

Financial Statements

Leon County Research and Development Authority

*Years ended September 30, 2015 and 2014
with Report of Independent Auditors*

Leon County Research and Development Authority

Financial Statements

Years ended September 30, 2015 and 2014

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Report of Independent Auditors

The Board of Governors
Leon County Research and Development Authority

Report on the Financial Statements

We have audited the accompanying financial statements of the Leon County Research and Development Authority (the Authority), which comprise the statements of net position as of September 30, 2015 and 2014, and the related statements of revenues, expenses, and changes in net position, and cash flows for the years 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 audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Leon County Research and Development Authority, as of September 30, 2015 and 2014, and the changes in its net position and cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 2 to the financial statements, in the fiscal year ending September 30, 2015, the Authority implemented Governmental Accounting Standards Board (GASB) Statement No. 68, *Accounting and Financial Reporting for Pensions – an Amendment of GASB Statement No. 27*. The September 30, 2014 net position balance has been restated to reflect the implementation of the new standard. Our opinion is not modified with respect to these matters.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, Schedule of Proportionate Share of Net Pension Liability – Florida Retirement System, Schedule of Proportionate Share of Net Pension Liability – Florida Retirement System, Schedule of Proportionate Share of Net Pension Liability – Health Insurance Subsidy Program, and Schedule of Contributions – Health Insurance Subsidy Program, as listed in the table of contents, be presented to supplement the 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 audits of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 23, 2016, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Thomas Howell Ferguson P.A.

Tallahassee, Florida
June 23, 2016

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

As management of the Leon County Research and Development Authority (the Authority), we offer users of the Authority's financial statements this management discussion and analysis of the Authority's financial activities for the fiscal year ended September 30, 2015. Management's Discussion and Analysis is a narrative overview designed to: (a) assist a financial statement user in focusing on significant financial issues, (b) provide an overview of the Authority's financial activities, (c) identify changes in the Authority's financial position and operations, and (d) bring attention to individual concerns and issues. This discussion and analysis should be read in conjunction with the Authority's financial statements and notes to the financial statements which follow this section.

Financial Highlights

- On November 12, 2013, the Authority entered into a Memorandum of Understanding with Florida State University and Florida A&M University (the Universities) which outlines a restructuring plan, and establishes a framework for the continued operation of the Park. The Authority completed the transaction on March 18, 2014. The Authority transferred to the Universities ownership of the Shaw, Sliger and Centennial buildings and related improvements and fixtures, as well as the leasehold interest in 96 gross acres of developed and undeveloped land. In exchange, the Authority received from the Universities control of the leasehold interest and related subleases in the Johnson building, and the retirement of bonds associated with the Centennial Building. The financial impact of this restructuring transaction is further discussed below and in Note 10 to the financial statements.
- The Authority's total assets and deferred outflow of resources exceeded total liabilities and deferred inflow of resources as of September 30, 2015, by \$8.656 million (net position). Of this amount, \$4.135 million represents unrestricted net position that is available to meet ongoing obligations to tenants and creditors.
- Fund net position decreased by \$411,335. \$308,833 of the decrease is attributable to depreciation and amortization expense, and \$100,000 is attributable to a one-time fee the Authority paid to terminate a sublease which reacquired control of a leasehold interest in 2.42 acres of undeveloped land within the Park.
- Current assets consisting of cash and cash equivalents, accounts receivable, and prepaid expenses decreased by \$175,072 for the fiscal year 2015 from the fiscal year 2014. Current liabilities consisting of accounts payable and unearned revenue increased by \$5,977.
- Earnings on investments increased by \$23,141 to \$43,447 for fiscal year 2015 from \$20,306 for fiscal year 2014.
- No significant deficiencies in internal control over financial reporting were identified by the independent auditors for the years 2015 and 2014. There were two management comments provided by the independent auditors in their management letter for fiscal year 2015, and these have been addressed by management.

Leon County Research and Development Authority Management's Discussion and Analysis (continued)

Overview of the Financial Statements

While identified as a dependent special district, the Authority is not considered by Leon County, its governing authority, to be a component unit of Leon County. The Authority's financial statements consist of the financial statements and the notes to the financial statements. The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements.

Fund Financial Statements

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

GASB 68 Implemented

As more fully described in note 2 and note 6 to the financial statements, the Authority implemented Governmental Accounting Standards Board (GASB) Statement No. 68, *Accounting and Financial Reporting for Pensions – an Amendment of GASB Statement No. 27* which requires employers participating in cost-sharing defined benefit plans, such as the Florida Retirement System in which the Authority participates, to report the employer's proportionate share of the net pension liabilities of the defined benefit pension plans, and requires restatement of the Authority's beginning net position as of September 30, 2014 which is reflected below. Comparative information for the year ended, and as of, September 30, 2014 have also been restated below.

Leon County Research and Development Authority
Management's Discussion and Analysis (continued)

Enterprise Fund Analysis

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

Table 1
Statement of Net Position
As of September 30
(in thousands)

	2015	2014	2013	Change 2015	Change 2014
Assets					
Current assets	\$ 4,167	\$ 4,342	\$ 4,042	\$ (175)	\$ 300
Restricted assets	-	-	400	-	(400)
Noncurrent assets	4,569	4,807	11,458	(238)	(6,651)
Deferred outflows of resources	65	18	-	47	18
Total assets and deferred outflows of resources	<u>\$ 8,801</u>	<u>\$ 9,167</u>	<u>\$ 15,900</u>	<u>\$ (366)</u>	<u>\$ (6,733)</u>
Liabilities and deferred inflows of resources					
Current liabilities	\$ 40	\$ 34	\$ 437	\$ 6	\$ (403)
Noncurrent liabilities	86	65	2,958	21	(2,893)
Deferred inflows of resources	19	-	-	19	-
Total liabilities and deferred inflows of resources	<u>145</u>	<u>99</u>	<u>3,395</u>	<u>46</u>	<u>(3,296)</u>
Net Position					
Invested in capital assets net of related debt	4,521	4,807	8,612	(286)	(3,805)
Restricted	-	-	400	-	(400)
Unrestricted	4,135	4,261	3,493	(126)	768
Total net position	<u>8,656</u>	<u>9,068</u>	<u>12,505</u>	<u>(412)</u>	<u>(3,437)</u>
Total liabilities, deferred inflows of resources and net position	<u>\$ 8,801</u>	<u>\$ 9,167</u>	<u>\$ 15,900</u>	<u>\$ (366)</u>	<u>\$ (6,733)</u>

Capital Asset and Debt Administration

The majority of Authority assets are capital assets having a depreciated value of \$4.5 million and representing 51.7 percent of total assets. These capital assets primarily consist of Authority buildings leased to scientific research and development entities affiliated with institutions of higher education and other entities that foster economic development in affiliation with one or more institutions of higher education.

