)

FOR THE FISCAL YEAR ENDED JUNE 30, 2003

	General	HUD Programs	Workforce Act Program	Health and Human Services Program	Debt Service	Governmental Funds	Governmental Funds
OTHER FINANCING SOURCES (USES)							
Loan proceeds	40,000,000						40,000,000
Transfers in	112,281	7,873					120,154
Transfer out	-	-	-	-	(112,281)	(7,873)	(120,154)
Total other financing sources(uses)	<u>40,112,281</u>	<u>7,873</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues and other sources over expenditures and other uses	19,383,146	7,749	-	-	(1,645,533)	(7,873)	17,737,489
FUND BALANCE AT BEGINNING OF YEAR	<u>14,738,628</u>	<u>106,900</u>	<u>-</u>	<u>-</u>	<u>8,663,131</u>	<u>16,173</u>	<u>23,524,832</u>
FUND BALANCE AT END OF YEAR	<u>\$34,121,774</u>	<u>\$ 114,649</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$7,017,598</u>	<u>\$8,300</u>	<u>\$41,262,321</u>

The accompanying notes are integral part of these financial statements.

**COMMONWEALTH OF PUERTO RICO
MUNICIPALITY OF PONCE
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES OF
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED JUNE 30, 2003**

Net change in fund balances - total governmental funds	\$17,737,489
Amounts reported for governmental activities in the statement of activities are different because:	
<ul style="list-style-type: none"> · Governmental funds report capital outlays as expenditures. However, in the statement of activities and changes in net assets, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount of capital assets recorded in the current period. 	25,789,347
<ul style="list-style-type: none"> · Governmental funds report principal payments on long-term obligations as expenditures, whereas the principal payments reduces the long-term obligations in the statement of activities. 	11,940,865
<ul style="list-style-type: none"> · Governmental funds report issuance of long-term debt as other financial sources because provides current financial resources. 	(40,000,000)
<ul style="list-style-type: none"> · Depreciation expense on capital assets is reported in the statement of activities, but they do not require the use of current financial resources. Therefore, depreciation expense is not reported as expenditure in governmental funds. 	(6,310,398)
Change in accrued interest expense which does not require the use of current financial resources.	1,856,990
<ul style="list-style-type: none"> · Some expenses such as compensated absences, claims and judgments advances from CRIM and landfill costs, reported in, the statement of activities do not require the use of current financial resources; therefore, are not reported as expenditures in governmental funds. 	(<u>9,457,921</u>)
Changes in net assets of governmental activities	\$ <u>(1,556,372)</u>

The accompanying notes are integral part of these financial statements.

**COMMONWEALTH OF PUERTO RICO
MUNICIPALITY OF PONCE
STATEMENT OF REVENUES AND EXPENDITURES - GENERAL AND DEBT SERVICE FUNDS - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2003**

	Budgeted Amounts		Actual	Variance with Final Budget- Positive (Negative)
	Original	Final		
REVENUES				
Property taxes	\$28,053,422	\$28,825,438	\$31,347,473	\$2,522,035
Municipal license taxes	16,766,889	16,766,889	17,351,358	584,469
Royalties and other	1,620,000	1,620,000	1,816,746	196,746
Licenses and permits	8,550,029	8,550,029	6,214,145	(2,335,884)
Charges for service and rents	628,100	628,100	398,705	(229,395)
Intergovernmental revenues:				
State contributions	8,853,698	8,853,698	6,221,135	(2,632,563)
Interest	2,000,000	2,000,000	2,440,097	440,097
Other revenues	14,343,635	16,683,535	15,943,486	(740,049)
Total revenues	<u>\$80,815,773</u>	<u>83,927,689</u>	<u>81,733,145</u>	<u>(2,194,544)</u>
EXPENDITURES				
General government	30,757,548	32,253,954	31,426,449	827,505
Public safety	10,395,832	9,536,157	9,536,157	
Public works	14,585,059	17,038,286	16,998,687	39,599
Culture and recreation	7,229,045	7,661,693	7,514,705	146,988
Health and welfare	11,441,791	11,480,981	11,489,981	
Legal services	907,563	894,157	894,157	
Debt service:				
Principal	5,428,035	4,155,865	4,155,865	
Interest		897,596	897,596	
Total expenditures	<u>80,815,773</u>	<u>83,927,689</u>	<u>82,913,597</u>	<u>1,014,092</u>
Excess of revenues over Expenditures	<u>\$</u>	<u>\$</u>	<u>\$ (1,180,452)</u>	<u>\$ (1,180,452)</u>

The accompanying notes are integral part of these financial statements.

COMMONWEALTH OF PUERTO RICO
MUNICIPALITY OF PONCE
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2003

1. ORGANIZATION

The Municipality of Ponce, Puerto Rico (Municipality) was founded in 1692. The Municipality is a political legal entity with full legislative and administrative faculties in every affair of municipal character, with perpetual succession existence and legal identity, separate and independent from the central government of the Commonwealth of Puerto Rico. The Municipality provides a full range of services including: public safety, public works, culture, recreation, health and welfare, education and other miscellaneous services.

The Municipal Government comprises the executive and legislative branches. The executive power is exercised by the Mayor and the legislative by the Municipal Assembly, which has 16 members. The members of these branches are elected every four years in the Puerto Rico general elections.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying financial statements of the Municipality have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applicable to governmental entities. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

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

- Management's Discussion and Analysis- Introduces the basic financial statements and provides an analytical overview of the Municipality's financial Activities.
- Government - Wide Financial Statements - The new reporting model includes financial statements prepared using full accrual of accounting for all of the government's activities. This approach includes not just current assets and liabilities, but also capital assets and long-term liabilities (such as buildings and infrastructure, including bridges and roads, and general obligation debt).

Statement of Net Assets - The statement of net assets is designed to display the financial position of the Municipality, including capital assets and infrastructure. The net assets of the Municipality will be broken down into three categories; invested in capital assets, net of related debt; restricted; and unrestricted.

COMMONWEALTH OF PUERTO RICO
MUNICIPALITY OF PONCE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FISCAL YEAR ENDED JUNE 30, 2003

- Statement of Program Activities – The new government – wide statement of activities report expenses and revenues in a format that focuses on the cost of each of the government’s functions. The expense of individual functions is compared to the revenues generated directly by the function.
- Budgetary comparison schedules – Demonstrating compliance with the adopted budget is an important component of a government’s accountability to the public. Under the new reporting model, the Municipality will continue to provide budgetary comparison information in their financial statements. An important change, however, is a requirement to add the government’s original budget to the current comparison of final budget and actual results.

The following is a summary of the more significant policies:

a. Reporting Entity

In evaluating how to define the Municipality for financial reporting purposes, management has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the provisions of Statement No. 14, “The Financial Reporting Entity”, of the GASB. The basic, but not the only criterion for including a potential component unit within the reporting entity is if elected officials of a primary government appoints a voting majority of the entity’s governing body, and if either one of the following conditions exist: the primary government can impose its will on the other entity or the potential exist for the other entity to (1) provide specific financial benefits to or (2) impose specific financial burdens on the primary government. A second criterion used in evaluating potential component units is if the nature and significance of the relationship between the entity and a primary government are such that to exclude the entity from the financial reporting entity would render the financial statements misleading or incomplete. GAAP details two methods of presentation: blending the financial data of the component units’ balances and transactions in a manner similar to the presentation of the Municipality’s balances and transactions or discrete presentation of the component units’ financial data in columns separate from the Municipality’s balances and transactions.

The following discretely presented component units are in the basic financial statements because of the nature of the services they provide and the Municipality’s

COMMONWEALTH OF PUERTO RICO
MUNICIPALITY OF PONCE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FISCAL YEAR ENDED JUNE 30, 2003

ability to impose its will and both component units are fiscally dependant on the primary government.

Port of Ponce (POP) was formed as a result of an ordinance, dated November 20, 1911, and enacted by the Executive Council of Puerto Rico, which granted the Municipality authority to construct, maintain and operate a pier, on the shore of the Ponce Harbor. The operations of the port facilities are financed principally through charges to users.

Corporación para el Desarrollo Económico de Proyectos Comerciales y de Vivienda de Ponce, C.D. (CODEPCOVI) was incorporated on September 23, 1985, as a public nonprofit corporation to promote the economic development of the City of Ponce, originally under the name of Ponce Economic Development Corporation. CODEPCOVI'S principal activity consists of granting loans to small businesses. CODEPCOVI'S activities are principally financed through contributions from the Municipality using federal assistance and interest charges to borrowers.

Separate financial statements of the individual component units can be obtained from their respective administrative offices.

