COMPAÑÍA PARA EL DESARROLLO INTEGRAL DE LA PENÍNSULA DE CANTERA
(A Component Unit of the
Commonwealth of Puerto Rico)

FINANCIAL STATEMENTS

FOR THE YEAR ENDED JUNE 30, 2013

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COMPAÑÍA PARA EL DESARROLLO INTEGRAL
DE LA PENÍNSULA DE CANTERA
(A Component Unit of the Commonwealth of Puerto Rico)

FINANCIAL STATEMENTS

FOR THE YEAR ENDED JUNE 30, 2013

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors
Compañía para el Desarrollo Integral de la Península de Cantera
San Juan, Puerto Rico

Report on the Financial Statements

We have audited the accompanying financial statements of **Compañía para el Desarrollo Integral de la Península de Cantera** (a component unit of the Commonwealth of Puerto Rico), which comprise the statement of net assets as of June 30, 2013, and the related statements of activities and changes in net assets, and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Compañía para el Desarrollo Integral de la Península de Cantera as of June 30, 2013, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 – 6 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

JOSÉ L. CARDONA & CO. P.S.C.

San Juan, Puerto Rico
November 26, 2013

The stamp number E80145 of the Puerto Rico Society of Certified Public Accountant was affixed to the original of this Report.

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COMPAÑÍA PARA EL DESARROLLO INTEGRAL
DE LA PENÍNSULA DE CANTERA
(A Component Unit of the Commonwealth of Puerto Rico)

MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEAR ENDED JUNE 30, 2013

Our discussion and analysis of the Compañía para el Desarrollo Integral de la Península de Cantera (the Company) financial performance provides an overview of the Company's financial activities of the fiscal year ended on June 30, 2013. Please read it in conjunction with the Company's audited basic financial statements, beginning on page 7.

The Company is a public corporation and a governmental instrumentality of the Commonwealth of Puerto Rico, created by Law No. 20 of July 10, 1992, as amended. The main purpose of the Company is to establish and implement a comprehensive development plan for the Peninsula of Cantera area. The main function of Company is to supervise and coordinate governmental efforts and also promote and manage private sector initiatives.

FINANCIAL HIGHLIGHTS:

1) Total assets of Company as of June 30, 2013 were $40,340,934, compared with $32,204,808 at June 30, 2012. The net change, amounting to $8,136,126, is mostly related to

   - an increase in cash by $463,366 and accounts receivable from Government amounted to $7,540,544, regarding the contributions receivable for the repayment of the debt with the Government Development Bank for Puerto Rico;

   - an increase in the account receivable from Municipality of San Juan amounted to $200,000, a decrease of $9,134 of notes receivable related with the housing units granted in Condominium Paseo del Conde and a decrease in account receivable from AmeriCorps and Department of Labor and Human Resources amounting to $48,539.

2) The Company's assets exceed liabilities by $6,829,191 as of June 30, 2013.

3) Total expenses increased by $159,185, due to the decrease in improvements and development costs by $274,434, an increase in other program expenses of $449,589, basically due to transfers of funds amounting to $425,000 for Apoyo Empresarial para la Península de Cantera, Inc., a related party, and an increase in interest on debts of $357,928. The amount transferred was the result of a Memorandum of Understanding (MOU) related to social and economic programs promoting by this enterprise.

USING THE ANNUAL REPORT:

This annual report consists of a series of basic financial statements. The Statement of Net Assets, the Statement of Activities and the Statement of Cash Flows provide information about the activities of the Company as a whole and present a view of the Company's finances. These statements show how these services were financed in the short-term as a well as what remains for future activities.

OVERVIEW OF THE FINANCIAL STATEMENTS:

The Company is a component unit of the Commonwealth of Puerto Rico and is presented in the Commonwealth's government wide financial statements as a public corporation.

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OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED):

The Company's basic financial statements are presented attached to this document and are accompanied by notes to the Basic Financial Statements, which provide information essential to their full understanding.