As a result of restructuring, in fiscal year 2014 the Authority transferred building, improvements and fixtures with a depreciated value of \$6.2 million to the Universities, and Florida A&M University retired the outstanding bonds of \$2.7 million.

Leon County Research and Development Authority
Management's Discussion and Analysis (continued)

Table 2
Statement of Revenue, Expenses, and Changes in Net Position
(in thousands)

The following table summarizes the changes in net position for the current and prior two years.

	2015	2014	2013	Change 2015	Change 2014
Operating revenues	\$ 729	\$ 868	\$ 1,238	\$ (139)	\$ (370)
Operating expenses	(1,184)	(1,210)	(1,311)	26	101
Operating income (loss)	(455)	(342)	(73)	(113)	(269)
Nonoperating revenues (expenses)	43	(37)	(100)	80	63
Change in net position before special items	(412)	(379)	(173)	(33)	(206)
Loss on transfer of operations	-	(3,058)	-	3,058	(3,058)
Change in net position	(412)	(3,437)	(173)	3,025	(3,264)
Net position at the beginning of the year, as restated	9,068	12,505	12,678	(3,437)	(173)
Net position at end of year	<u>\$ 8,656</u>	<u>\$ 9,068</u>	<u>\$ 12,505</u>	<u>\$ (412)</u>	<u>\$ (3,437)</u>

For the year ended September 30, 2015, Authority operating expenses exceeded operating revenues by \$454,782. Changes in net position before special items resulted in a decrease of \$411,335 for the current year as compared to a decrease of \$379,857 in 2014.

Total operating revenues decreased by \$138,934. This is attributed to a \$2,074 increase in common area maintenance fees, a \$6,350 decrease in management fees, a \$11,527 decrease in other income, and a decrease in lease revenue of \$123,131. The decreases in management fees and other income are predominately attributed to the restructuring. The net decrease in lease revenue is attributed to a \$262,465 decrease due to the restructuring, a decrease of \$5,813 in the Morgan Building, a decrease of \$4,262 in the Knight Building, an increase of \$139,312 due to the National Park Service lease in the Johnson Building, and an increase of \$10,097 in the Collins Building.

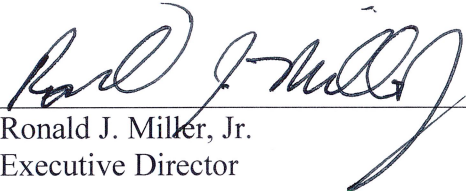
Total operating expenses decreased by \$26,212. Depreciation and amortization decreased by \$137,297 primarily as a result of the restructuring. Salaries and benefits decreased by \$27,601 and other expenses increased by \$14,737. Included in operating expenses was \$100,000 paid to terminate the sublease noted above. Also included in operating expenses is a bad debt reserve of \$22,511. Of this amount, \$16,336 is uncollectable claims for the reimbursement of legal fees in an eviction proceeding, and \$6,173 is uncollectable rents and expense reimbursements.

Leon County Research & Development Authority
Management's Discussion and Analysis (continued)

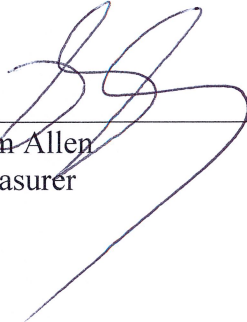
Contacting the Authority's Financial Management

This financial report is designed to provide a general overview of the Authority's accountability for the money it receives. If you have questions about this report or need additional financial information, please contact the Leon County Research and Development Authority's office at 1736 West Paul Dirac Drive, Tallahassee, Florida.

Respectfully submitted,



Ronald J. Miller, Jr.
Executive Director



Tom Allen
Treasurer

Leon County Research and Development Authority

Statements of Net Position

	September 30,	
	2015	2014
Assets		
Current assets:		
Cash and cash equivalents	\$ 2,636,793	\$ 2,805,586
Designated cash and cash equivalents	1,400,000	1,400,000
Accounts receivable - leases and other, net	115,577	132,090
Accrued interest receivable	2,487	2,733
Prepaid expenses and other current assets	12,469	1,989
Total current assets	<u>4,167,326</u>	<u>4,342,398</u>
Noncurrent assets:		
Other assets	48,662	-
Capital assets, net of accumulated depreciation	4,520,720	4,806,834
Total assets	<u>8,736,708</u>	<u>9,149,232</u>
Deferred outflows of resources		
Pension	64,996	17,855
Total deferred outflows of resources	<u>64,996</u>	<u>17,855</u>
Total assets and deferred outflows of resources	<u>\$ 8,801,704</u>	<u>\$ 9,167,087</u>
Liabilities, deferred inflows of resources and net position		
Current liabilities:		
Accounts payable and accrued expenses	\$ 39,843	\$ 33,866
Total current liabilities	<u>39,843</u>	<u>33,866</u>
Noncurrent liabilities:		
Unearned revenue	221	2,488
Net pension liability	86,076	63,190
Total noncurrent liabilities	<u>86,297</u>	<u>65,678</u>
Total liabilities	<u>126,140</u>	<u>99,544</u>
Deferred inflows of resources		
Pension	19,356	-
Total deferred inflows of resources	<u>19,356</u>	<u>-</u>
Net position:		
Net investment in capital assets	4,520,720	4,806,834
Unrestricted	4,135,488	4,260,709
Total net position	<u>8,656,208</u>	<u>9,067,543</u>
Total liabilities, deferred inflows of resources and net position	<u>\$ 8,801,704</u>	<u>\$ 9,167,087</u>

See accompanying notes.

Leon County Research and Development Authority

Statements of Revenues, Expenses, and Changes in Net Position

	Years ended September 30,	
	2015	2014
Operating revenues		
Leases	\$ 652,053	\$ 630,875
Leases (security for the Series 2005 Bonds)	-	144,309
Common area management fees	76,335	74,261
Management fees	-	6,350
Other income	645	12,172
Total operating revenues	<u>729,033</u>	<u>867,967</u>
Operating expenses		
Salaries and employee benefits	232,788	260,389
Depreciation and amortization expense	308,833	444,692
Lease termination fee	100,000	-
Other expenses	542,194	504,946
Total operating expenses	<u>1,183,815</u>	<u>1,210,027</u>
Operating loss	<u>(454,782)</u>	<u>(342,060)</u>
Nonoperating revenues (expenses)		
Interest income	43,447	20,306
Amortization of bond issuance costs	-	(1,535)
Interest on bonds	-	(56,568)
Total nonoperating revenue (expenses)	<u>43,447</u>	<u>(37,797)</u>
Change in net position before special items	<u>(411,335)</u>	<u>(379,857)</u>
Special items		
Loss from discontinued operations	<u>-</u>	<u>(3,057,716)</u>
Change in net position	<u>(411,335)</u>	<u>(3,437,573)</u>
Net position at beginning of year, as restated	<u>9,067,543</u>	<u>12,505,116</u>
Net position at end of year	<u>\$ 8,656,208</u>	<u>\$ 9,067,543</u>

See accompanying notes.