Administrative offices:

Port of Ponce
Carretera 10 final
Playa de Ponce
Ponce, Puerto Rico 00731

Corporación para el Desarrollo Económico de Proyectos Comerciales y de
Vivienda de Ponce, C. D.
Condominio Ponciana 3-D
Marina 16
Ponce, Puerto Rico 00731

COMMONWEALTH OF PUERTO RICO
MUNICIPALITY OF PONCE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FISCAL YEAR ENDED JUNE 30, 2003

b. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net assets and the statement of changes in net assets) report information on all the activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities which normally are supported mainly by taxes and intergovernmental revenues are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Likewise, the primary government is reported separately from certain legally separate component units for which the primary government is financially accountable.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segments are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

The fund financial statements segregate transactions related to certain functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. These statements present each major fund as a separate column on the fund financial statements; all non-major funds are aggregated and presented in a single column.

c. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus and the accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

MUNICIPALITY OF PONCE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
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Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The Municipality reports the following major governmental funds:

1) General Fund

This is the operating fund of the Municipality and accounts for all financial resources, except those required to be accounted for in another fund.

2) HUD Programs Fund

This fund accounts for revenue sources for the development of viable urban communities, decent housing, suitable living environment, rental assistance to help very low-income families afford decent, safe and sanitary housing by encouraging property owners to rehabilitate substandard housing and lease the units with rental subsidies to low income families.

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3) Workforce Investment Act Fund

This fund accounts for revenue sources to help people access the tools they need to manage their careers through information and high quality services and to help U. S. companies find skilled workers.

4) Health and Human Services Program

This fund accounts for revenue sources to provide comprehensive health, educational, nutritional, social and other services to economically disadvantaged pre-school children so that the children will attain overall social competence.

5) Debt Service Fund

This fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of governmental funds.

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in the government-wide financial statements to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. Governments also have the option of following subsequent private-sector guidance for their business-type activities and enterprise funds, subject to this same limitation. The government has elected not to follow subsequent private-sector guidance.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements.

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, licenses, permits or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

COMMONWEALTH OF PUERTO RICO
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When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, than unrestricted resources as they are needed.

d. Cash, Cash Equivalents, and Cash with Fiscal Agent

The Municipality's Finance Director is responsible for investing available resources. The Municipality is restricted by law to invest only in savings accounts and certificates of deposit with banks qualified as a depository of public funds by the Puerto Rico Treasury Department (PRTD) or in instruments of the Government Development Bank for Puerto Rico (GDB). The Municipality's policy is to invest any excess cash in interest bearing deposits with institutions qualified by the PRTD. Earnings from these funds are recorded in the corresponding fund.

Cash with fiscal agent in the general fund consists of unused proceeds from appropriations from the Legislature of Puerto Rico, for the payment of current liabilities, and bonds and notes issued for the acquisition and construction of major capital improvements. Cash with fiscal agent in the debt service fund represents special additional property tax collections retained by the Commonwealth of Puerto Rico and restricted for the payment of the Municipality's debt service, as established by law.

Cash and cash equivalents of the component units are maintained in their own names in bank accounts separate from those of the primary government.

The Municipality considers all investments with an original maturity of three months or less to be cash equivalents.

e. Receivables

Receivables are stated net of estimated allowances for uncollectible accounts, which are determined, based upon past collection experience and current economic conditions. Intergovernmental receivables in the special revenue fund represent amounts owed to the Municipality for reimbursement of expenditures incurred pursuant to federally funded programs.

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Loans and accounts receivable of the discretely presented component units are mainly composed of low-income housing mortgages, commercial loans, and charges for services, net of estimated allowances for uncollectible amounts.

f. **Interfund Receivables and Payables**

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either due to/from other funds (i.e., the current portion of interfund loans) or advances to/from other funds (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as due to/from other funds.

g. **Capital Assets**

Capital assets, which include property, plant, equipment, and infrastructure (which is normally immovable and of value only to the Municipality, such as roads, bridges, streets sidewalks, and drainage system), are reported in the applicable governmental or component units columns in the government-wide financial statements.

Capital assets purchased or acquired are carried at historical cost or estimated historical cost. Contributed assets are recorded at fair market value as of the date donated. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred.

Depreciation in capital assets is calculated on the straight-line basis over the following estimated useful lives:

	<u>Useful Life</u>
Buildings and building improvements	20-50 years
Land improvements	20-30 years
Machinery and equipment	5-20 years
Infrastructure	20-50 years

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h. Real Estate Projects under Construction

Real estate projects under construction represent the cost of acquisition of real estate and other construction costs incurred by CODEPCOVI for the purpose of developing low-income housing projects for sale to qualifying applicants.

i. Reservation of Fund Balance

Reservations of fund balance represent portions of fund balances that are legally segregated for a specific future use or are not appropriated for expenditure. The Municipality has the following reservations of fund balance:

1) Encumbrances

Represents future expenditures under purchase orders, contracts and other commitments. These committed amounts generally will become liabilities in future periods as the goods or services are received.

2) Federal Programs

Represents the reservations of amounts available for specific use under federal grant programs.

3) Advances

Represents the reservations of amounts advanced among the funds of the primary government which are not considered to be current available financial resources.

4) Landfill Closure and Postclosure Care Costs

Represents the reservation of the amount required to be held and deposited in an escrow account to cover the closure and postclosure care costs of the municipal solid waste landfill facilities. At June 30, 2003, the amount reserved for landfill and postclosure care costs was \$3,405,379.

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5) Debt Service

Represents net assets available to finance future debt service payments.

6) Capital Project Funds

Represents the reservation of amounts to be used for future expenditures for capital projects under contracts and other commitments. The committed amounts generally will become liabilities in future periods as the projects are completed.

j. Risk Financing

The Municipality carries insurance to cover casualty, theft, tort claims and other losses. Insurance policies are negotiated by the Puerto Rico Treasury Department and costs are allocated among all the municipalities of Puerto Rico. Cost of insurance allocated to the Municipality and deducted from the gross property tax collections by the Municipal Revenue Collection Center (the "CRIM") for the year ended June 30, 2003 amounted to approximately \$2.6 million. The current insurance policies have not been cancelled or terminated. The CRIM also deducted approximately \$1.9 million for workers compensation insurance covering all municipal employees. Settled claims have not exceeded commercial coverage in any of the past three fiscal years.

k. Compensated Absences

Employees accumulate vacation leave at a rate of 2.5 days per month up to maximum of 60 days. Unpaid vacation time accumulated is fully vested to the employees from the first day of work.

Employees accumulate sick leave at a rate of 1.5 days per month up to a maximum 90 days. Upon retirement, an employee receives compensation for all accumulated and unpaid sick leave at the current rate, if the employee has at least 10 years of service with the Municipality.

On July 1997, state law 152 supra amended the Article 12.016, section b (2) of the Municipal Law, authorizing the Municipality to pay any excess of vacation and sick leave accumulated over the maximum previously permitted by law.

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Calculations must be made until December 31 of every year. Excess of vacations can be paid after July 1 of every fiscal year.

l. Use of Estimates

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

m. Reclassifications to Component Units Amounts

Certain reclassifications have been made to the amounts presented in the separately issued component units financial statements to conform to the presentation used in the Municipality's basic financial statements.

n. Future Adoption of Accounting Pronouncements

The Governmental Accounting Standards Board has issued the following statement that the Municipality or its component units have not yet adopted:

<u>Statement Number</u>	<u>Adoption Required</u>	<u>in Fiscal Year</u>
39	Determining Whether Certain Organizations are Component Units, an Amendment of GASB Statements No. 14	2003-04
40	Deposit and Investment Risk Disclosure	2004-05
42	Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries	2004-05

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The impact of this statement on the Municipality's financial statements has not yet been determined.

3. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

a. Budgetary Control

The Municipality's annual budget is prepared on the budgetary basis of accounting, which is not in accordance with GAAP, and represents departmental appropriations recommended by the Mayor and approved by the Municipal Assembly prior to the beginning of the fiscal year. Amendments to the budget require the approval of the Municipal Legislature. Transfers of appropriations within the budget, known as Mayor's Resolutions, do not require the approval of the Municipal Legislature.

The Municipality prepares its annual budget including the operations of the general and the debt service funds.

Revenues and Expenditures – Budget and Actual (Budgetary Basis), accordingly, include only the operations of the general and the debt service funds. The amounts budgeted under the Special Revenue Fund were excluded since they are received and expended over a period of time which generally exceeds the current year.

For budgetary purposes, encumbrance accounting is used. The encumbrances (i.e., purchase orders, contracts) are considered expenditures when incurred. For GAAP reporting purposes, encumbrances outstanding at year-end are reported as reservations of fund balances and do not constitute expenditures or liabilities because the commitments will be honored during the subsequent year.

The unencumbered balance of any appropriation at the end of the fiscal year will lapse at the end of such fiscal year. Other appropriations, mainly capital project appropriations, are continuing accounts for which the Municipal Assembly has authorized that an unspent balance from the prior year be carried forward and made available for current spending.

The annual budget is presented in the Combined Statement of Revenues and Expenditures - Budget and Actual (Budgetary Basis) is the budget ordinance to June 30, 2003 representing the original budget and the amended budget.