Statement of Net Assets:

The Statement of Net Assets presents the Company's financial position as of June 30, 2013, showing information that includes all of the Company's assets and liabilities, as well as the net assets.

Statement of Activities and Changes in Net Assets:

The statement of activities and changes in net assets shows how Company's net assets change during the fiscal year. All current fiscal year revenues and expenses are included regardless of when cash is received or paid.

Statement of Cash Flows:

The statement of cash flows presents the sources and uses of cash divided in three categories: operating activities, capital and related financial activities and investing activities. The statement reconciles net cash equivalents at the beginning and end of year and reconciles the change in net assets with the cash provided by operating activities to provide an explanation of cash and non-cash activities within the statement of activities.

A summary of the Company's cash flows is as follows:

Net cash used by operating activities	$ (7,140,646)
Net cash used in investing activities	(8,458)
Net cash provided by financing activities	7,612,470
Net increase in cash and cash equivalents	463,366
Cash and cash equivalents at beginning of year	1,079,701
Cash and cash equivalents at beginning of year	$ 1,543,067

The cash used in investing activities is related to the net changes in notes receivable and the acquisition of equipment amounted to $6,025. On the other hand, the cash provided by financing activities is related to the borrowings from the Government Development Bank for Puerto Rico.

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FINANCIAL ANALYSIS OF THE COMPANY AS A WHOLE:

Our analysis presented below focuses on net assets (Table 1) and change in net assets (Table 2) for the Company's activities compared to prior year.

Table 1 – Statement of Net Assets, as of June 30, 2013 and 2012

	2013	2012	Change
Assets:			
Current assets	$ 32,898,634	$ 24,739,887	$ 8,158,747
Non-current assets	7,442,300	7,464,921	(22,621)
Total assets	$ 40,340,934	$ 32,204,808	$ 8,136,126
Liabilities – Current	$ 33,511,743	$ 27,053,296	$ 6,458,447
Net Assets:			
Invested in capital assets	143,948	162,487	(18,539)
Restricted	497,338	497,338	-
Unrestricted	6,187,905	4,491,687	1,696,218
Total net assets	6,829,191	5,151,512	1,677,679
Total liabilities and net assets	$ 40,340,934	$ 32,204,808	$ 8,136,126

As observed from table above, Company has experienced an increase in its current assets and current liabilities of $8,158,747 and $6,458,447, respectively. This change was primarily due to an increase in accounts receivable, as more fully explained in Financial Highlights section, and the borrowings obtained from the lines of credit with the Government Development Bank.

The increase in net assets (total revenues over total expenses) of $1,677,679 is directly related to the increase in operating grants and contributions.

It is important to note that during the year ended June 30, 2013 the Municipality of San Juan accepted to pay the contributions amounting to $400,000 for 2011 - 2012 ($200,000) and 2012 - 2013 ($200,000), pursuant to the provision of Law No. 20 of July 10, 1992.

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Table 2 – Statement of Activities

	2013	2012	Change
Expenses:			
Salaries, wages and benefits	$ 1,078,705	$ 1,548,114	$ (469,409)
Improvements and development costs	3,862,429	4,730,379	(867,950)
Acquisition and relocation costs	1,439,390	742,463	696,927
Other program expenses	902,966	453,377	449,589
Depreciation	24,564	32,464	(7,900)
Interest on debt	1,903,063	1,545,135	357,928
	9,211,117	9,051,932	159,185
Program revenues:			
Operating grants and contributions	10,732,721	5,770,928	4,961,793
Net programs revenues (expenses)	1,521,604	(3,281,004)	4,802,608
General revenues	156,075	127,887	28,188
Changes in net assets	$ 1,677,679	$ (3,153,117)	$ 4,830,796

CAPITAL ASSETS

Capital assets consist mostly of land and structures, which were used to establish Company's premises. Other capital assets include equipment and vehicles.

CURRENT AND NEXT YEAR BUDGET

During the fiscal year ending June 30, 2013 Company's operating budget amounted to $2,603,403. Also, the Company has two credit lines with the Government Development Bank for Puerto Rico up to the amounts of $38 and $40 millions, each.

