

**PERFORMING ARTS CENTER AUTHORITY  
BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2024**

# PERFORMING ARTS CENTER AUTHORITY

## TABLE OF CONTENTS

SEPTEMBER 30, 2024

Independent Auditors' Report	1-2
Management's Discussion and Analysis (unaudited)	3-11
Basic Financial Statements:	
Statements of Net Position	12
Statements of Revenues, Expenses and Changes in Net Position	13
Statements of Cash Flows	14
Notes to Basic Financial Statements	15-28
Compliance Section:	
Independent Auditors' Report on Compliance and on Internal Control over Financial Reporting and on Compliance and Other Matters based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	29
Management Letter In Accordance with the Rules of the Auditor General of the State of Florida	30-32
Independent Accountants' Report on Compliance Pursuant to Section 218.415 Florida Statutes	33

---

---

**INDEPENDENT AUDITORS' REPORT**

---

---



Accountants  
Advisors

## INDEPENDENT AUDITORS' REPORT

To the Board of Directors of the  
Performing Arts Center Authority  
Fort Lauderdale, Florida

### Report on the Audit of the Financial Statements

#### **Opinions**

We have audited the accompanying financial statements of the business-type activities of the Performing Arts Center Authority (the "Authority") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the reports of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the discretely presented component unit of the Authority, as of September 30, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the Broward Performing Arts Foundation, Inc., a discretely presented component unit. Those statements were audited by other auditors whose report has been furnished to us, and in our opinion, insofar as it relates to the amounts included for Broward Performing Arts Foundation, Inc., a discretely presented component unit, is based solely on the report of the other auditors.

#### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### **Emphasis of a Matter**

##### *Tri-Party Grant Agreement*

As per Article 6.4 of the Tri-Party Grant Agreement (the "Agreement") entered into by Broward County, the City of Fort Lauderdale, and the Authority, the Agreement requires an opinion whether the funds received by the Authority were expended in accordance with the original terms of the Agreement. Notes 17 and 18 includes required disclosures regarding funding received and amounts expended. Our opinion is not modified with respect to this matter.

#### **Responsibilities of Management for the Financial Statements**

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### **Auditors' Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements

are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

#### ***Required Supplementary Information***

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

#### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated January 30, 2025, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

*Caballero Fierman Llerena & Garcia, LLP*

Caballero Fierman Llerena & Garcia, LLP  
Hollywood, Florida  
January 30, 2025

---

---

**MANAGEMENT'S DISCUSSION AND ANALYSIS**

---

---

## PERFORMING ARTS CENTER AUTHORITY

Management's Discussion and Analysis  
For the Fiscal Year Ended September 30, 2024

The audited financial statements for the Performing Arts Center Authority (the "Authority"), d/b/a Broward Center for the Performing Arts (the "Center"), for its fiscal year ended September 30, 2024 is presented in the format and content required by the Governmental Accounting Standards Board.

As in previous years, the Authority presents its financial statements and results for the fiscal year ending September 30, 2024 on a full accrual basis and as a single enterprise fund. The financial statements also include its discretely presented component unit. Furthermore, the "Statements of Net Position", the "Statements of Revenues, Expenses and Changes in Net Position", and the "Statements of Cash Flows" are described below and presented after this Management's Discussion and Analysis.

The statement of net position provides information on the assets available to the Authority, as of the end of the fiscal year, to support future operations of the Authority and the liabilities owed by the Authority that have to be reduced or paid off by the liquidity of current or future assets. This statement also identifies the accumulated position of unrestricted and restricted capital contributions and the impact of net operating results and non-operating transactions that have transpired since the inception of the Authority. The statement of revenues, expenses, and changes in net position display the results from the normal operations of the activities managed by the Authority and the fiscal year's impact on the net position in the Authority's statement of net position. The statement of cash flows contains the positive and negative changes in the Authority's cash balance resulting from all the financing and operational activities of the Authority during the current fiscal year. The combination of these three statements provides the reader with a comprehensive overview of the Authority's operational results for this fiscal year and of its capabilities to support the future operations and management of the Authority and its venues.