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b. Budget/GAAP Reconciliation

The following schedule presents comparisons of the legally adopted budget with actual data on a budget basis. Because accounting principles applied for purposes of developing data on a budget basis differ significantly from those used to present financial statements in conformity with GAAP, a reconciliation of entity and timing differences in the excess of revenues and other financing sources over expenditures and other financing uses for the year ended June 30, 2003 is presented below for the general fund:

	General
Deficiency of expenditures over revenues - budgetary basis	\$ (1,180,452)
Entity differences:	
Non-budgeted revenues	19,320,108
Non-budgeted transfers	112,281
Timing differences:	
Prior year encumbrances recorded as current year expenditures for GAAP basis	(\$ 99,004)
Current year encumbrances recorded as expenditures for budgetary purposes	804,231
Basis of accounting differences-net change in receivables	<u>425,982</u>
Excess of revenues over expenditures-GAAP Basis	<u>\$19,383,146</u>

c. Legal Compliance

The legal level of budgetary control is at the individual department level for general fund expenditures, and principal and interest due for the debt service fund.

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4. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

Explanation of certain differences between governmental fund balance sheet and the government-wide statement of net assets.

The governmental fund balance sheet includes reconciliation between fund balance-governmental funds and net assets of governmental activities as reported in the government-wide statement of net assets. One element of that reconciliation explains that some liabilities, including bonds and notes payable, are not due and payable in the current period and therefore are not reported in the funds. The details of this \$202 million difference are as follows:

Bonds payable	\$103,755,000
Advances from CRIM	51,151,618
Loan guarantee notes	14,255,000
Notes payable	14,138,220
Compensated absences	12,262,154
Landfill Obligation	5,742,195
Accrued interest payable	1,000,001
Claims and judgments	<u>450,000</u>
Net adjustment to reduce fund balance governmental funds to arrive at net assets of governmental activities	<u>\$202,754,188</u>

5. DEPOSITS AND INVESTMENTS

Under Puerto Rico statutes, public funds deposited in commercial banks must be fully collateralized for the amount deposited in excess of federal depository insurance. All securities pledged as collateral are held by the Secretary of the Treasury of Puerto Rico. In addition, the Municipality maintains deposits with the Government Development Bank for Puerto Rico (GDB).

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The Municipality's bank balance of deposits with financial institutions is categorized to provide an indication of the level of collateral risk assumed by the Municipality at June 30, 2003. Risk categories are described as follows:

Category 1: Deposit is insured or collateralized with securities held by the Secretary of the Treasury's agents in the Municipality's name.

Category 2: Deposit is collateralized with securities held by pledging financial institution's trust department of agent in the Municipality's name.

Category 3: Deposit is uncollateralized; including any bank balance that is collateralized with securities held by the pledging financial institution or by its trust department or agent but not in the Municipality's name.

The Municipality's bank balances in commercial bank of approximately \$12.7 million are fully collateralized at June 30, 2003 (Category 1). The deposit at GDB of approximately \$49.2 million that are restricted principally for capital projects, and the \$14.5 million in the debt service fund are unsecured and uncollateralized, as no collateral is required to be carried by governmental bank (Category 3).

The excess is covered by collateral provided by banks and held by the Treasury Department of the Commonwealth of Puerto Rico pursuant to applicable laws and regulations.

6. PROPERTY TAXES

The Municipal Revenues Collection Center (CRIM) of the Commonwealth of Puerto Rico is responsible by law for the assessment, levy and collection of all real and personal property taxes. The tax on personal property is self assessed by the taxpayer. The assessment is made in a return which must be filed with the CRIM by May 15 of each year. The tax on real property is assessed by the CRIM. The assessment is made as of January 1 of each year and is based on estimated current values of the property as of year 1957. The tax on personal property must be paid in full together with the return on or before May 15. The tax on real property is due in two equal installments in July 1 and January 1, following the assessment date.

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The rates are 8.33% for real property and 6.33% for personal property. The composition is as follows:

Basic property	6.00%	4.00%
Additional special property - state	1.03%	1.03%
Additional special property - municipal	1.50%	1.50%
Discounts made by state to tax payer	< .20% >	< .20% >
	<u>8.33%</u>	<u>6.33%</u>

The Municipality's basic property tax rate represents the portion which is appropriated for general purposes and accounted for in the general fund.

The "Additional special property tax - municipal" is restricted for debt service and retained by GDB for such purposes and it is recorded as revenue in the Debt Service Fund when collected by the CRIM and reported to the Municipality.

The "Additional special property tax - state" is collected by the CRIM for the payment of principal and interest of general obligation bonds and certain other obligations issued by the state government.

Residential real property occupied by its owner is exempt by law from the payment of property taxes on the first \$15,000 of the assessed value. For such exempted amounts, the Department of Treasury assumes payment of the basic tax to the Municipality, except for property assessed at less than \$3,500, for which no payment is made. Revenue related to the basic tax on exempt property is recorded in the General Fund when payments are received from the CRIM.

Complete exemption from personal property taxes up to an assessment of \$50,000 is granted to merchants with an annual volume of net sales less than \$150,000.

Prior to the beginning of each fiscal year, the CRIM informs the Municipality of the estimated amount of property tax expected to be collected for the ensuing fiscal year. Throughout the year, the CRIM advances funds to the Municipality based on the initial estimated collections. The CRIM is required by law to prepare a settlement statement on a fiscal year basis, whereby a comparison is made between the amounts advanced

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to the Municipality and amounts actually collected from taxpayers. This settlement has to be completed on a preliminary basis not later than three months after fiscal year-end, and a final settlement made not later than six months after year end. If the CRIM remits to the Municipality property tax advances, which are less than the tax actually collected, a receivable from the CRIM is recorded at June 30. However, if advances exceed the amount actually collected by the CRIM, a payable to the CRIM is recorded at June 30. Total advances from CRIM as of June 30, 2003, presented as noncurrent liabilities in the government-wide financial statements amounted to approximately \$51.2 million.

Currently, the Municipality has received the preliminary settlement from CRIM related to fiscal year 2002-03, but not the final settlement as the six months period after fiscal year end, provided by law to CRIM to issue this, has not yet expired. Management believes, based in part on the experience from prior years, that when received, the final settlement from CRIM will not show a significant difference from the preliminary settlement and that such difference, if any, will not have a material effect on the financial condition of the Municipality.

Based on the preliminary settlement already received, during the year ended June 30, 2003, the amount collected from taxpayers and charges by CRIM exceeded the amount received in advances from CRIM for the same period by approximately \$1.5 million. Such amount is presented as due from the agencies in the basic financial statements (refer to Note 9).

On January 26, 2000, Public Law 42, as amended, was enacted which authorized the CRIM to obtain a loan up to \$200 million, and for a term not exceeding 30 years, to allow for the financing of the debt that the municipalities of Puerto Rico have with the CRIM arising from final settlements of property tax advances vs. actual collections through fiscal year 2000-2001. The amount that the municipalities will collect from the additional property taxes resulting from the increases in the subsidy from the central government to the municipalities are assigned through this law to repay such loan. The increase in this subsidy was the result of the Public Law 238, enacted on August 15, 1999.

7. MUNICIPAL LICENSE TAX

Municipal License Tax are recorded in the fiscal year in which payment is due and, accordingly, represent taxes which are due and uncollected at June 30, 2003. The

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annual Municipal License Tax is determined based on the gross income of all commerce and industrial organizations who have operations in the Municipality of Ponce, and are not totally or partially exempt under the Industrial Incentive Law of Puerto Rico.

An annual return of business volume should be filed on or before April 15 of each year and payable in two equal installments due on July 1 and January 1. A discount of 5% is allowed when full payment is made on or before April 15. The rates of municipal license in the Municipality of Ponce are as follows:

Financing institution = 1.50% of gross revenues
Other organizations = .30% for annual sales up to \$500,000, and .50% over such volume

8. INTERFUND TRANSACTIONS

a. Interfund receivables and payables balances at June 30, 2003 consisted of the following:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
HUD Program	General Fund	\$2,119,277
General Fund	Other Governmental Fund	305,223
General Fund	HUD Programs	33,354
HHS Program	General Fund	<u>1,581</u>
		\$2,459,435

The balance of \$2,119,277 due to HUD Program from the general fund represents a loan for payments of payroll from prior year, which the federal agency has stipulated the repayments terms, of which approximately \$ 1 million be repaid in the subsequent year.

All remaining balances resulted from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur,

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(2) transactions are recorded in the accounting system, and (3) payments between funds are made.

b. Interfund transfers

Interfund transfers between the general and debt service funds of approximately \$112,281 represent the interest income received from the CRIM.