CONTACTING THE ADMINISTRATION AND FINANCE DEPARTMENT

The financial report is designed to provide citizens, taxpayers, customers, investors and creditors with a general overview of Company's finance and to show Company's accountability for the funds it receives. If you have questions about this report or need additional financial information, please contact the Administration and Finance Director at (787) 268-3138.

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COMPAÑÍA PARA EL DESARROLLO INTEGRAL
DE LA PENÍNSULA DE CANTERA
(A Component Unit of the Commonwealth of Puerto Rico)

STATEMENT OF NET ASSETS

JUNE 30, 2013

ASSETS

CURRENT ASSETS		
Cash		$ 1,543,067
Accounts receivables (Note 3):		
Commonwealth of Puerto Rico	$ 30,732,913	
Grant receivable	535,628	
Others	23,433	31,291,974
Notes receivable other, current portion (Note 4)		15,515
Prepaid expenses		48,078
Total current assets		32,898,634
NON-CURRENT ASSETS		
Note receivable related party (Notes 4 and 6)		5,093,495
Notes receivable other, long-term (Note 4)		549,504
Account receivable related party (net) (Notes 5 and 6)		310,853
Capital assets net of accumulated depreciation of $1,984,332 (Notes 1 and 7)		143,948
Property held for development and rehabilitation (Note 8)		847,162
Other assets – donated land (Note 11)		497,338
TOTAL ASSETS		$ 40,340,934

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES	
Lines of credit (Note 9)	$ 30,714,996
Accounts payable	2,680,524
Accrued liabilities	116,223
Total current liabilities	33,511,743
COMMITMENTS AND CONTINGENCIES (NOTE 10 AND 13)	
NET ASSETS (NOTES 1, 11 AND 12)	
Invested in capital assets	143,948
Restricted	497,338
Unrestricted	6,187,905
Total net assets	6,829,191
TOTAL LIABILITIES AND NET ASSETS	$ 40,340,934

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

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COMPAÑÍA PARA EL DESARROLLO INTEGRAL
DE LA PENÍNSULA DE CANTERA, INC.
(A Component Unit of the Commonwealth of Puerto Rico)

STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS

FOR THE YEAR ENDED JUNE 30, 2013

	Administration	Improvements and Development	Debt Service	Total
Expenses:				
Salaries, wages and fringe benefits	$ 798,659	$ 280,046	$ -	$ 1,078,705
Improvements and development cost	-	3,862,429	-	3,862,429
Acquisition and relocation costs	-	1,439,390	-	1,439,390
Other program expenses	902,966	-	-	902,966
Depreciation	24,564	-	-	24,564
Interests on debt	-	-	1,903,063	1,903,063
Total expenses	1,726,189	5,581,865	1,903,063	9,211,117
Program revenues (Notes 1, 2 and 9)				
Operating grants and contributions	939,844	7,889,814	1,903,063	10,732,721
Net program revenues (expenses)	$ (786,345)	$ 2,307,949	$ -	1,521,604
General revenues (Notes 1 and 2)				
Grant and contributions not restricted to specific programs				90,271
Interest income				65,804
Total general revenues				156,075
Change in net assets				1,677,679
Net assets, beginning of year				5,151,512
Net assets at end of year				$ 6,829,191

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

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COMPAÑÍA PARA EL DESARROLLO INTEGRAL
DE LA PENÍNSULA DE CANTERA
(A Component Unit of the Commonwealth of Puerto Rico)