Leon County Research and Development Authority

Statements of Cash Flows

	Years ended September 30,	
	2015	2014
Operating activities		
Cash received from tenants	\$ 725,967	\$ 801,891
Other cash receipts	17,312	12,172
Cash payments to tenant for lease termination fee	(100,000)	
Cash payments to suppliers for goods and services	(551,060)	(496,201)
Cash payments to employees	(233,078)	(208,171)
Net cash (used in) provided by operating activities	<u>(140,859)</u>	<u>109,691</u>
Capital and related financing activities		
Purchase of capital assets	(21,281)	(36,107)
Payments of capitalized fees	(50,100)	-
Proceeds received from tenant for bond payment	-	2,745,976
Principal paid on bonds	-	(2,803,244)
Interest paid on bonds	-	(60,275)
Net cash used in capital and related financing activities	<u>(71,381)</u>	<u>(153,650)</u>
Investing activities		
Interest and dividends on investments	43,447	17,747
Net cash provided by investing activities	<u>43,447</u>	<u>17,747</u>
Net decrease in cash and cash equivalents	(168,793)	(26,212)
Cash and cash equivalents at beginning of year	4,205,586	4,231,798
Cash and cash equivalents at end of year	<u>\$ 4,036,793</u>	<u>\$ 4,205,586</u>
Reconciliation of operating (loss) income to net cash (used in) provided by operating activities		
Operating loss	\$ (454,782)	\$ (342,060)
Adjustments to reconcile operating (loss) income to net cash (used in) provided by operating activities:		
Depreciation and amortization	308,833	444,692
Changes in operating assets and liabilities:		
Unearned revenue and net pension liability	20,619	(54,041)
Accounts receivable	16,513	63,327
Prepaid expenses and other assets	(57,375)	(5,625)
Accounts payable and accrued expenses	25,333	3,398
Net cash (used in) provided by operating activities	<u>\$ (140,859)</u>	<u>\$ 109,691</u>
Cash and cash equivalents consist of:		
Cash and cash equivalents	\$ 2,636,793	\$ 2,805,586
Designated cash and cash equivalents	1,400,000	1,400,000
Total	<u>\$ 4,036,793</u>	<u>\$ 4,205,586</u>
Supplemental disclosures of cash flow information		
Transfer of capital assets due to restructuring	\$ -	\$ 6,201,427

See accompanying notes.

Leon County Research and Development Authority

Notes to Financial Statements

Years ended September 30, 2015 and 2014

1. Summary of Significant Accounting Policies

Description of Organization

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

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

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

Basis of Accounting

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

Revenue Recognition

Operating revenues – Operating revenues generally result from providing services in connection with ongoing operations. Operating revenues consist of lease, maintenance, management, and common area management fee revenues collected from tenants. Operating revenues are recognized as revenue in the period earned.

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

Leon County Research and Development Authority

Notes to Financial Statements

1. Summary of Significant Accounting Policies (continued)

Cash and Cash Equivalents

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

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

Accounts Receivable

Accounts receivable consists of amounts due from tenants for leases, common area fees, maintenance fees, and management fees.

The Authority provides an allowance for doubtful accounts based upon the anticipated collectability of each specific account. At September 30, 2015 and 2014, the Authority has recorded an allowance of \$22,511 and \$0, respectively.

Capital Assets

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

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

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

Leon County Research and Development Authority

Notes to Financial Statements

1. Summary of Significant Accounting Policies (continued)

Pension

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

Amortization

The costs of obtaining bonded debt were deferred and amortized over the life of the bonds using the straight line method.

Subsequent Events

The Authority has evaluated subsequent events through June 23, 2016, the date the financial statements were available to be issued. During the period from September 30, 2015 to June 23, 2016, the Authority did not have any material recognizable subsequent events, except as noted in Note 8.

Use of Estimates

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

2. Accounting Changes and Prior Period Adjustment

Governmental Accounting Standards Board (GASB) Statement No. 68

The Authority implemented GASB Statement No. 68, *Accounting and Financial Reporting for Pensions – an Amendment of GASB Statement No. 27*, effective for fiscal years beginning after June 15, 2014. GASB No. 68 requires employers participating in cost-sharing multiple-employer defined benefit plans to report the employer's proportionate share of the net pension liabilities of the defined benefit pension plans, which includes restating beginning net position. As such, net position of the Authority at September 30, 2014 decreased by \$45,335 as a result of the implementation. The Authority's proportionate share of the net pension liabilities at September 30, 2014 totaled \$63,190.

Leon County Research and Development Authority

Notes to Financial Statements

3. Ground Lease

The Authority entered into an agreement on January 28, 1980, with the State of Florida Board of Trustees of the Internal Improvement Trust Fund (the Board) to lease Park lands from the Board comprised of 207.92 acres for a period of 94 years. The agreement does not call for any lease payments from the Authority but specifies that the Park lands shall be used for research, design, development, light manufacturing and assembly, and educational and related purposes in furtherance of essential public purposes. In prior years, the Authority transferred its leasehold interest in approximately 33 acres to Florida State University. On March 18, 2014, the Authority transferred its leasehold interest in approximately 96 gross acres of developed and undeveloped Park land to Florida State University and Florida A&M University (see Note 10 related to the restructuring transaction.)

4. Long-term Debt

Centennial Building Project – On December 21, 2005, the Authority entered into an agreement with Wells Fargo Bank, N.A. (formerly Wachovia Bank, N.A.), relating to the issuance of the \$3,700,000 Leon County Research and Development Authority Lease Revenue Bond, Series 2005 (the Series 2005 Bonds). The proceeds of the bond issue were used to renovate approximately 18,000 square feet of existing space in the Centennial Building, and for an expansion of approximately 6,000 square feet for a high voltage, high current physics facility for use by Florida A&M University.

In addition, a portion of the bond proceeds were used to refund the remaining un-refunded portion of the Leon County Research and Development Authority Revenue Refunding Bond, Series 2000C (Series C) issued in 2000. The bonds were secured by pledged lease revenues from Florida A&M University for space leased in the Centennial Building. The bonds were retired early on March 13, 2014 with funds provided by Florida A&M University as a result of the restructuring transaction (see Note 10.)