### **Current Year Highlights:**

In FY2024, the live event business experienced a period of stabilization following years of rapid post-pandemic growth. Sales and attendance remained robust, with modest increases in worldwide grosses and slightly lower ticket prices. The Performing Arts Center Authority outperformed the industry, with ticket sales exceeding budget by 20%. Despite offering fewer Broadway performances than usual, the Broward Center benefited from an influx of new residents and strong demand for concerts, comedy, and children's programs. Fundraising and sponsorship results were exceptionally strong, surpassing the budget by 40% and providing significant support for education, programming, and operations. Rising costs stabilized this past year after three consecutive years of high inflation, leaving behind a higher cost structure in virtually all aspects of the business, especially insurance, facilities, and labor. While elevated costs and wage pressures continue to pose challenges, strong revenue growth and diligent cost management resulted in a healthy operating surplus.

The Authority, in its 33<sup>rd</sup> year of operations, hosted or presented 1027 performances and events which were attended by more than 612,000 attendees at the Broward Center for the Performing Arts (Center) and its affiliated venues, the Parker Playhouse (The Parker), the Rose and Alfred Miniaci Performing Arts Center, and the Aventura Arts and Culture Center. The Center's Broadway series returned with a season of seven titles and 95 performances, including *Annie*, *Funny Girl*, *Book of Mormon*, *Hadestown*, *Moulin Rouge*, *Mrs. Doubtfire*, and *Clue*. Audiences enjoyed many sold-out performances across diverse genres from concerts to comedy and family fare. Popular titles in the Center's 2,658-seat Au-Rene Theater included performances such as *David Foster & Katherine McPhee*, *Bob Weir*, *Taylor Tomlinson*, *Randy Rainbow*, *Diana Krall*, *Gipsy Kings*, *Johnny Mathis*, *Paul Anka*, *Bob Dylan*, *Matteo Lane*, *Beres Hammond*, *Paw Patrol*, *Harry Potter in Concert* among others.

The Broward Center's education programs have engaged more than 120,000 students of all ages through a variety of classes, workshops and performances. Our students ranged from the youngest participants in mommy and me classes, to the Student Enrichment in the Arts (SEAS) program with the Broward County Public School students, to adult acting and singing classes. The Authority's Summer Theater Camp – the ultimate performing arts camp experience – continued to sell to capacity, with rave reviews from parents and students.

The Center continues to be in the forefront of creating patron experiences that are as easy, rewarding, comfortable and satisfying as possible through its accessibility initiatives. The Center provides audio description, assisted listening devices, open captioning, sign language interpretation, braille/large print librettos, and wheelchairs at no cost to our patrons. Additionally, the Center continues its work relating to sensory-inclusive performances, which create a performing arts experience in a comfortable, relaxed, judgment-free zone that is welcoming to all families with those who have developmental disabilities and sensory sensitivities. During the year nine sensory-inclusive performances were offered for performances of *Peter Pan the Musical*, *Trolls the Musical*, *Magic of Kevin Spencer*, *Junie B. Jones*, *Brazilian Voices*, *The Ugly Duckling*, *Disney's Little Mermaid*, *The Nutcracker*, and *The Tales of Custard the Dragon*.

The Center's 584-seat Amature Theater presented 340 performances with more than 111,000 attendees, including 72 performances by the Authority's arts partner, the Slow Burn Theatre Company, with the titles *Into the Woods*, *Disney's The Little Mermaid*, *Sister Act*, *The Prom*, and *Spongebob The Musical*.

## PERFORMING ARTS CENTER AUTHORITY

Management's Discussion and Analysis  
For the Fiscal Year Ended September 30, 2024

The historic 1,147-seat Parker Playhouse, re-branded *The Parker*, presented 176 performances and close to 130,000 attendees. The Parker's sold-out titles included *Nate Jackson*, *Tony Hinchliffe*, *Our House*, *Douglas Murray*, *Mark Normand*, *ShxtsNGigs*, *Justin Willman: Illusionati Tour*, *Steve Trevino*, *Desi Banks*, *Kenny G* and more.

The Authority realized an operating gain of \$1,831,217 before depreciation of \$5,125,734 and before non-operating revenue (expense) of \$4,876,269, which is a decrease of \$1,971,825 over the prior year. This decrease was largely the result of fewer Broadway performances in the current year versus the prior year. There was an increase in non-operating revenue (net of non-operating expense) of \$1,069,549. This increase was the result of lower non-operating expenses, increase in capital contributions and increased Interest revenue. The operating gain and increase in non-operating revenue resulted in the positive change in net position of \$1,581,752 for the year.