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED JUNE 30, 2013

CASH FLOWS FROM OPERATING ACTIVITIES:		
Cash received from grantors and contributors		$ 3,131,649
Interests received		54,237
Interests paid		(1,974,989)
Cash paid to suppliers		(7,284,420)
Cash paid to employees		(1,067,123)
Net cash used by operating activities		(7,140,646)
CASH FLOWS FROM INVESTING ACTIVITIES:		
Proceeds from notes receivable, net		(2,433)
Purchases of capital assets		(6,025)
Net cash used in investing activities		(8,458)
CASH FLOWS FROM FINANCING ACTIVITIES:		
Proceeds from short-term borrowings		7,888,222
Repayments of short-term borrowings		(275,752)
Net cash provided by financing activities		7,612,470
NET INCREASE IN CASH AND CASH EQUIVALENTS		463,366
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR		1,079,701
CASH AND CASH EQUIVALENTS AT END OF YEAR		$ 1,543,067
RECONCILIATION OF CHANGES IN NET ASSETS TO NET CASH USED BY OPERATING ACTIVITIES:		
Change in net assets		$ 1,677,679
Adjustments to reconcile change in net assets to net cash used by operating activities:		
Depreciation expense		24,564
Changes in assets and liabilities:		
Increase in receivables	$ (7,691,343)	
Decrease in prepaid expenses	2,477	
Decrease in accounts payable	(1,020,311)	
Decrease in accrued liabilities	(133,712)	(8,842,889)
Net cash used by operating activities		$ (7,140,646)

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

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COMPAÑÍA PARA EL DESARROLLO INTEGRAL
DE LA PENÍNSULA DE CANTERA
(A Component Unit of the Commonwealth of Puerto Rico)

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED JUNE 30, 2013

1. NATURE OF THE ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of the Organization

Compañía para el Desarrollo Integral de la Península de Cantera (the Company) is a public corporation and governmental instrumentality of the Commonwealth of Puerto Rico (the Commonwealth) created on July 10, 1992 pursuant to Act. No. 20. The Company will exits during a period of 20 years with, if granted by an executive order of the Governor of Puerto Rico, an extension of 5 additional years. The Company was created to establish and implement a comprehensive development plan for the Península de Cantera area. Its main function is to supervise and coordinate governmental efforts and also promote and manage private sector initiatives for the improvements and rehabilitation of the aforementioned area. Under the entity concept, the Company is a component unit of the Commonwealth's financial statements. On April 4, 2013, effective and from July 10, 2013, the Governor of Puerto Rico issued an executive order extending the life of the Company for three years. On July 5, 2013 was signed Law No. 53-2013 which amends Act No. 20 of 1992. This Law extends the life of the Company for a period of 20 years until 2033.

The significant accounting policies consistently applied in the preparation of the accompanying financial statement follows:

Basis of Accounting

The financial statements have been prepared on the accrual method of accounting.

Revenues Recognition

Operating Purposes

Funds restricted by the government, donor, grantor, or other outside party for particular operating purposes are deemed to be earned and reported as revenues when the Corporation has incurred expenditures in compliance with the specific restrictions. Such amounts received but not yet earned are reported as restricted deferred revenues. Unrestricted donations subject to matching requirements are deemed earned when the matching requirements are met.

Capital Expenditures

Donations received to finance capital projects are recorded as contributed capital and not as revenues.

Receivables

Future donations are recorded as revenues when the written commitment from donor is received.

The notes and accounts receivable are stated at their net realizable value.

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1. NATURE OF THE ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Company considers all unrestricted highly liquid investments with an initial maturity of three months or less to be cash equivalents.

Fair Value of Financial Instruments

The carrying amount of cash approximates fair values due to the short-term maturities of these instruments. The carrying amount of the pledges, accounts receivables, accounts payable and accrued liabilities approximate fair market values based on similar instruments negotiated in the marketplace.

Capital Assets

The Company defines capital assets, which include land, building, furniture and fixtures and equipment, as assets with an initial, individual cost of $500 or more and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Capital assets are depreciated using the straight line method over the following estimated useful lives:

Building	10 years
Equipment	5 years
Furniture and fixtures	5 years
Vehicles	5 years
Leasehold improvements	5 years

The Company's capital assets are reviewed for impairment in accordance with FASB ASC 360 "Accounting for the Impairment of Long-Lived Assets and for Long-Lived Assets to be Disposed Of", (formerly SFAS No. 144), whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. There were no impairment losses for the year ended June 30, 2013.