5. Unearned Revenue

Shaw Building Project – On December 30, 2005, with funds provided by the Florida State University Research Foundation, the Authority redeemed \$2,483,811 of outstanding bonds associated with constructing and equipping the Shaw Building. The funds provided by the Research Foundation were considered to be advance lease payments to the Authority and were amortized over the remaining term of the lease. Advance lease payments recognized as revenue for the fiscal year ended September 30, 2014 were \$114,556. The remaining unamortized balance of \$439,682, as of March 18, 2014, was recognized in income as a result of the restructuring transaction (see Note 10.) Also see Note 8 regarding lease obligations associated with this building.

Leon County Research and Development Authority

Notes to Financial Statements

6. Retirement Plan

General Information about the Florida Retirement System (FRS)

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

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

The Authority's pension expense totaled \$12,424 for the fiscal year ended September 30, 2015.

FRS Pension Plan

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

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

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

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

Leon County Research and Development Authority

Notes to Financial Statements

6. Retirement Plan (continued)

FRS Pension Plan (continued)

Employees enrolled in the Plan prior to July 1, 2011, vest at 6 years of creditable service and employees enrolled in the Plan on or after July 1, 2011, vest at 8 years of creditable service. All vested members, enrolled prior to July 1, 2011, are eligible for normal retirement benefits at age 62 or at any age after 30 years of service. All members enrolled in the Plan on or after July 1, 2011, once vested, are eligible for normal retirement benefits at age 65 or any time after 33 years of creditable service. Employees enrolled in the Plan may include up to 4 years of credit for military service toward creditable service. The Plan also includes an early retirement provision; however, there is a benefit reduction for each year a member retires before his or her normal retirement date. The Plan provides retirement, disability, death benefits, and annual cost-of-living adjustments to eligible participants.

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

Benefits Provided

Benefits under the Plan are computed on the basis of age and/or years of service, average final compensation, and service credit. Credit for each year of service is expressed as a percentage of the average final compensation. For members initially enrolled before July 1, 2011, the average final compensation is the average of the 5 highest fiscal years' earnings; for members initially enrolled on or after July 1, 2011, the average final compensation is the average of the 8 highest fiscal years' earnings. The total percentage value of the benefit received is determined by calculating the total value of all service, which is based on retirement plan and/or the class to which the member belonged when the service credit was earned. Members are eligible for in-line-of-duty or regular disability and survivors' benefits.

Leon County Research and Development Authority

Notes to Financial Statements

6. Retirement Plan (continued)

Benefits Provided (continued)

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

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

As provided in Section 121.101, Florida Statutes, if the member is initially enrolled in the FRS before July 1, 2011, and all service credit was accrued before July 1, 2011, the annual cost-of-living adjustment is 3 percent per year. If the member is initially enrolled before July 1, 2011, and has service credit on or after July 1, 2011, there is an individually calculated cost-of-living adjustment. The annual cost-of-living adjustment is a proportion of 3 percent determined by dividing the sum of the pre-July 2011 service credit by the total service credit at retirement multiplied by 3 percent. Plan members initially enrolled on or after July 1, 2011, will not have a cost-of-living adjustment after retirement.

Leon County Research and Development Authority

Notes to Financial Statements

6. Retirement Plan (continued)

Contributions

Prior to July 1, 2011, the FRS was noncontributory for employees. Beginning July 1, 2011, employees who are not participating in DROP are required to contribute 3% of their salary to the FRS. The Authority is required to contribute at an actuarially-determined rate. Contribution rates for the 2014-2015 fiscal year are as follows:

<u>Class</u>	<u>Percent of Gross Salary</u>	
	<u>Employee</u>	<u>Employer (1)</u>
FRS, Regular	3.00	7.37
FRS, Senior Management Services	3.00	21.14
Elected Officers	3.00	43.24
FRS, Special Risk	3.00	19.82
Deferred Retirement Option Program – Applicable to Members from All of the Above Classes	N/A	12.28
FRS Reemployed Retiree	(2)	(2)

Notes: (1) These Employer rates include 1.26 percent for the postemployment health insurance subsidy. Also, employer rates, other than for DROP participants, include 0.04 percent for administrative costs of the Investment Plan.

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

The Authority's contributions, including employee contributions, to the defined benefit pension plan totaled \$15,210 for the fiscal year ended September 30, 2015, excluding HIS plan contributions.

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

At September 30, 2015, the Authority reported a liability of \$30,111 for its proportionate share of the net pension liability. The net pension liability was measured as of September 30, 2015, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2015. The Authority's proportionate share of the net pension liability was based on the Authority's 2014-15 fiscal year contributions relative to the total 2014-15 fiscal year contributions of all participating members. At September 30, 2015, the Authority's proportionate share was 0.000233 percent, which was an increase of 0.000055 percent from its proportionate share measured as of September 30, 2014.

Leon County Research and Development Authority

Notes to Financial Statements

6. Retirement Plan (continued)

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

For the fiscal year ended September 30, 2015, the Authority recognized pension expense of \$2,403. In addition, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

<u>Description</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 3,179	\$ (714)
Change of assumptions	1,999	-
Net difference between projected and actual earnings on FRS pension plan investments	10,606	(17,796)
Changes in proportion and differences between Authority FRS contributions and proportionate share of contributions	24,296	-
Authority FRS contributions subsequent to the measurement date	961	-
	<hr/>	<hr/>
Total	<u>\$ 41,040</u>	<u>\$ (18,510)</u>

The deferred outflows of resources related to pensions totaling \$961 resulting from the Authority contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the fiscal year ended September 30, 2016. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year Ended September 30,</u>	
2016	\$ 5,330
2017	5,330
2018	5,330
2019	5,330
2020	2,563
Thereafter	413
Total	<u>\$ 24,296</u>

Leon County Research and Development Authority

Notes to Financial Statements

6. Retirement Plan (continued)

Actuarial Assumptions

The total pension liability in the July 1, 2015, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.60 percent
Salary increases	3.25 percent, including inflation
Investment rate of return	7.65 percent, net of pension plan investment expense, including inflation

Mortality rates were based on the Generational RP-2000 with Projection Scale BB table.

The actuarial assumptions used in the July 1, 2015, valuation were based on the results of an actuarial experience study for the period July 1, 2008, through June 30, 2013. There were no changes in actuarial assumptions as of June 30, 2015.