The Authority continued to provide certain management services for the Broward Performing Arts Foundation, Inc. (the "Foundation"), a discretely presented component unit of the Authority. These services, which were implemented during fiscal year 2009, included fundraising and development services staffed through the Authority's development department, finance and accounting services, human resource services, general legal services, technology services, marketing services, and public relations services.

*Management's Discussion and Analysis continues on following page.*

**PERFORMING ARTS CENTER AUTHORITY**

Management's Discussion and Analysis  
For the Fiscal Year Ended September 30, 2024

<u>Assets</u>	<u>2024</u>	<u>2023</u>	<u>\$ Change</u>	<u>% Change</u>
Current assets	\$ 30,241,702	\$ 27,778,427	\$ 2,463,275	8.9%
Capital assets, net	70,551,686	74,012,632	(3,460,946)	-4.7%
Other non-current assets	403,459	464,049	(60,590)	-13.1%
<b>Total Assets</b>	<b>101,196,847</b>	<b>102,255,108</b>	<b>(1,058,261)</b>	<b>-1.0%</b>
 <u>Liabilities</u>				
Current liabilities	10,885,201	11,693,213	(808,012)	-6.9%
Long-term liabilities	5,207,449	7,039,449	(1,832,000)	-26.0%
<b>Total Liabilities</b>	<b>16,092,650</b>	<b>18,732,662</b>	<b>(2,640,012)</b>	<b>-14.1%</b>
 <u>Net Position</u>				
Net investment in capital assets	63,512,237	64,879,182	(1,366,945)	-2.1%
Restricted for construction	1,234,849	1,200,889	33,960	2.8%
Unrestricted	20,357,111	17,442,374	2,914,737	16.7%
<b>Total Net Position</b>	<b>\$ 85,104,197</b>	<b>\$ 83,522,445</b>	<b>\$ 1,581,752</b>	<b>1.9%</b>
 <u>Revenues</u>				
Programming revenues	\$ 35,856,255	\$ 39,680,810	\$ (3,824,555)	-9.6%
Services revenues	14,254,421	14,187,846	66,575	0.5%
Other revenues	4,047,268	3,318,457	728,811	22.0%
Governmental	1,550,814	1,512,440	38,374	2.5%
Contributions	6,110,422	4,285,632	1,824,790	42.6%
In-kind/donated services	1,333,306	1,184,021	149,285	12.6%
<b>Total Revenues</b>	<b>63,152,486</b>	<b>64,169,206</b>	<b>(1,016,720)</b>	<b>-1.6%</b>
 <u>Operating Expenses</u>				
Salaries & benefit expenses	15,494,964	13,138,114	2,356,850	17.9%
Programming expenses	29,926,371	32,498,419	(2,572,048)	-7.9%
Food & beverage	3,263,430	3,022,492	240,938	8.0%
General & administrative	11,303,198	10,523,118	780,080	7.4%
In-kind/donated services	1,333,306	1,184,021	149,285	12.6%
<b>Total Operating Expenses</b>	<b>61,321,269</b>	<b>60,366,164</b>	<b>955,105</b>	<b>1.6%</b>
<b>Operating Income/(Loss) before Depreciation and Non-Operating Revenues</b>	<b>1,831,217</b>	<b>3,803,042</b>	<b>(1,971,825)</b>	<b>-51.8%</b>
Depreciation Expense	5,125,734	5,145,476	(19,742)	-0.4%
<b>Operating Income/(Loss) before Non-Operating Revenues</b>	<b>(3,294,517)</b>	<b>(1,342,434)</b>	<b>(1,952,083)</b>	<b>-145.4%</b>
Capital contribution	3,835,004	3,174,004	661,000	20.8%
Non capitalizable project expenses	(2,433)	(78,235)	75,802	-96.9%
Capital project interest expenses	(234,457)	(325,282)	90,825	-27.9%
Capital project interest income	113	131	(18)	-13.7%
Other non-operating revenues	1,278,042	1,036,102	241,940	23.4%
<b>Total Non-Operating Revenues/(Expenses)</b>	<b>4,876,269</b>	<b>3,806,720</b>	<b>1,069,549</b>	<b>28.1%</b>
<b>Change in Net Position</b>	<b>1,581,752</b>	<b>2,464,286</b>	<b>(882,534)</b>	<b>-35.8%</b>
<b>Beginning Net Position</b>	<b>83,522,445</b>	<b>81,058,159</b>	<b>2,464,286</b>	<b>3.0%</b>
<b>Ending Net Position</b>	<b>\$ 85,104,197</b>	<b>\$ 83,522,445</b>	<b>\$ 1,581,752</b>	<b>1.9%</b>