Liability for Compensated Absences

Employees are allowed to accrue monthly 2.5 days for vacation and 1.5 days for sick leave with a limit, not to exceed 30 days. Any excess over these amounts is paid to the employees during March of the next fiscal year and recorded as a current liability and expenditure in the financial statements as of June 30, 2013. Employees with ten year or more of service are entitled to receive sick leave accrued upon retirement.

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1. NATURE OF THE ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Employees Retirement Benefits

The employees of the Company are not entitled to participate in the Commonwealth's retirement plan, but any employee transferred to the Company from an other government entity who is covered by the Commonwealth's plan will retain all benefits vested until that moment and may continue participating in the Commonwealth's retirement plan while in the service of the Company. On September 20, 2011 the Company adopted a bonus plan for the retirement and retention of its employees (See Note 13).

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

2. CONCENTRATION OF RISK

Compañía para el Desarrollo Integral de la Península de Cantera maintains its cash accounts in higher rated commercial banks located in Puerto Rico. Commercial bank accounts are insured by the Federal Deposit Insurance Company (FDIC) up to $250,000. As of June 30, 2013 the significant concentration of credit risk for the insured cash amounted to $2,018,058.

3. RECEIVABLES

At June 30, 2013 the receivable from Government consist of contributions receivable from the Public Improvement Fund of the Commonwealth of Puerto Rico, to repay the outstanding balances of the Non Revolving Lines of Credit with the Government Development Bank. The balance includes the principal amount amounting to $30,714,996 and accrued interests of $17,917.

4. NOTES RECEIVABLE

Related party

Effective on July 5, 2007 the Company subscribed a promissory note in the amount of $5,711,935 due from a related party, Península Housing Investment Associates, SE (the Partnership), to formalize the outstanding balances of receivables and accrued interests. The note shall be collected in an installment, not later than July 12, 2032. The note bears interest at 5% per annum compounded semi-annually and the accrued interest shall be paid by the Partnership within seventy-five (75) days of the close of each calendar year. In connection with the transaction the Company entered into a Deed of Second Mortgage with the Partnership, to create a mortgage on the Partnership's property to guaranteed and secure the full and complete payment of the principal and interests on note. As of June 30, 2013 the balance of the note amounted to $5,093,495, including accrued interests amounting to $25,947.

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4. NOTES RECEIVABLE (CONTINUED)

Other

During the year 2010, the Company entered into financing agreements with residents of housing units granted by the Company. The notes bear interest at 7% and are guaranteed by real properties, located in Condominium Paseo del Conde. Interests and principal payments on notes are due monthly until maturity at June 30, 2036. Principal contractual maturities are as follows:

Year ending June, 30,	
2014	$ 15,515
2015	12,391
2016	13,287
2017	14,301
2018	15,225
Thereafter	494,300
	$ 565,019

5. LONG-TERM ACCOUNTS RECEIVABLE

The long-term accounts receivable consist of advances or payments made by the Company on behalf of Apoyo Empresarial para la Península de Cantera, Inc. (a related party) in the ordinary course of business. As of June 30, 2013 the net balance of long-term accounts receivable amounted to $310,853 ($972,821 less allowance for doubtful account amounted to $661,968).

6. RELATED PARTY

Apoyo Empresarial para la Península de Cantera, Inc. (Apoyo), a not-for-profit corporation incorporated in April 1992, is dedicated to promoting programs and projects to improve the quality of live of the Península de Cantera area. Its main function is to bring resources, support and funding available to it and will complement the work of the Company in regard to this area.

Península Housing Investment Associates, SE (the Partnership) is a limited partnership organized on December 15, 1998 as a real estate development partnership to develop and manage a low income housing tax credit development located in San Juan, Puerto Rico, known as Parque Victoria (the "Project"). The Project consists of six multi-story building containing one hundred two (102) residential apartment units and provides affordable housing to eligible low-income tenants. The units are rented to residents of the area where the Project is located.

Costs incurred for the development and construction of the housing project have been financed principally through advances from the Company. On December 20, 2001, the Company entered into an agreement with the Partnership to make advances from time to time in aggregate amount not to exceed $11.5 millions.