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

Asset Class	Target Allocation ¹	Annual Arithmetic Return	Compound Annual (Geometric) Return	Standard Deviation
Cash	1.00%	3.11%	3.10%	1.65%
Intermediate-Term Bonds	18.00%	4.18%	4.05%	5.15%
High Yield Bonds	3.00%	6.79%	6.25%	10.95%
Broad US Equities	26.50%	8.51%	6.95%	18.90%
Developed Foreign Equities	21.20%	8.66%	6.85%	20.40%
Emerging Market Equities	5.30%	11.58%	7.60%	31.15%
Private Equity	6.00%	11.80%	8.11%	30.00%
Edge Funds / Absolute Return	7.00%	5.81%	5.35%	10.00%
Real Estate (Property)	12.00%	7.11%	6.35%	13.00%
 Total	 100.00%			
 Assumed Inflation – Mean		 2.60%		 2.00%

¹ As outlined in the Plan's investment policy.

Leon County Research and Development Authority

Notes to Financial Statements

6. Retirement Plan (continued)

Discount Rate

The discount rate used to measure the total pension liability was 7.65 percent. The plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the total pension liability is equal to the long-term expected rate of return.

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

The following presents the Authority's proportionate share of the net pension liability calculated using the discount rate of 7.65 percent, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (6.65 percent) or 1 percentage point higher (8.65 percent) than the current rate:

	1% Decrease (6.65%)	Current Discount Rate (7.65%)	1% Increase (8.65%)
Authority's proportionate share of the net pension liability - FRS	\$78,024	\$30,111	\$(9,761)

Pension Plan Fiduciary Net Position

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

HIS Pension Plan

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

Leon County Research and Development Authority

Notes to Financial Statements

6. Retirement Plan (continued)

Benefits Provided

For the fiscal year ended September 30, 2015, eligible retirees and beneficiaries received a monthly HIS payment equal to the number of years of creditable service completed at the time of retirement multiplied by \$5. The payments are at least \$30 but not more than \$150 per month, pursuant to Section 112.363, Florida Statutes. To be eligible to receive a HIS benefit, a retiree under a State-administered retirement system must provide proof of health insurance coverage, which can include Medicare.

Contributions

The HIS Plan is funded by required contributions from FRS participating employers as set by the Florida Legislature. Employer contributions are a percentage of gross compensation for all active FRS members. For the fiscal year ended September 30, 2015, the contribution rate was 1.26 percent through June 30, 2015 and 1.66 percent of payroll pursuant to section 112.363, Florida Statutes. The Authority contributed 100 percent of its statutorily required contributions for the current and preceding 3 years. HIS Plan contributions are deposited in a separate trust fund from which HIS payments are authorized. HIS Plan benefits are not guaranteed and are subject to annual legislative appropriation. In the event the legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or canceled.

The Authority's contributions to the HIS Plan totaled \$2,291 for the fiscal year ended September 30, 2015.

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

At September 30, 2015, the Authority reported a net pension liability of \$55,965 for its proportionate share of the net pension liability. The net pension liability was measured as of September 30, 2015, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2015. The Authority's proportionate share of the net pension liability was based on the Authority's 2014-15 fiscal year contributions relative to the total 2014-15 fiscal year contributions of all participating members. At September 30, 2015, the Authority's proportionate share was 0.000549 percent, which was a decrease of 0.000011 percent from its proportionate share measured as of September 30, 2014.

Leon County Research and Development Authority

Notes to Financial Statements

6. Retirement Plan (continued)

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

For the fiscal year ended September 30, 2015, the Authority recognized pension expense of \$4,169. In addition, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

<u>Description</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ —	\$ —
Change of assumptions	4,403	—
Net difference between projected and actual earnings on HIS pension plan investments	30	—
Changes in proportion and differences between Authority HIS contributions and proportionate share of HIS contributions	17,148	(846)
Authority contributions subsequent to the measurement date	706	—
	<hr/>	<hr/>
Total	<u>\$ 22,288</u>	<u>\$ (846)</u>

The deferred outflows of resources totaling \$706 was related to pensions resulting from Authority contributions subsequent to the measurement date and will be recognized as a reduction of the net pension liability in the fiscal year ending September 30, 2016. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year Ended September 30,</u>	
2016	\$ 3,161
2017	3,161
2018	3,161
2019	3,161
2020	3,161
Thereafter	497
Total	<u>\$ 16,302</u>

Leon County Research and Development Authority

Notes to Financial Statements

6. Retirement Plan (continued)

Actuarial Assumptions

The total pension liability in the July 1, 2015, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.60 percent
Salary increases	3.25 percent, including inflation
Municipal bond rate	3.80 percent

Mortality rates were based on the Generational RP-2000 with Projected Scale BB table.

The actuarial assumptions used in the July 1, 2015, valuation were based on the results of an actuarial experience study for the period July 1, 2008, through June 30, 2013. As of June 30, 2015, the municipal rate used to determine total pension liability decreased from 4.29% to 3.80%.

Discount Rate

The discount rate used to measure the total pension liability was 3.80 percent. In general, the discount rate for calculating the total pension liability is equal to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the HIS benefit is essentially funded on a pay-as-you-go basis, the depletion date is considered to be immediate, and the single equivalent discount rate is equal to the municipal bond rate selected by the plan sponsor. The Bond Buyer General Obligation 20-Bond Municipal Bond Index was adopted as the applicable municipal bond index.

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

The following presents the Authority's proportionate share of the net pension liability calculated using the discount rate of 3.80 percent, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (2.80 percent) or 1 percentage point higher (4.80 percent) than the current rate:

Leon County Research and Development Authority

Notes to Financial Statements

6. Retirement Plan (continued)

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

	1% Decrease (2.80%)	Current Discount Rate (3.80%)	1% Increase (4.80%)
Authority’s proportionate share of the net pension liability – HIS	\$63,770	\$55,965	\$49,457

Pension Plan Fiduciary Net Position

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

FRS Investment Plan

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

As provided in Section 121.4501, Florida Statutes, eligible FRS members may elect to participate in the Investment Plan in lieu of the FRS defined benefit plan. Authority employees already participating in DROP are not eligible to participate in the Investment Plan. Employer and employee contributions are defined by law, but the ultimate benefit depends in part on the performance of investment funds. Service retirement benefits are based upon the value of the member’s account upon retirement. Benefit terms, including contribution requirements, are established and may be amended by the Florida Legislature. The Investment Plan is funded with the same employer and employee contributions rates, that are based on salary and membership class (Regular Class, Senior Management Service Class, etc.), as the FRS defined benefit plan. Contributions are directed to individual member accounts, and the individual members allocate contributions and account balances among various approved investment choices. Costs of administering the plan, including the FRS Financial Guidance Program, are funded through an employer contribution of 0.04 percent of payroll and by forfeited benefits of plan members.