## PERFORMING ARTS CENTER AUTHORITY

Management's Discussion and Analysis  
For the Fiscal Year Ended September 30, 2024

### **Analysis of Financial Position and Operations:**

Total assets were \$101,196,847 in fiscal year 2024, a decrease of \$1,058,261 from \$102,255,108 in fiscal year 2023. This reflects an increase of \$2,463,275 in current assets, a decrease of \$3,460,946 in capital assets and a decrease of \$60,590 in non-current assets. The increase in current assets is primarily a result of an increase in investments of \$2,778,043, an increase in due from other governments of \$1,417,519, an increase in prepaid assets of \$305,319 offset by a decrease in cash and cash equivalents of \$1,634,489. In addition, accounts receivables decreased by \$374,571 and inventory decreased by \$28,546. Included in cash and cash equivalents of \$2,787,676 are restricted cash and cash equivalents of \$1,234,849. The decrease of \$3,460,946 in capital assets is primarily related to the depreciation of the Parker Playhouse renovations and other capital projects. The decrease in non-current assets is due to depreciation of \$60,590 in the parking garage.

Total liabilities in fiscal year 2024 were \$16,092,650, a decrease of \$2,640,012 from \$18,732,662 in fiscal year 2023. This decrease is comprised of a decrease in current liabilities of \$808,012 and a decrease in long-term liabilities of \$1,832,000. The decrease in current liabilities reflects a decrease in accounts payable and accrued expenses of \$790,209, a decrease in deferred revenue of \$238,413, an increase in due to promoters of \$482,610 and a decrease in short-term note payable of \$262,000. The decrease in long-term liabilities is primarily due to a re-classification of the short-term portion from the Construction Loan Series 2013A by \$300,000, and the Capital Improvement Revenue Note, Series 2019 by \$1,532,000, which will become due in fiscal year 2025.

Total net position in fiscal year 2024 is \$85,104,197, an increase of \$1,581,752 from fiscal year 2023. The net investment in capital assets is \$63,512,237 in fiscal year 2024 and decreased by \$1,366,945 from \$64,879,182 in fiscal year 2023. Net position restricted for construction is \$1,234,849 and increased by \$33,960 from fiscal year 2023. Unrestricted net position is \$20,357,111 and increased by \$2,914,737 from fiscal year 2023. The operating income before depreciation is \$1,831,217 in fiscal year 2024, a decrease of \$1,971,825 from fiscal year 2023. The operating loss before non-operating revenues (expenses) in fiscal year 2024 is \$3,294,517, reflecting a negative change by \$1,952,083 from an operating loss before non-operating revenues (expenses) of \$1,342,434 in fiscal year 2023.

### **Analysis of the Authority's Operational Activities – General Assessment:**

During fiscal year 2024 the Authority hosted or presented 1027 performances and events which were attended by more than 612,000 patrons at the Center and its affiliated venues, Parker Playhouse, the Rose and Alfred Miniaci Performing Arts Center and the Aventura Arts and Culture Center. The Authority's own series consisted of 357 performances with more than 232,000 attendees. Over the past thirty years, 3.8 million Broward County school students have enjoyed free drama, dance, music, visual art and more, due to an innovative partnership between the Authority and the School Board of Broward County, Florida. One of the unique programs under the partnership, the Student Enrichment in Art & Science (SEAS) program, combines cultural exposure with a learning experience as students watch performances that relate to what they are learning in their classrooms. The SEAS program is nationally recognized as a collaborative program between the School Board and the Broward Center for the Performing Arts. During fiscal year 2024, over 120,000 students, teachers and parents participated in the Authority's educational programs. The Authority continued its theater management contracts with the City of Aventura and Nova Southeastern University which provided revenues of \$744,833 and \$446,073 respectively.