9. DUE FROM OTHER AGENCIES

Represents grants and contributions due from local and federal agencies:

Municipal Revenue Collection Center (CRIM)	\$1,514,150
U.S Department of Labor - WIA	1,593,071
Other Governmental Funds-FEMA	755,722
HHS - Head Start	268,326
HUD- HOME	161,230
HUD-UDAG	61,074
HUD – Disaster Recovery Initiative Hortense	44,313
HUD– Community Development Block Grant	42,801
HUD - Emergency Shelter	<u>26,329</u>
Total	<u>\$ 4,427,016</u>

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10. CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2004 was as follows:

<u>Primary Government</u>	<u>Balance</u>			<u>Balance</u>
	<u>June 30,2002</u>	<u>Increases</u>	<u>Decreases</u>	<u>June 30, 2003</u>
Governmental Activities:				
Capital assets, not being depreciated:				
Land	\$24,439,718			\$24,439,718
Construction in progress	22,822,122	15,518,384	4,105,236	34,235,270
Total capital assets, not being depreciated	<u>47,261,840</u>	<u>15,518,384</u>	<u>4,105,236</u>	<u>58,674,988</u>
Capital assets being depreciated:				
Building and building improvements	77,599,714	224,933		77,824,647
Land improvements	4,357,261			4,357,261
Machinery and equipments	13,223,402	2,494,813	404,408	15,313,807
Infrastructure	43,320,459	4,759,662		48,080,121
Total capital assets being depreciated	<u>138,500,836</u>	<u>7,479,408</u>	<u>404,408</u>	<u>145,575,836</u>
Less accumulated depreciation for:				
Buildings and buildings improvements	13,839,255	1,480,473		15,319,728
Land improvements	963,801	75,179		1,038,980
Machinery and equipments	8,534,967	4,368,576	404,408	12,499,135
Infrastructure	11,262,333	386,170		11,648,503
Total accumulated depreciation	<u>34,600,356</u>	<u>6,310,398</u>	<u>404,408</u>	<u>40,506,346</u>
Total capital assets, being depreciated, net	<u>103,900,480</u>	<u>1,169,010</u>		<u>105,069,490</u>
Governmental activities capital assets, net	<u>\$ 151,162,320</u>	<u>\$ 16,687,394</u>	<u>\$ 4,105,236</u>	<u>\$ 163,744,478</u>

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Depreciation expense was charged to functions/programs of the Municipality as follows:

General government	\$ 2,105,995
Public safety	136,873
Public works	3,139,231
Culture and recreation	805,848
Health and welfare	119,103
Legal services	<u>3,348</u>
 Total depreciation expense	 <u>\$ 6,310,398</u>

11. ACCOUNTS PAYABLE AND DUE TO OTHER AGENCIES

a. Accounts payable at June 30, 2003 were as follow:

<u>Funds</u>	<u>Vendors</u>	<u>Salaries and Benefit</u>	<u>Total</u>
General Fund	\$15,792,614	\$ 827,765	\$ 16,620,379
HUD Programs	789,032	62,626	851,658
WIA Programs	1,301,323	29,494	1,330,817
HHS Programs	263,408	199,080	462,488
Other Governmental Funds	524,422	2,783	527,205
	<u>\$ 18,670,799</u>	<u>\$ 1,121,748</u>	<u>\$ 19,792,547</u>

b. Due to other agencies at June 30, 2003 are as follow:

Puerto Rico Electric Power Authority	\$ 1,029,344
Puerto Rico Public Building Authority	872,352
Employee's Retirement System	662,894
Puerto Rico Water and Sewer Authority	154,082
General Service Administration	17,131
Total	<u>\$ 2,735,803</u>

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12. INTERGOVERNMENTAL REVENUES

Intergovernmental revenues consist mainly of collections from the Commonwealth of Puerto Rico and payments in lieu of taxes from certain public corporations, principally the Puerto Rico Electric Power Authority and from the CRIM.

Following is a detail of intergovernmental revenues:

Communities Rehabilitations Projects	\$ 9,389,268
Puerto Rico Electric Power Authority	4,724,051
Joint Resolutions	3,161,865
Reimbursements from the Commonwealth of Puerto Rico of Christmas bonus expenditure	774,242
Citizen Participation for the Municipal Development program-CRIM	263,858
Other Intergovernmental revenues	<u>723,242</u>
Total	<u>\$ 19,036,526</u>

13. DEFERRED REVENUES

a. Municipal License Tax

The deferred revenues of approximately \$14.6 million in the general fund related to the municipal license tax collected in fiscal years 2002-2003 that will be earned in fiscal year 2003-2004.

b. Federal Government

The deferred revenues presented as federal governments the portion of federal grants received for which qualifying expenditures have not been incurred. The amounts were determined taking into consideration the specific years of the grant. These were related to the following federals programs/ grants:

**COMMONWEALTH OF PUERTO RICO
MUNICIPALITY OF PONCE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FISCAL YEAR ENDED JUNE 30, 2003**

Program/ Grant Description

Lower Income Housing Assistance and Section 8 Housing Voucher	3,138,430
Loan Guarantee Assistance	1,194,354
Workforce Investment Act	330,356
HODAG-Nexel Apartments	548,143
USDA	188,687
Home Devolution	166,448
Local Law enforcement	162,676
San Antón Project	138,727
Huracan Georges	31,213
Welfare to Work	25,953
Child Care	10,092
Housing Administration-St. Thomas	3,143
Rental Rehabilitation	<u>763</u>
Total	<u>\$5,938,985</u>

14. LONG-TERM DEBT

Bonds and notes payable outstanding at June 30,2003 consist of:

Bonds

1991 serial bonds due in annual installments of \$420,000 to \$1,415,000, through July, 2006; with interest ranging from 3.26% to 6.36%	\$3,905,000
1992 serial bonds due in annual installments of \$150,000 to \$390,000, through July, 2007; with interest ranging from 4.16% to 6.41%	1,415,000
1992 special obligations due in annual installments of \$440,000 to \$2,010,000, through July 1,2012; with interest ranging from 5% to 8%.	13,130,000

**COMMONWEALTH OF PUERTO RICO
MUNICIPALITY OF PONCE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FISCAL YEAR ENDED JUNE 30, 2003**

1997 general obligations due in annual installments of \$ 410,000 to \$ 1,220,000, through July 1,2011; with interest ranging from 4.87% to 6.75%	\$ 7,565,000
1997 general obligations due in annual installments of \$ 345,000 to \$ 695,000, through July 1,2006; with interest ranging from 6% to 8%	1,930,000
1999 general obligations due in annual installments of \$ 1,040,000 to \$ 1,990,000, through July 1,2008; with interest ranging from 6% to 7.50%	8,665,000
1999 general obligations due in annual installments of \$ 115,000 to \$ 320,000, through July 1,2013; with interest ranging from 4.87% to 6.11%	2,345,000
2000 general obligations due in annual installments of \$ 165,000 to \$ 230,000, through July 1,2004; with interest ranging from 7.29% to 8%	230,000
2001 general obligations due in annual installments of \$ 435,000 to \$ 2,755,000, through July 1,2025; with interest ranging from 6.13% to 8%	30,355,000
2001 general obligations due in annual installments of \$ 800,000 to \$ 3,195,000, through July 1,2027; with interest ranging from 5% to 6.5%	<u>40,000,000</u>
Total outstanding bonds	<u>\$109,540,000</u>

Notes

\$32,000,000 note payable in semiannual payments of principal and interest of \$2,800,000 until July 2006 bearing interest at one half percent (½%) over the 90 days LIBOR rate	\$ 14,138,220
Total bonds and notes payable	<u>\$ 123,678,220</u>

**COMMONWEALTH OF PUERTO RICO
MUNICIPALITY OF PONCE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FISCAL YEAR ENDED JUNE 30, 2003**

Loan Guarantee Assistance (LGA) Notes

These notes are payable in annual aggregate principal installments of \$2,500,000, plus interest rates which fluctuates from 8.04% to 8.19%. These notes are guaranteed by the federal government through the Loan Guarantee Assistance Program and will be repaid from future appropriations to the Municipality's Community Development Block Grant for Puerto Rico program.

Advances from CRIM

These amounts represent the balances owed to CRIM at June 30, 2003 as described in Note 6, and that will be repaid through a financing to be obtained by the CRIM, as authorized by law and as explained in that note.