Leon County Research and Development Authority

Notes to Financial Statements

6. Retirement Plan (continued)

FRS Investment Plan (continued)

For all membership classes, employees are immediately vested in their own contributions and are vested after 1 year of service for employer contributions and investment earnings regardless of membership class. If an accumulated benefit obligation for service credit originally earned under the FRS Pension Plan is transferred to the Investment Plan, the member must have the years of service required for FRS Pension Plan vesting (including the service credit represented by the transferred funds) to be vested for these funds and the earnings on the funds. Non-vested employer contributions are placed in a suspense account for up to 5 years. If the employee returns to FRS-covered employment within the 5 year period, the employee will regain control over their account. If the employee does not return within the 5 year period, the employee will forfeit the accumulated account balance. For the fiscal year ended September 30, 2015, the information for the amount of forfeitures was unavailable from the SBA; however, management believes that these amounts, if any, would be immaterial to the Authority.

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

The Authority's Investment Plan pension expense totaled \$5,559 for the fiscal year ended September 30, 2015.

Deferred Compensation Program

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

The custodian shall hold the assets for the exclusive benefit of the participants and beneficiaries and the assets may not be diverted to any other use. Contributions to the plan for the years ended September 30, 2015 and 2014 were \$14,200 and \$8,047, respectively.

Leon County Research and Development Authority

Notes to Financial Statements

7. Commitments and Contingencies

Master Plan Update and Future Park Development – The Authority’s Planned Unit Development (PUD) master development plan for the Park was amended and approved May 15, 2013. As of September 30, 2015 and 2014, \$754,961 has been incurred and capitalized as park development costs. The costs are being amortized over a period of 10 years. Accumulated amortization of these costs is \$568,825 and \$515,115 as of September 30, 2015 and 2014, respectively. Such costs are for various projects including Park amenities, a business incubator program, PUD/DRI, landscaping and park beautification, and other miscellaneous expenses.

Economic Development – Corporate Location Agreement – The Authority entered into an agreement on January 6, 2006, with the City of Tallahassee and Danfoss Turbocor Compressors Inc. (Danfoss) for the construction of a facility to house the Tallahassee operation of Danfoss. The agreement calls for the City of Tallahassee and the Authority to jointly construct the facility at a cost to the City of Tallahassee and the Authority of \$4.5 million. In addition, the City of Tallahassee and the Authority have agreed to reimburse Danfoss’ special building requirements, up to a maximum amount equal to the lesser of \$200,000 or the amount by which the total of all design and construction costs is less than \$4.8 million. Upon completion, the Authority would own 20% of the building. The Authority has incurred and capitalized costs of \$66,116 as of September 30, 2015 and 2014. The costs are being amortized over a period of 10 years. Accumulated amortization of these costs is \$59,502 and \$52,891 as of September 30, 2015 and 2014, respectively.

Agreement Among Tenants in Common – On January 6, 2006, the Authority and the City of Tallahassee entered into an “Agreement Among Tenants in Common.” The purpose of this co-tenancy is for the construction, ownership, management, and leasing of a building to be occupied by Danfoss. The term of the co-tenancy is fifty (50) years, commencing on January 6, 2006, and ending on January 6, 2056, unless sooner terminated by the tenants in common. The ownership and the operating interests in the co-tenancy is 20% for the Authority and 80% for the City of Tallahassee. Contributions by the Authority include Lots 1D, 2D, and 3D to the co-tenancy by leasing these properties for one dollar (\$1.00) per year for 20 years, and for fair market value for the remaining 30 years. The City is to provide up to \$4,750,000 for construction of the building. The Authority was to provide up to \$450,000 for construction of the building.

Effective October 26, 2015, an amendment to this agreement was made which removed the Authority’s \$450,000 construction obligation and adjusted the ownership interests in the co-tenancy for the Authority and the City of Tallahassee to 16.2% and 83.8%, respectively.

According to the co-tenancy agreement, any sublease of the property and building will require the tenant to pay all maintenance and operational expenses, rent, utilities, insurance, common area fees, and taxes.

Leon County Research and Development Authority

Notes to Financial Statements

7. Commitments and Contingencies (continued)

City of Tallahassee Ground Lease – On January 6, 2006, the Authority and the City of Tallahassee entered into a ground lease. The terms of the lease include rental of Lots 1D, 2D, and 3D as set forth in the Innovation Park/Tallahassee Amended Final Development Plan dated November 20, 1992. The term of the ground lease is for fifty (50) years, commencing on January 6, 2006, and ending on January 6, 2056. The City of Tallahassee, as tenant, will pay the Authority the sum of one dollar (\$1.00) per year for 20 years, and fair market value for the remaining 30 years.

On May 26, 2015, Danfoss exercised its option to purchase the property constructed and leased under the Agreement Among Tenants In Common. As a result, effective October 26, 2015, the Authority and the City sold the building to Danfoss, terminated the ground lease with Danfoss, terminated the Corporate Location Agreement, terminated the Agreement Among Tenants in Common, and terminated the Ground lease between the Authority and City. The distributions of funds from the sale of the building were \$3,431,684 to the City and \$79,241 to the Authority. Concurrently, Danfoss and the Authority entered into a ground lease for Lots 1D, 2D and 3D through January 28, 2074 for \$1.00 per year.

Sunnyland Solar Ground Lease – On August 3, 2011, the Authority and Sunnyland Solar Re, LLC entered into a ground lease. The terms of the lease include rental of approximately 9.8 acres. The term of the ground lease is for seven (7) years, with an option to renew for two additional seven (7) year terms, for a total of twenty-one (21) years. Sunnyland Solar Re, LLC, as tenant, will pay the Authority the sum of \$7,000 per year for the term of the lease. As an inducement to enter into this lease, an entity related to the tenant, Inkbridge, LLC, transferred \$100,000 into an escrow account for unrestricted use by the Authority for purposes that will be determined by the Board in conjunction with Inkbridge, LLC. The Authority expended escrowed funds during the fiscal years ended September 30, 2015 and 2014 of \$35,000 and \$0, respectively.

8. Operating Leases

Sliger Building

On October 1, 2005, the Authority entered into a lease agreement with the Research Foundation for 100% of Sliger Building less Suite 100 Modules I and II of the Research Complex. The initial term of the lease was from October 1, 2005, through November 1, 2011. The monthly lease payment due under this agreement is \$470 for a management fee during the initial lease term. Upon expiration of the initial lease term, the management fee is calculated using the \$470 management fee plus the consumer price index increases for each year since October 1, 2005 (\$556 as of September 30, 2014). After the initial lease term, the lease automatically renews for additional 12 month periods unless the Research Foundation notifies the Authority no less than 12 months prior to the end of any lease term of its desire to terminate. In addition to the management fee, the Research Foundation is also responsible for the annual common area fees. This lease was terminated on March 18, 2014 as a result of the restructuring transaction (see Note 10.)