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6. RELATED PARTY (CONTINUED)

Approximately $9 million of this loan will be repaid from capital contributions to be made by limited investors once the construction of the project is completed and certain conditions are met. The remaining balance of the loan, (expected to reach approximately $2.5 million at project completion) plus accrued interest at the rate of one half percent (.005) per year starting January 1, 2002, shall be payable in one installment thirty years from the date of receipt of a certificate of occupancy from the Regulations and Permits Administration, but in no event later than December 31, 2032. This loan is also secured by a mortgage over the rental units.

The original partners of the entity were Península Housing, Inc. (the Managing Partner), a corporation organized under the laws of the Commonwealth of Puerto Rico (with .01% ownership), as managing general partner and Apoyo as limited partner (with 99.99% ownership). The Company's actual Executive Director is also the President of the Board of Director of the Managing Partner. Effective December 20, 2001 the partnership agreement was amended to go into effect the admission of ESIC Citigroup CCDE Investment Fund LP as limited partnership, and the withdrawal of Apoyo as limited partner, and set forth more fully the rights and obligations of the general and limited partners. Apoyo became the developer, administrator and social services providers of the project.

7. CAPITAL ASSETS

Capital assets activity for the year ended June 30, 2013, was as follows:

Description	Beginning Balance	Additions	Retirements	Ending Balance
Land	$ 80,300	$ -	$ -	$ 80,300
Building	1,229,041	-	-	1,229,041
Furniture and fixtures	211,802	-	-	211,802
Equipment	328,885	6,025	-	334,910
Software	52,937	-	-	52,937
Vehicles	327,480	-	-	327,480
Leasehold improvements	2,649	-	-	2,649
Total capital assets	2,233,094	$ 6,025	$ -	2,239,119
Less: Accumulated depreciation:				
Building	$ 1,229,041	$ -	$ -	$ 1,229,041
Furniture and fixtures	206,452	3,552	-	210,004
Equipment	295,967	7,380	-	303,347
Software	51,903	804	-	52,707
Vehicles	284,595	12,828	-	297,423
Leasehold improvements	2,649	-	-	2,649
Total accumulated depreciation	2,070,607	$ 24,564	$ -	2,095,171
Capital assets, net	$ 162,487			$ 143,948

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7. CAPITAL ASSETS (CONTINUED)

The Company has active construction projects as of June 30, 2013. Total accumulated commitments for ongoing capital projects are composed as follows:

Construction of new housing units	$ 950,403
Acquisition, improvements and demolition of old housing units	4,022,084
Rehabilitation of housing units	1,074,703
General infrastructure projects	208,826
Social and economic development	6,740,641
Conservation and maintenance projects	1,563,272
	$ 14,559,929

8. PROPERTY HELD FOR DEVELOPMENT AND REHABILITATION

As of June 30, 2013, the property held for development and rehabilitation is summarized as follows:

Land	$ 399,225
Housing units	447,937
	$ 847,162

9. NOTES PAYABLE

On December 26, 2000, the Company entered into a Non Revolving Line of Credit Agreement (the Loan Agreement) with the Government Development Bank (the Lender), as authorized by the Joint Resolution No. 20 approved on February 16, 2000 by the Legislature of the Commonwealth of Puerto Rico, to finance the development and construction of low cost residential housing projects at the Península de Cantera area. The Loan Agreement provides for borrowings through June 30, 2040 (the Maturity Date) up to an amount of $38,000,000, the maximum amount of borrowings that may be outstanding under the Loan Agreement.

On October 12, 2004 the Legislature of the Commonwealth of Puerto Rico approved a Joint Resolution No. 2199 to authorized the Company to incur in obligations in an amount not to exceed $40,000,000 for the payments of costs incurred or to be incurred for the permanent improvements projects in the communities and sectors that constitute the Community of the Cantera Península. As a result the Company entered into an additional non revolving line of credit agreement with the lender. The Loan Agreement provides for borrowings through June 30, 2040 (the Maturity Date) up to a maximum amount of $40,000,000.