Annual maturity requirements for the bonds and loan guarantee assistance notes are as follows:

<u>Bonds Payable</u>	<u>Principal</u>	<u>Interest</u>
2004	\$ 6,260,000	\$ 6,156,800
2005	7,330,000	6,294,192
2006	7,910,000	5,835,618
2007	6,245,000	5,336,859
2008	6,310,000	4,945,505
2009-2013	22,430,000	19,731,181
2014-2018	14,945,000	12,731,094
2019-2023	21,160,000	9,717,090
2024-2028	16,950,000	2,403,635
	<u>\$ 109,540,000</u>	<u>\$ 73,151,974</u>

**COMMONWEALTH OF PUERTO RICO
MUNICIPALITY OF PONCE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FISCAL YEAR ENDED JUNE 30, 2003**

Notes Payable	Principal	Interest
2004	\$ 4,424,000	\$ 782,958
2005	4,706,520	513,345
2006	5,007,638	226,509
	\$ 14,138,158	\$ 1,522,812

<u>Loan Guarantee Assistance Notes</u>	<u>Principal</u>	<u>Interest</u>
2004	\$ 2,500,000	\$ 746,310
2005	2,505,000	554,100
2006	2,355,000	413,831
2007	1,210,000	338,043
2008	920,000	273,073
2009-2012	3,090,000	788,242
2013-2018	1,675,000	55,269
	<u>\$ 14,255,000</u>	<u>\$ 3,168,868</u>

The municipality is subject to a legal debt margin requirement, which is equal to 10% of the total assessment of property located within the Municipality, for bonds payable to be repaid with the proceeds of property taxes restricted for debt service. In addition, before any new bonds are issued, the revenues of debt service fund should be sufficient to cover the project debt service requirement. Total property assessed value at June 30, 2003 amounted to approximately \$851 million. Long-term debt, except for the bonds payable and the loan guarantee assistance notes, is paid with unrestricted funds.

**COMMONWEALTH OF PUERTO RICO
MUNICIPALITY OF PONCE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FISCAL YEAR ENDED JUNE 30, 2003**

Component Units

The notes payable by the discretely presented component units are owed by CODEPCOVI and are composed of the following:

CODEPCOVI

Construction loan bearing interest at 1.5 % over the prime rate, collateralized by the Municipality and a mortgage note over real estate, due as housing units are sold.

\$ 4,183,735

Loan bearing interest at 7.9% payable in monthly installments of \$430 due in June 2005 secured by motor vehicles.

7,928

Total

\$ 4,191,663

Fixed maturities requires to pay principal of CODEPCOVI motor vehicles loan were as follows:

2004

\$ 3,927

2005

4,001

Total

\$ 7,928

**COMMONWEALTH OF PUERTO RICO
MUNICIPALITY OF PONCE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FISCAL YEAR ENDED JUNE 30, 2003**

Long-term liability activity for the year ended June 30, 2003 was as follows:

Primary Government: Governmental Activities:	Beginning Balance	Additions	Reductions	Ending Balance	Due within One year
Bonds Payable	\$ 75,325,000	\$ 40,000,000	\$ (5,785,000)	\$ 109,540,000	\$ 6,260,000
Notes payable	20,297,322		(6,159,102)	14,138,220	4,424,000
Loan guarantee assistance notes	16,755,000		(2,500,000)	14,255,000	2,500,000
Tot long-term debt	112,377,322	40,000,000	(14,444,102)	137,933,220	13,184,000
Advances from CRIM	50,533,654	617,964		51,151,618	
Landfill obligation	11,042,682		(5,300,487)	5,742,195	
Claims and judgments		450,000		450,000	
Compensated absences	10,444,320	3,265,726	(1,447,892)	12,262,154	1,471,458
Total other liabilities, governmental activities	72,020,656	4,333,690	(6,748,379)	69,605,967	1,471,458
Total noncurrent liabilities, Governmental activities	\$ 184,397,978	\$ 44,333,690	\$ (21,192,481)	\$ 207,539,187	\$ 14,655,458
 Component Units:					
CODEPCOVI:					
Notes Payable	\$ 6,509,355	\$ -	\$ (2,317,692)	\$ 4,191,663	\$ 4,187,662

15. RETIREMENT PLAN

a. Plan Description

The Employee's Retirement System of the Government of Puerto Rico and its Instrumentalities (ERS) is the administrator of a cost-sharing multiple-employer retirement system established by the Commonwealth of Puerto Rico. The ERS

COMMONWEALTH OF PUERTO RICO
MUNICIPALITY OF PONCE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FISCAL YEAR ENDED JUNE 30, 2003

was created under the ACT 447, approved on May 15, 1951, as amended, and became effective on January 1, 1952.

ERS covers all regular employees of the Commonwealth of Puerto Rico and its instrumentalities and of certain municipalities and components units not covered by their own retirement systems.

Participation is mandatory except for members of the Legislature, Government Secretaries, Heads for Agencies and Public Instrumentalities, Assistants to the Governor, the Comptroller of Puerto Rico, Gubernatorial Board and Committee appointees and Experimental Service Station employees.

ERS provides retirements, death and disability benefits. Disability retirement benefits are available to members for occupational and non-occupational disabilities. Retirement benefits depend upon age at retirement and number of years of credited service. Benefits vest after ten years of plan participation.

Member who have attained an age of at least fifty-five (55) years and have completed at least twenty-five (25) years of creditable service or members who have attained an age of at least fifty (58) years and have completed at least fifty-eight (58) years and have completed at least ten (10) years of creditable service, are entitled to an annual benefit, payable monthly for life.

The amounts of the annuity shall be one-half percent of the average compensation multiplied by the number of years of creditable service up to twenty years, plus 2 % of the average compensation multiplied by the number of the years of creditable service in excess of twenty years. In no case the annuity will be less than \$200 per month.

Participants who have completed at least thirty (30) years of creditable service are entitled to receive the Merit Annuity. Participants who have not attained fifty-five (55) years of age will receive 65% of the average compensation or if they have attained fifty-five (55) years of age will received 75% of the average compensation. Disability retirement benefits are available to members for occupational and non-occupational disability. However, for non-occupational disability a member must have at least ten (10) years of service.

COMMONWEALTH OF PUERTO RICO
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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FISCAL YEAR ENDED JUNE 30, 2003

No benefit is payable if the participant receives a refund of his accumulated contributions.

On September 24, 1999, an amendment to Act. 447 of May 15, 1951, which created ERS, was enacted with the purpose of establishing a new pension program (System 2000). Employees participating in the current system as of December 31, 1999, may elect to stay in defined benefit plan or transfer to the new program. Persons joining the Municipality on or after January, 2000, will only be allowed to become member of System 2000. System 2000 will reduce the retirement age from 65 years to 60 for those employees who joined the current plan on or after April 1, 1990

System 2000 is a hybrid defined contribution plan, also known as a cash balance plan. Under this new plan, there will be a pool of pension assets, which will be invested by ERS, together with those of the current defined benefit plan. Benefits at retirement age will not be guaranteed by the Commonwealth of Puerto Rico. The annuity will be based on a formula which assumes that each year the employee's contribution (with a minimum of 8.275% of the employee's salary upon to a maximum of 10%) will be invested in an account which will either: (1) earn a fixed rate based on the two-year Constant Maturity Treasury Note or, (2) earn rate equal to 75% of the return of the ERS's investment portfolio (net of management fees), or (3) earn a combination of both alternatives. Participants will receive periodic account statement similar to those of defined contribution plans showing their accrued balances. Disability pensions will not be granted under System 2000. The employer's contribution (9.275% of the employee's salary) will be used to fund the current plan.

b. Contribution Requirement

Commonwealth legislation requires employees to contribute 5.775% of gross salary up to \$6,600 plus 8.275% of gross salary in excess of \$ 6,600. The Municipality contributions are 9.275% of gross salary. Contributions' requirements are established by law. The actuarially determined contribution requirements are established by law. The actuarially determined contribution requirement and contributions actually made for the year ended June 30, 2003 was approximately \$3.4 million. The Municipality's payroll for employees covered by ERS was approximately \$36.7 million. The Municipality total payroll for all employees was approximately \$46.5 million. For the two preceding fiscal years, the Municipality

COMMONWEALTH OF PUERTO RICO
MUNICIPALITY OF PONCE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FISCAL YEAR ENDED JUNE 30, 2003

contributed approximately \$3.2 million and \$2.8 million, which represented 100% of required contributions.

Additional information of ERS is presented in its financial statements for the year ended June 30, 2003 a copy of which can be obtained from ERS, Minillas Station, P.O Box 42003, San Juan, PR 00940

15. RISK MANAGEMENT

The Risk Management Division of the Municipality's Legal Department is responsible of assuring that the Municipality's property is properly insured. Annually, the Risk Management Division complies the information of all property owned and its respective market value. After evaluating this information, the Risk Management Division submits the data regarding the Municipality's properties to the Area of Public Insurance at the Department of the Treasury of the Commonwealth of Puerto Rico who is responsible for purchasing all property and casualty insurance policies of all municipalities.

16. COMMITMENTS

a. Primary Government

1) Operating Leases

The Municipality leases real property, buildings, vehicles and equipment under several operating lease agreements which generally have terms of one year or less and are automatically renewed for the same terms. Rental expenditures recorded in the basic financial statements for the year ended June 30, 2003, amounted to approximately \$1.7 million. Management believes that the summary of the future minimum rental commitments under no cancelable real property and equipment lease with terms exceeding one year is not significant.

2) Construction

The Municipality had commitments at June 30, 2003 of approximately \$55.7 million for the construction, improvements, or renovation of several municipal facilities.