Leon County Research and Development Authority

Notes to Financial Statements

8. Operating Leases (continued)

Phipps Building

The agreement with the Florida Department of Transportation (FDOT) for the Phipps Building is for 11,661 square feet and requires monthly payments of \$10,719 beginning June 1, 2007, through May 31, 2022, with an option to renew for an additional five-year term.

Collins Building

On June 12, 2007, the Authority entered into an agreement with the Florida Department of Agriculture and Consumer Services (FDACS) for 25% of the Collins Building. The agreement is for 6,126 square feet and requires monthly payments of \$4,671 beginning July 1, 2007, through June 30, 2022, with an option to renew for an additional five-year term.

On July 1, 2013, the Authority entered into a lease agreement with Bing Energy International LLC (Bing), and has subsequently amended the agreement to increase leased space. The amended agreement is for 5,504 square feet in the Collins Building with monthly lease payments of \$4,280 through June 30, 2016 with options to renew for six additional one-year terms. As of April 15, 2016, Bing has been legally evicted.

Centennial Building

On December 1, 2006, the Authority entered into a lease agreement with Florida A & M University for the 26,700 square foot building referred to in Note 4. The agreement required a monthly lease payment in the amount of \$21,360 for the first year. Thereafter, lease payments would increase to \$25,858 per month for the duration of the lease term, with an option to renew on an annual basis at a reduced monthly rate of \$2,175. Under the terms of the lease, the Authority agreed to expand the square footage of the Centennial Building from 26,700 to 32,700 square feet and renovate approximately 18,000 square feet. This lease was terminated on March 18, 2014 as a result of the restructuring transaction (see Note 10.)

Johnson Building

On October 1, 2005, the Authority entered into a revised lease agreement with the Research Foundation for the Johnson Building. The initial term of the leasehold was from October 1, 2005, through November 1, 2011. The monthly lease payment due under this agreement was \$500 for a management fee during the initial lease term. The lease automatically renewed for an additional 12 month period unless the Research Foundation notified the Authority no less than 12 months prior to the end of any lease term of its desire to terminate. The lease rate was the management fee of \$500 plus the consumer price index increases for each year since October 1, 2005 (\$591 as of September 30, 2014). In addition to the management fee, the Research Foundation was also responsible for the annual common area fees. This lease was terminated on March 18, 2014 as a result of the restructuring transaction (see Note 10.)

Leon County Research and Development Authority

Notes to Financial Statements

8. Operating Leases (continued)

Also as a result of the restructuring transaction, on March 18, 2014, the Authority received the leasehold interest for two lease agreements with the Government of the United States of America for 17,306 square feet in the Johnson Building. These leases originally expired February 17, 2015 and October 23, 2015. On February 18, 2015, the Authority entered into a new lease agreement with the Government of the United States of America with monthly lease payments of \$22,065 through February 17, 2025, which replaced the two existing agreements.

Shaw Building

As described in Note 5, the Research Foundation leases the Shaw Building from the Authority and has advance-funded its lease obligation through December 23, 2015.

On October 1, 2005, the Authority entered into a revised lease agreement with the Research Foundation for the Shaw Building. Beginning January 1, 2006, the Research Foundation leased one hundred percent (100%) of the Shaw Building. The initial term of the leasehold was for 19 years, from November 24, 1996, through December 23, 2015. This lease was terminated on March 18, 2014 as a result of the restructuring transaction (see Note 10.)

Sliger and Morgan Buildings

During the years ended September 30, 2015 and 2014, the Authority recognized other short-term lease revenues from space in the Sliger and Morgan Buildings in the amount of \$182,085 and \$186,868, respectively.

Administrative Office

During the years ended September 30, 2015 and 2014, the Authority also recognized other short-term lease revenues from space in the Administrative Office in the amount of \$8,555 and \$8,313, respectively.

Common Area Management Fees

The Authority maintains all of the common area in the Park. Owners of long-term leases purchased from the Authority and certain other tenants are charged an annual common area fee based on the Park's adjusted annual administrative overhead costs divided by the developable acres. For the years ended September 30, 2015 and 2014, the Authority recognized common area revenue in the amount of \$76,335 and \$74,261, respectively.

Leon County Research and Development Authority

Notes to Financial Statements

8. Operating Leases (continued)

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

	September 30,					Total
	2016	2017	2018	2019	2020	
Johnson	\$ 264,781	\$ 264,781	\$ 264,781	\$ 264,781	\$ 288,430	\$ 1,347,554
DOT	128,635	128,635	128,635	128,635	128,635	643,175
DACS	56,053	56,053	56,053	56,053	56,053	280,265
Morgan	47,705	-	-	-	-	47,705
Admin Center	8,615	-	-	-	-	8,615
Ground leases	7,000	7,000	5,833	-	-	19,833
	<u>\$ 512,789</u>	<u>\$ 456,469</u>	<u>\$ 455,302</u>	<u>\$ 449,469</u>	<u>\$ 473,118</u>	<u>\$ 2,347,147</u>

9. Capital Assets

Following is a summary of the changes in capital assets for the year ending September 30, 2015:

Descriptions	Balance at September 30, 2014	Additions	Deletions	Balance at September 30, 2015
Buildings	\$ 8,801,343	\$ 20,074	\$ -	\$ 8,821,417
Equipment and furnishings	67,102	1,207	-	68,309
Improvements	128,452	-	-	128,452
Land	635,921	-	-	635,921
Park and development costs	754,961	-	-	754,961
	<u>10,387,779</u>	<u>21,281</u>	<u>-</u>	<u>10,388,986</u>
Accumulated depreciation	(5,580,945)	(307,395)	-	(5,888,340)
Total	<u>\$ 4,806,834</u>	<u>\$ (286,114)</u>	<u>\$ -</u>	<u>\$ 4,520,720</u>

Leon County Research and Development Authority

Notes to Financial Statements

10. Restructuring

On November 12, 2013, the Authority entered into a Memorandum of Understanding with Florida State University and Florida A&M University (the Universities) which outlines a restructuring plan, and establishes a framework for the continued operation of the Park. The Authority completed the transaction on March 18, 2014. The Authority transferred to the Universities ownership of the Shaw, Sliger and Centennial buildings and related improvements and fixtures, as well as the leasehold interest in 96 gross acres of developed and undeveloped land. In exchange, the Authority received from the Universities control of the leasehold interest and related subleases in the Johnson building, and the retirement of bonds associated with the Centennial Building. The loss for the fiscal year ended September 30, 2014 from the restructuring was comprised of:

Buildings and improvements transferred (net of accumulated depreciation)	\$ 6,201,427
Less: Bonds payable retired (net of unamortized bond issue costs)	(2,704,029)
Unearned revenue (unamortized balance)	<u>(439,682)</u>
Total loss from restructuring	<u>\$ 3,057,716</u>

Revenue and expenses related to operations transferred in the restructuring included in the Statements of Revenues, Expenses, and Changes in Net Position are:

	For the fiscal year ended September 30, 2014
Operating revenue	<u>\$ 279,813</u>
Operating expenses	(22,370)
Non-operating expenses	<u>(58,103)</u>
Net change	<u>\$ 199,340</u>

11. Designated Net Position and Cash and Cash Equivalents

The Board of Governors has designated unrestricted net position for each of the years ended September 30, 2015 and 2014 for future capital projects in the amount of \$1,400,000. In addition, the Board of Governors has designated cash and cash equivalents in the amount equal to the above designation.