Under both agreements, borrowings bear interest at a variable rate and will be repaid, including the outstanding balance of borrowings, from appropriations from the Public Improvements Fund of the Commonwealth of Puerto Rico and as agreed by the Lender and the Office of Management Budget. The interest rate was 7% during the year ended June 30, 2013.

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9. NOTES PAYABLE (CONTINUED)

The changes in notes payable were as follows:

	Beginning Balance	Borrowings	Repayments	Ending Balance
$38 millions line of credit	$ 9,249,712	$ -	$ 82,303	$ 9,167,409
$40 millions line of credit	13,852,814	7,888,222	193,449	21,547,587
Total	$ 23,102,526	$ 7,888,222	$ 275,752	$ 30,714,996

10. COMMITMENT AND CONTINGENCIES

Litigations

The Company is a defendant in a case that is in the Puerto Rico Court in San Juan. The case arose from claims by a former employee alleging that she was subjected to a hostile work environment and that she was discriminated because she was a woman. She also sustains that she was dismissed without just cause from her employment and request the severance provided by Law No. 80. The suit seeks damage totaling $4,021,0000, approximately.

The Company agreed to pay the claims for an amount of $35,000, in a transactional hearing set for in January 2013. Accordingly, the legal claims paid during the year ended June 30, 2013, amounted to $35,000.

11. CONTRIBUTED CAPITAL

In 1999 the Company received grants from the Commonwealth of Puerto Rico for the development of low cost residential housing projects in the area known as Península de Cantera, San Juan, Puerto Rico. The grants were in cash ($2,000,000) and various tracts of land ($591,890). The Company did not consider practical to perform an appraisal of the land. The land value was estimated at $15.52/square meter based on a potential transaction for real estate in a tract of land close to the site of the donated land. Approximately $589,000 of the funds received were used to complete the "Centro Comunitario" including the acquisition of office equipment and perform other payments. This amount will be reimbursed from future unrestricted funds.

12. SUBSEQUENT EVENTS

Management of Company has evaluated subsequent event through November 26, 2013, the date which the financial statements were available to be issued.

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13. BONUS PLAN FOR RETIREMENT AND RETENTION OF EMPLOYEES

On September 20, 2011 the Company adopted a Bonus Plan for the Retirement and Retention of Employees (The Plan). The purpose of the Plan is to act as an incentive for the employees to stay with the Company until the end of its legal life span or cease of operations. To be eligible to participate in the Plan, employees must be working for the Company as of September 20, 2011, and remain working for the same until the end of its legal life and cease of operations, as stated by the Act.

Those employees that resign voluntarily or that terminated for reasons established in the Plan will not be eligible to participate. Employees that start working for the Company after September 20, 2011 will also be eligible.

Eligible employees will receive the following benefits, among others:

(a) The Company's initial contribution to establish a defined contribution plan (1165 (c)), which is equivalent to 9.275% of eligible employees' salary over the years of service in the Company. Additionally, beginning on July 1, 2012, employees shall receive a Company contribution of a maximum of 3% of their annual salary up to $10,000, while the Company exists.

Eligible executive and management employees shall receive a discretional bonus according the defined contribution plan approved by the Board of Directors, which is equivalent to 8.275% of the total compensation paid over the eligible employees' year of service in the Company from July 2002 to July 10, 2012.

The Company's total contribution to the defined contribution plan amounted to approximately $20,944 in 2012. No contribution was made during 2013.

(b) At the time to complete and terminate their functions, those eligible employees shall receive a bonus equivalent to one month salary plus one week for each full year of service, not to exceed three months salary.

Eligible employees that performed essential functions in the Company shall receive a discretional bonus in accordance to the parameters established in Sections 8.2 (4) (b) and 8.3 under Act No. 184, of August 3, 2004, as amended, not to exceed 25% of their salary.

(c) Eligible employees are entitled to other benefits, such as, Christmas bonus and the contribution to a health insurance plan for one year.

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