**COMMONWEALTH OF PUERTO RICO
MUNICIPALITY OF PONCE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FISCAL YEAR ENDED JUNE 30, 2003**

b. Component Units

Port of Ponce

The Port of Ponce is the lessor of certain dock and warehousing facilities. Future minimum rentals receivable under such leases at June 30, 2003 are as follow:

2004	827,843
2005	827,843
2006	827,843
2007	824,843
Total	<u>\$3,311,372</u>

18. CONTIGENCIES, LIABILITIES FOR CLAIMS AND JUDGEMENT AND OTHER

a. Contingencies and Claims and Judgments against the Municipality

The Municipality is a defendant in a number of lawsuits arising principally from claims against the Municipality for alleged improper actions. It is management's opinion, based on the advice of the legal counsel, that the potential claims against the Municipality not covered by insurance will not materially affect the financial condition of the Municipality.

The Municipality participates in a number of federal financial assistance programs funded by the Federal Government. Expenditures financed b these programs are subject to financial and compliance audits by the appropriate grantor. The "Reports on Compliance and Internal Control in Accordance with Government Auditing Standards and the Requirements of OMB Circular A-133" for the year ended June 30, 2003, disclosed several material instances of noncompliance with applicable laws and regulations and with internal accounting and administrative controls.

If expenditures are disallowed due to noncompliance with grant program regulations, the regulations, the Municipality may be required to reimburse the grantor. Management believes that the Municipality will be able to comply with the terms of corrective action plans that may be requested by the federal grantors. Although, such audits could generate expenditure disallowance under the terms of the grants, management believes that any required reimbursement would not be material.

COMMONWEALTH OF PUERTO RICO
MUNICIPALITY OF PONCE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FISCAL YEAR ENDED JUNE 30, 2003

b. Primary Government Litigations and Claims in Favor of the Municipality

In June 1996, the Ponce Superior Court of the Puerto Rico Court of First Instance entered judgment in favor of the Municipality against several government agencies and the Central Government. Through this judgment, the court ordered the defendants to construct about 54 projects, which management estimates cost approximately \$160 million, which were included in the Municipal Land Use Plan, and also ordered the defendants to pay the Municipality damages in the amount of \$16.5 million. The parties involved were notified of the judgment on June 26, 1996 and from that date, the amount of the judgment earns interest at 5 % annually. The judgment was appealed by all defendants to the Circuit Court and on December 2, 1997 the Circuit Court of Appeals upheld the judgment entered by Ponce Superior Court. However, the Court modified the damage award and determined that the precise amount of damage to be granted to the Municipality should be determined once the projects covered by the judgment are finished. The Municipality was denied a reconsideration of this determination and appealed to the Supreme Court in April 1998 with the purpose of reinstating the damage award. In December 2000, Supreme Court entered a judgment in favor of the Municipality. Since then, management has been negotiating with the Central Government a work schedule for the realization of the project and the collection of the damage. During 2003, the Municipality received approximately \$11.4 million related to this case which is included as other revenues in the accompanying basic financial statements.

19. CLOSURE AND POSTCLOSURE CARE COST AND LANDFILL OBLIGATIONS

The Municipality owns a landfill, which is used by several municipalities including Ponce and administered by BFI Industries, the landfill administrator, and independent private entity, under an agreement with the Municipality. The Municipality is entitled, under the agreement with the administrator, to certain revenues, principally royalties, resulting from the use of the landfill. In addition, a portion of these revenues is to be deposited in an escrow account to fund the accumulated liability to cover estimated closure and post-closure cost of the landfill. For the year ended June 30, 2003, revenues earned under the agreement amounted to \$1.9 million and presented in the accompanying statement of changes in net assets and statement of revenue,

COMMONWEALTH OF PUERTO RICO
MUNICIPALITY OF PONCE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FISCAL YEAR ENDED JUNE 30, 2003

expenditures and changes in fund balances. The amounts deposited in the escrow account as part of the agreement with the landfill administrator are presented in the accompanying statement of net assets as cash held in escrow account for landfill closure and post-closure care cost. At June 30, 2003 the portion of the revenues required to be deposited in the escrow account was \$3.4 million (same as June 30, 2002).

State and federal laws and regulations require the Municipality to place a final cover on the Municipality's landfill site when it stops accepting waste and to perform certain maintenance and monitoring functions at the site for thirty years after closure. In accordance with Statement No. 18 of the "GASB", "Accounting for the Municipal Solid Waste Landfill Closure and Post-Closure Care Cost", the Municipality obtained a study of the activities that need to be implemented at the Municipality's landfill to guarantee the maximum yield of available space and to comply with applicable state and federal regulations. Based in the last study performed in October 2001, as of June 30, 2003 the Municipality's recognized approximately \$5.7 million as the Municipality's estimated obligation for the landfill closure and post-closure care cost. The estimated amount of \$5.7 million is based on what it would cost to perform all closure and post-closure care in 2003. Actual costs may be different due to inflation, changes in technology, or changes in law and regulations. At June 30, 2003, the percentage of landfill capacity used to date was approximately 78% and the estimated remaining life was approximately 4.1 years.

20. **SUBSEQUENT EVENTS**

The Municipality is in process of refinance all of its long-term debts with a financial institution. The Municipality expects to complete the transaction during the month of January 2004.

COMBINING SCHEDULES

MUNICIPALITY OF PONCE

General Fund

Comparative Balance Sheets

June 30, 2003 and 2002

Assets	2003	2002
Cash and cash equivalents	\$ 16,166,257	\$ 5,836,880
Cash with fiscal agent		3,000,000
Accounts receivable :		
Municipal license tax	144,432	
Royalties	101,873	
Interest	168,738	
Due from other governmental entities	1,253,825	
Advances to other funds	338,577	342,577
Restricted Assets:		
Cash with fiscal agent	49,151,454	31,000,766
Cash held in escrow account for landfill closure and post closure care costs	3,405,379	3,403,668
Total assets	\$ 70,730,535	\$ 43,583,891
Liabilities		
Accounts payable and accrued liabilities	\$ 16,620,379	\$ 11,213,276
Due to other agencies	2,735,803	582,995
Advances from other funds	2,120,858	2,620,858
Deferred revenue:		
Municipal license tax	14,583,578	14,428,134
Federal Government	548,143	
Total Liabilities	36,608,761	28,845,263
Fund Balance		
Reserved for:		
Encumbrances	804,231	99,004
Advances	338,577	342,577
Landfill closure and post closure care costs	3,405,379	3,400,000
Capital projects	55,710,703	31,000,766
Unreserved fund balance	(26,137,116)	(20,103,719)
Total Fund Balance	34,121,774	14,738,628
Total liabilities and fund balance	\$ 70,730,535	\$ 43,583,891

MUNICIPALITY OF PONCE

General Fund

Comparative Statements of Revenues,
Expenditures and Changes in Fund Balance

Years ended June 30, 2003 and 2002

	<u>2003</u>	<u>2002</u>
Revenues :		
Property taxes	\$ 32,337,440	\$ 31,047,148
Municipal license tax	17,495,790	16,927,289
Royalties and other	1,918,619	1,816,746
Licenses and permits	6,395,107	3,284,751
Charges for service and rents	1,078,999	563,349
Intergovernmental revenues - State Contributions	19,036,526	9,141,848
Interests, fines and penalties	2,608,835	2,040,484
Other revenues	15,958,068	16,193,370
	<u>\$ 96,829,384</u>	<u>\$ 81,014,985</u>
Expenditures :		
General government	30,940,914	29,712,061
Public safety	9,536,157	8,979,368
Public works	16,825,970	16,490,889
Culture and recreation	7,513,385	7,510,837
Health and welfare	11,487,177	10,779,890
Legal services	851,303	852,146
Capital outlays	33,350,152	11,478,985
Debt service :		
Principal retirement	6,155,865	3,910,558
Interest and other	897,596	1,082,302
Total expenditures	<u>117,558,519</u>	<u>90,797,036</u>
Deficiency of revenues under expenditures	<u>(20,729,135)</u>	<u>(9,782,051)</u>
Other financing sources (uses) :		
Operating transfers from other funds	112,281	215,723
Loan proceeds	<u>40,000,000</u>	<u>2,000,000</u>
Total other financing sources	<u>40,112,281</u>	<u>2,215,723</u>
Excess (Deficiency) of revenues over (under) expenditures and other financing sources (uses)	19,383,146	(7,566,328)
Fund Balance at beginning of year	<u>14,738,628</u>	<u>22,304,956</u>
Fund Balance at end of year	<u>\$ 34,121,774</u>	<u>\$ 14,738,628</u>

NON-MAJOR GOVERNMENTAL FUNDS

- Home Devolutions – Fund used to account for the subsidies for the acquisition of
- Housing
- Ryan White- To provide direct financial assistance to eligible metropolitan areas (EMAs) that have been the most severely affected by the Human Immunodeficiency Virus (HIV) epidemic to develop, organize and operate programs that provide an effective, appropriate and cost efficient continuum of health care and support services for the individuals and families with HIV disease.
- F.E.M.A. -To provide assistance for emergency cases due to natural disasters.
- Rental Rehabilitation-To provide assistance for rehabilitation of housing.
- Local Law-Fund used for the acquisition of police equipment.
- San Anton- To Provide assistance for rehabilitation of the Community of San Anton, Ponce.