12. Risk Management

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

Other Required Supplementary Information

Leon County Research and Development Authority

Required Supplementary Information

Year ended September 30, 2015

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

	Year Ending September 30,		
	2015	2014	2013
Proportion of the net pension liability	0.000233%	0.000178%	0.000033%
Proportionate share of the net pension liability	\$ 30,111	\$ 10,860	\$ 5,656
Covered-employee payroll	\$ 168,450	\$ 113,542	\$ 45,812
Proportionate share of the net pension liability as a percentage of its covered-employee payroll	17.88%	9.56%	12.35%
Plan fiduciary net position as a percentage of the total pension liability	92.00%	96.09%	88.54%

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

See report of independent auditors.

Leon County Research and Development Authority

Required Supplementary Information

Year ended September 30, 2015

Schedule of Contributions -
Florida Retirement System
Last 10 Fiscal Years

	Year Ending September 30,		
	2015	2014	2013
Contractually required contribution	\$ 5,684	\$ 3,888	\$ 442
Contributions in relation to the contractually required contribution	<u>(5,684)</u>	<u>(3,888)</u>	<u>(442)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered-employee payroll	\$ 168,450	\$ 113,542	\$ 45,812
Contributions as a percentage of covered-employee payroll	3.37%	3.42%	0.96%

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

See report of independent auditors.

Leon County Research and Development Authority

Required Supplementary Information

Year ended September 30, 2015

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

	Year Ending September 30,		
	2015	2014	2013
Proportion of the net pension liability	0.000549%	0.00056%	0.00028%
Proportionate share of the net pension liability	\$ 55,965	\$ 52,330	\$ 24,982
Covered-employee payroll	\$ 168,450	\$ 113,542	\$ 45,812
Proportionate share of the net pension liability as a percentage of its covered-employee payroll	33.22%	46.09%	54.53%
Plan fiduciary net position as a percentage of the total pension liability	0.50%	0.99%	1.78%

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

See report of independent auditors.

Leon County Research and Development Authority

Required Supplementary Information

Year ended September 30, 2015

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

	Year Ending September 30,		
	2015	2014	2013
Contractually required contribution	\$ 2,098	\$ 1,917	\$ 940
Contributions in relation to the contractually required contribution	<u>(2,098)</u>	<u>(1,917)</u>	<u>(940)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered-employee payroll	<u>\$ 168,450</u>	<u>\$ 113,542</u>	<u>\$ 45,812</u>
Contributions as a percentage of covered-employee payroll	1.25%	1.69%	2.05%

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

See report of independent auditors.

Other Reports

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

Audit Committee

Leon County Research and Development Authority

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Leon County Research and Development Authority (the Authority), which comprise the statement of net position as of September 30, 2015, and the related statements of revenues, expenses, and changes in net position, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated June 23, 2016.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

Thomas Howell Ferguson P.A.

Tallahassee, Florida
June 23, 2016

Management Letter

The Board of Governors
Leon County Research and Development Authority

Report on the Financial Statements

We have audited the financial statements of the Leon County Research and Development Authority (the Authority) as of and for the fiscal year ended September 30, 2015, and have issued our report thereon dated June 23, 2016.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*. Disclosures in this report, which are dated June 23, 2016, should be considered in conjunction with this management letter.

Additionally, our audit was conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General.

Prior Audit Findings

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

Financial Condition

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

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

Annual Financial Report

Sections 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, require that we apply appropriate procedures and report the results of our determination as to whether the annual financial report for the Authority for the fiscal year ended September 30, 2015, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2015. In connection with our audit, we determined that these two reports were in agreement.

Special District Component Units

Section 10.554(1)(i)5.d., Rules of the Auditor General, requires that we determine whether or not a special district that is a component unit of a county, municipality, or special district, provided the financial information necessary for proper reporting of the component unit, within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we determined that all special district component units provided the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

Other Matters

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. We had the following recommendation:

15-001 Current Contract Rates for Cash Disbursements

In connection with our testing of cash disbursements, we noted one instance where the documentation supporting the invoice paid had not been maintained but the original contract was available. In a separate instance, we noted where the rate per the invoice did not match the contract due to the vendor's error. We suggest that all contracts be kept on file and that documentation be requested for any rate changes. We also recommend that invoices are reviewed for compliance with contracts to ensure that internal worksheets used for tracking are updated with current rates.

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

Our management letter is intended solely for the information and use of management, the Board of Governors, the Leon County Board of County Commissioners, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties.

Thomas Howell Ferguson P.A.

Tallahassee, Florida
June 23, 2016



June 28, 2016

Auditor General
Local Government Audits/342
Claude Pepper Building, Room 401
111 West Madison Street
Tallahassee, FL 32399-1450

RE: WRITTEN STATEMENT OF EXPLANATION

The purpose of this letter is to serve as a written statement of explanation in accordance with Auditor General Rule 10.558(1) with the intent to provide the public with the explanations of corrective action designed to prevent recurrence of any findings in the auditor's reports and management letter. In the auditor's letter to the Board of Governors of the Leon County Research and Development Authority ("Authority") for the audit of the fiscal year ended September 30, 2015, the auditors noted:

"In connection with our testing of cash disbursements, we noted one instance where the documentation supporting the invoice paid had not been maintained but the original contract was available. In a separate instance, we noted where the rate per the invoice did not match the contract due to the vendor's error. We suggest that all contracts be kept on file and that documentation be requested for any rate changes. We also recommend that invoices are reviewed for compliance with contracts to ensure that internal worksheets used for tracking are updated with current rates."

The Authority agrees with, and has implemented, the suggestion and recommendation made by the auditors as noted above.

Sincerely,
Leon County Research and Development Authority

A handwritten signature in black ink, appearing to read "Ronald J. Miller, Jr." The signature is fluid and cursive.

Ronald J. Miller, Jr.
Executive Director