MUNICIPALITY OF PONCE
Combining Balance Sheet
Nonmajor Governmental Funds
June 30,2003

Assets	Home Devolutions	Ryan White	F.E.M.A.	Rental Rehabilitation	Local Law	San Anton	Total Nonmajor Governmental funds
Cash and cash equivalents	\$ 166,448	\$ 31,495	\$ 53,511	\$ 763	\$ 162,676	\$ 138,727	\$ 553,620
Due from agencies		<u>240,380</u>	<u>515,342</u>				<u>755,722</u>
Total assets	<u>\$ 166,448</u>	<u>\$ 271,875</u>	<u>\$ 568,853</u>	<u>\$ 763</u>	<u>\$ 162,676</u>	<u>\$ 138,727</u>	<u>\$1,309,342</u>
Liabilities							
Accounts Payable	\$	\$ 263,575	\$ 263,630	\$	\$	\$	\$ 527,205
Due to general fund			305,223				305,223
Due to federal government	166,448			763	162,676	138,727	468,614
Total liabilities	<u>166,448</u>	<u>263,575</u>	<u>568,853</u>	<u>763</u>	<u>162,676</u>	<u>138,727</u>	<u>1,301,042</u>
Fund Balance							
Federal Programs		<u>8,300</u>					<u>8,300</u>
Total fund balance		<u>8,300</u>					<u>8,300</u>
Total liabilities and fund balance	<u>\$ 166,448</u>	<u>\$ 271,875</u>	<u>\$ 568,853</u>	<u>\$ 763</u>	<u>\$ 162,676</u>	<u>\$ 138,727</u>	<u>\$ 1,309,342</u>

MUNICIPALITY OF PONCE
Combining Statement of Revenue, Expenditure, and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended June 30, 2003

	<u>Home Devolutions</u>	<u>Ryan White</u>	<u>Local law</u>	<u>Total Nonmajor governmental funds</u>
Federal Grant	\$ 60,000	\$ 2,743,000	\$ 341,505	\$3,144,505
Expenditures	60,000	2,743,000	341,505	3,144,505

Municipality of Ponce
 Capital Assets Used in the Operation of Governmental Funds
 Schedule of Changes By Function and Activity
 For the fiscal year ended June 30, 2003 and 2002

Governmental funds capital assets:	2003	2002
Land	\$ 24,439,718	\$ 24,439,718
Buildings	77,824,647	77,599,714
Improvements other than buildings	4,357,261	4,357,261
Machinery and equipment	15,313,807	13,223,402
Infrastructure	48,080,121	43,320,459
Construction in progress	34,235,270	22,822,121
Total governmental funds capital assets	\$ 204,250,824	\$ 185,762,675
Investment in governmental funds capital assets by sources		
General fund	\$ 65,833,560	\$ 65,833,560
Special revenue fund	72,500,000	72,500,000
Capital projects funds	65,917,264	47,429,115
Total governmental funds capital assets	\$ 204,250,824	\$ 185,762,675

PART III. STATISTICAL SECTION

MUNICIPALITY OF PONCE

General Governmental
Revenues by Source¹

Revenues by Sources	2003	2002	2001	2000	1999	1998	1997	1996	1995	1994
Property taxes	\$ 40,377,904	\$ 43,025,904	\$ 39,249,194	\$ 37,931,306	\$ 34,482,178	\$ 35,988,513	\$ 34,343,273	\$ 34,007,003	\$ 36,156,874	\$32,401,543
Sale of property tax collection rights					6,963,764					
Municipal License taxes	17,495,790	16,927,289	17,207,104	14,629,789	14,712,311	13,368,317	12,266,161	11,630,296	11,014,586	7,402,057
Royalties and others	1,918,619	1,816,746	1,836,061	2,270,209	2,611,715	1,619,365	1,608,064	1,449,478		
License and permits	6,395,107	3,284,751	2,303,993	3,794,226	2,922,294	3,066,209	2,349,751	2,425,462	679,398	526,013
Changes for services and rent	1,078,999	563,349	254,921	337,499	311,889	435,124	380,742	426,547	411,650	195,191
Intergovernmental:										
Federal	44,616,176	42,450,395	42,903,341	37,247,396	33,844,882	41,148,100	40,235,834	37,169,071	33,842,656	31,812,543
State Contributions	19,036,526	9,141,848	7,479,839	5,893,338	9,436,035	9,526,562	10,284,877	8,375,676	14,152,157	8,503,021
Interest, fines and penalties	2,725,087	2,189,785	1,607,403	1,846,508	1,201,096	1,522,108	1,029,154	824,931	760,390	427,321
Miscellaneous	<u>15,958,068</u>	<u>16,193,370</u>	<u>1,183,293</u>	<u>1,277,055</u>	<u>881,891</u>	<u>967,384</u>	<u>855,628</u>	<u>197,308</u>	<u>1,337,323</u>	<u>788,978</u>
Total	<u>\$ 149,601,502</u>	<u>\$ 135,593,437</u>	<u>\$ 114,025,149</u>	<u>\$ 105,227,326</u>	<u>\$ 107,368,055</u>	<u>\$ 107,713,682</u>	<u>\$ 103,353,484</u>	<u>\$ 96,505,772</u>	<u>\$ 98,355,034</u>	<u>\$ 82,056,667</u>

¹ Includes General, Special Revenue, Debt Service and Capital Projects funds.

MUNICIPALITY OF PONCE

General Governmental
Revenues by Source²

Last Ten Fiscal Years

	2003	2002	2001	2000	1999	1998	1997	1996	1995	1994
General Government	\$30,940,914	\$29,712,061	\$23,850,734	\$25,486,551	\$28,112,874	\$24,512,771	\$24,131,708	\$27,709,822	\$22,826,460	\$22,237,695
Public Safety	9,877,662	8,979,368	7,589,077	6,982,414	6,413,669	6,671,964	6,227,773	4,861,324	4,170,426	3,436,412
Public Work	16,825,970	16,490,889	14,355,530	13,147,209	15,365,484	14,624,163	16,207,159	22,692,792	14,982,726	9,439,458
Urban development	7,513,385	7,510,837	6,710,750	6,339,466	6,153,458	6,591,802	7,206,742	5,712,616	3,775,274	3,163,318
Health and welfare	27,291,529	25,970,381	33,034,986	30,662,745	25,652,794	27,351,346	28,000,998	26,363,720	23,591,668	20,684,411
Urban development	17,464,626	16,648,032	5,798,916	4,605,672	3,811,503	11,547,293	12,724,744	11,492,981	18,410,291	12,223,450
Legal service	851,303	852,146	750,619	729,740	656,729	768,987	757,750	999,848	640,904	525,401
Education	11,005,817	10,651,201	9,557,394	7,186,080	6,860,854	6,326,416	5,176,759	4,960,151	5,529,230	4,840,674
Capital outlays	33,350,152	11,478,985	8,057,043	4,691,037	1,568,265	3,586,421	2,381,098	1,358,908	1,898,839	5,727,501
Debt service:										
Principal Interest and other	11,940,865	9,270,558	11,127,423	10,493,729	13,488,587	11,901,156	9,337,782	4,325,740	14,563,796	2,025,000
	4,801,790	5,889,765	6,951,417	7,363,307	8,253,395	8,243,261	7,330,738	7,199,025	6,374,151	2,248,135
Total expenditure	<u>\$171,864,013</u>	<u>\$143,454,223</u>	<u>\$127,783,889</u>	<u>\$117,687,950</u>	<u>\$116,337,612</u>	<u>\$122,125,580</u>	<u>\$119,483,251</u>	<u>\$117,676,927</u>	<u>\$116,763,765</u>	<u>\$87,451,455</u>

² Includes General, Special Revenue, Debt Service and Capital Projects funds.

MUNICIPALITY OF PONCE

Assessed Value of Taxable Real and Personal Property³

Last Six Years

Fiscal Year	Gross Valuation	Exempt Value	Exonerated Value	Net Assessed Value
2003	\$ 1,046,629,310	\$ 196,100,178	\$ 260,090,093	\$ 590,439,039
2002	1,018,613,365	192,390,599	248,432,894	577,789,872
2001	978,908,362	185,078,640	237,675,408	556,154,314
2000	973,876,077	208,745,237	240,065,346	525,065,494
1999	966,180,410	220,666,139	243,445,394	502,068,877
1998	951,365,226	214,428,035	239,388,477	497,548,714

Source: Municipal Revenue Collection Center

³ Information prior to 1998 is unavailable

MUNICIPALITY OF PONCE

Real and Personal Property Tax Levies and Collections⁴

Last Six Fiscal Years

Fiscal Year	Total Current Year Tax Levy	Current Tax Collected	Percent of Levy Collected	Delinquent Tax Collected	Total Tax Collected	Total Tax Collected as % of Current Levy
	\$	\$				
2003	43,278,678	33,949,737	78%	\$38,585,744	\$38,585,744	89%
2002	42,247,108	32,926,019	78%	36,276,296	36,276,296	86%
2001	40,726,482	31,744,908	78%	35,203,467	35,203,467	86%
2000	38,247,404	33,614,781	88%	36,977,807	36,977,807	97%
1999	36,618,181	29,287,336	80%	32,671,447	32,671,447	89%
1998	35,594,733	28,673,887	81%	33,955,424	33,955,424	95%

Source: Municipal Revenue Collection Center

⁴ Information prior to 1998 is unavailable

MUNICIPALITY OF PONCE

Property Tax Rates

Last Ten Fiscal Years

Real Property

Fiscal Year	General Purpose ¹	Bond Redemption ²	Commonwealth of Puerto Rico ³	Discount ^a	Total
2003	4.00%	1.50%	1.03%	0.20%	6.73%
2002	4.00%	1.50%	1.03%	0.20%	6.73%
2001	4.00%	1.50%	1.03%	0.20%	6.73%
2000	4.00%	1.50%	1.03%	0.20%	6.73%
1999	4.00%	1.50%	1.03%	0.20%	6.73%
1998	4.00%	1.50%	1.03%	0.20%	6.73%
1997	4.00%	1.25%	1.03%	0.20%	6.48%
1996	4.00%	1.25%	1.03%	0.20%	6.48%
1995	4.00%	1.25%	1.03%	0.20%	6.48%
1994	4.00%	1.25%	1.03%	0.20%	6.48%

1 Represents the Municipality's basic property tax rate which is appropriated for general purposes.

2 Represents the ad valorem tax restricted for Debt Service.

3 Represents a percentage retained by Commonwealth of Puerto Rico.

a Represents amount by the Commonwealth of Puerto Rico.

MUNICIPALITY OF PONCE

Property Tax Rates

Last Ten Fiscal Years

Personal Property

Fiscal Year	General Purpose ¹	Bond Redemption ²	Commonwealth of Puerto Rico ³	Discount ^a	Total
2003	6.00%	1.50%	1.03%	0.20%	8.73%
2002	6.00%	1.50%	1.03%	0.20%	8.73%
2001	6.00%	1.50%	1.03%	0.20%	8.73%
2000	6.00%	1.50%	1.03%	0.20%	8.73%
1999	6.00%	1.50%	1.03%	0.20%	8.73%
1998	6.00%	1.50%	1.03%	0.20%	8.73%
1997	6.00%	1.25%	1.03%	0.20%	8.48%
1996	6.00%	1.25%	1.03%	0.20%	8.48%
1995	6.00%	1.25%	1.03%	0.20%	8.48%
1994	6.00%	1.25%	1.03%	0.20%	8.48%

1 Represents the Municipality's basic property tax rate which is appropriate for general purposes.

2 Represents the ad valorem tax restricted for Debt Service.

3 Represents a percentage retained by Commonwealth of Puerto Rico.

a Represents amount by the Commonwealth of Puerto Rico.

Municipality of Ponce

Computation of Legal Debt Margin

June 30, 2003
(in thousands of dollars)

Assessed value of property located within the Municipality of Ponce	<u>\$ 850,529</u>
Legal debt limit-10% of the total assessed value of property located within the Municipality of Ponce	\$ 85,053
Total general obligation bond outstanding applicable to legal debt limit	<u>(69,540)</u>
Available legal margin	<u>\$ 15,513</u>
Ratio of available legal debt margin to legal debt limit	<u>18.24%</u>

Sources: Assessed property value was provided by the Municipal Revenue Collection Center.

MUNICIPALITY OF PONCE

Ratio of Net General Bonded Debt To Assessed Value and Net Bounded Debt per Capita

Last Ten Fiscal Years

(In thousands of dollars)

Fiscal Year	Population	Assessed Value	Gross Bonded Debt	Less Debt Service Fund Balance	Net Bonded Debt	Ratio of Net Bonded Debt to Assessed Value	Net Bonded Debt per Capital
2003	191,299	\$850,529	\$109,540	\$7,018	\$102,522	0.12	0.536
2002	187,935	826,222	154,864	8,663	146,201	0.18	0.8
2001	186,925	838,689	195,812	6,918	188,894	0.23	1.011
2000	186,475	765,130	174,760	6,788	167,972	0.22	0.901
1999	193,640	745,514	167,634	5,926	161,708	0.22	0.835
1998	191,469	725,285	135,085	8,314	126,771	0.17	0.662
1997	189,900	725,703	130,528	9,212	121,316	0.17	0.639
1996	189,988	601,479	121,640	9,737	111,903	0.19	0.589
1995	188,722	690,167	125,972	7,006	118,966	0.17	0.630
1994	193,069	a	119,430	8,291	111,139	a	0.576

Sources: ¹ U.S. Bureau of the Census.

² Municipal Revenue Collection Center.

^a Information is unavailable.

MUNICIPALITY OF PONCE

**Ratio of Annual Debt Service for General Bonded Debt
To Total General Governmental Expenditures**

**Last Ten Fiscal Years
(in thousands of dollars)**

	2003	2002	2001	2000	1999	1998	1997	1996	1995	1994
Debt service:										
Principal	\$5,785	\$5,360	\$4,950	\$2,245	\$6,685	\$5,130	\$5,045	\$2,245	\$2,115	\$2,925
Interest	3,904	4,807	3,608	2,766	2,940	3,373	2,724	2,766	2,743	2,248
Total debt service	9,689	10,167	8,558	5,011	9,625	8,503	7,769	5,011	4,858	5,173
Total general expenditures	\$171,864	\$143,454	\$127,783	\$117,687	\$116,337	\$122,125	\$119,483	\$117,676	\$116,763	\$87,451
Debt services to general expenditures (percentage)	5.64%	7.09%	6.70%	4.26%	8.27%	6.96%	6.50%	4.26%	4.16%	5.92%

¹ Includes General, Special Revenue, Debt Service and Capital Projects funds.

MUNICIPALITY OF PONCE

**Construction and Bank Deposits
For the Last Ten Fiscal Years**

Calendar Year	Commercial Construction		Residential Construction		
	Square Feet of Site Approved	Value	Square Feet of Site Approved	Value	Bank Deposit
2003	\$377,733	\$57,374,988	\$970,645	\$60,736,289	\$684,603,933
2002	1,397,322	19,288,812	698,171	32,542,838	627,548,067
2001	301,088	17,907,729	1,607,473	11,456,040	574,313,637
2000	42,551	43,807,905	133,572	14,634,427	559,161,303
1999	63,088	25,847,625	36,010	10,229,560	523,190,402
1998	75,081	21,490,692	58,863	9,181,875	451,025,760
1997	389,536	21,190,842	52,231	19,546,431	399,266,148
1996	380,290	11,648,366	52,709	10,042,513	356,247,625
1995	37,772	11,638,545	97,841	3,402,791	255,944,779
1994	189,551	1,826,922	29,089	5,280,280	208,237,779

Sources: Puerto Rico Planning Board for the years 1993 to 1997.
Municipal license Tax and Permits offices of the Municipality of Ponce for the years 1998 to 2003.

MUNICIPALITY OF PONCE

Demographic Statistics

For the Last Ten Fiscal Years

Fiscal Year	Population	Employment	Unemployment Rate
2003	191,299	50,113	12.20%
2002	187,935	56,355	12.30%
2001	186,925	53,212	12.30%
2000	186,475	53,336	12.30%
1999	193,640	51,683	13.00%
1998	191,469	50,856	14.97%
1997	189,900	50,835	16.53%
1996	189,988	50,754	16.45%
1995	188,722	49,736	15.99%
1994	193,069	48,222	16.50%

Sources: U.S. Bureau of the Census

Population Density

	Square Miles	Population per Square Mile
Ponce	187.94	992.2

Population Age Distribution as of 2000 Census

0-14	15-24	25-44	45-64	65+
45,203	32,228	48,225	39,169	21,650

Sources: U.S. Bureau of the Census.

COMMENTS RELATIVE TO STASTICAL INFORMATION

The following statistical tables that are recommended for inclusion by the Governmental Accounting Standard Board are not included for the reasons stated below:

- Assessed and Estimated Actual Value of Taxable Property-Last Ten fiscal Years- Municipality has not estimated the actual value of real property since 1957.
- Special Assessment Collections-Last Ten Fiscal Years-Municipality has had no special assessment for the past ten years.
- Principal Taxpayers-This information is confidential and protected by law.