## PERFORMING ARTS CENTER AUTHORITY

Management's Discussion and Analysis  
For the Fiscal Year Ended September 30, 2024

### **Analysis of the Authority's Operational Activities - Specific Assessments:**

#### Programming Revenues:

Programming revenues for fiscal year 2024 are \$35,856,255, a decrease of \$3,824,554 compared to fiscal year 2023. This decrease is due to fewer Broadway performances in fiscal year 2024. The decrease is made up mainly of a reduction in ticket sales by \$3,984,303 and a decrease in facility fees by \$150,015. These decreases were partially offset by increases in rental revenue by \$72,982 and stage labor reimbursements by \$222,503. In addition, equipment rental increased by \$10,753, production services increased by \$13,403, and co-pro fees decreased by \$7,677.

#### Services Revenues:

Total services revenues in fiscal year 2024 are \$14,254,421, which represents an increase of \$66,575 from fiscal year 2023. This variance is comprised of decreases in retail services by \$42,808, decreases in ticketing services by \$333,957 and increases in parking services by \$443,340. Total retail services revenues are \$7,303,912 in fiscal year 2024 and the decrease by \$42,808 is primarily due to decreases in concessions revenue, Bistro restaurant and merchandise commissions decreases by \$71,375, \$110,772, and \$56,851 respectively. Catering Services increased by \$196,190. Ticketing services revenues are \$5,153,199 in fiscal year 2024 and decreased by \$333,957 from fiscal year 2023 mainly due to decreases in processing fees by \$300,209, from lower ticket sales, commissions and incentives by \$18,568, and box office fees by \$15,180. Parking services revenue of \$1,797,310 in fiscal year 2024 increased by \$443,340 from \$1,353,970 in fiscal year 2023.

#### Other Revenues:

Other revenues in fiscal year 2024 are \$4,047,268, an increase of \$728,811 from fiscal year 2023. This increase is mostly due to an increase in contracted venue management fees by \$389,215, in sponsorship revenues by \$249,049, in advertising by \$6,233 and subscription membership revenue by \$1,883. In addition, revenues generated by the Rose Miniaci Education Center increased by \$57,862 from fiscal year 2023 and insurance recovery increased by \$20,504.

#### Governmental:

Governmental revenue in fiscal year 2024 is \$1,550,814, which reflects an increase of \$38,374 from \$1,542,440 in fiscal year 2023. The increase is primarily due to parking donations- City Funding.

#### Contributions:

Contributions are \$6,110,422 in fiscal year 2024 and increased by \$1,824,790 from the previous year. This increase is the result of an increase in memberships and pledges from 2023.

#### Salaries and Benefit Expenses:

Salaries & benefit expenses of \$15,494,964 in fiscal year 2024 increased by \$2,356,850 from fiscal year 2023. In fiscal year 2024, the Authority became fully operational and reinstated all staffing levels to support full-capacity operations following an extended period of post-pandemic reductions. This resulted in an increase in salaries & benefits of which the largest increases were contributed by the following departments: administration increased by \$1,494,509, marketing and programming by \$308,770, ticketing services by \$150,332, facilities and security by \$126,406, concessions and retail services by \$116,498, production by \$99,395, education by \$53,617 and front of house by \$7,324.

#### Programming Expenses:

Programming expenses totaled \$29,926,371, a decrease of \$2,572,048 from fiscal year 2023. This reduction is primarily due to fewer Broadway performances in fiscal year 2024 compared to the previous year. Artist and event fees decreased by \$3,374,258, which was partially offset by an increase in marketing-related show expenses of \$452,243 and an increase in stage labor salaries and wages of \$350,058.

## PERFORMING ARTS CENTER AUTHORITY

Management's Discussion and Analysis  
For the Fiscal Year Ended September 30, 2024

### Food & Beverage Expenses:

Food & beverage expenses are \$3,263,430 in fiscal year 2024, which represents an increase of \$240,938 from fiscal year 2023. This increase is directly related to an increase in food and beverage pricing over the prior year.

### General & Administrative Expenses:

General & administrative expenses are \$11,303,198 in fiscal year 2024 and have increased by \$780,080 from fiscal year 2023. This is primarily due to an increase in facility expenses by \$409,027 driven by higher custodial expenses, flood mitigation expenses and elevator repairs. Fundraising expenses increased by \$214,311. In addition, insurance increased by \$183,388, professional services increased by \$107,676, security service costs increased by \$91,054, offset by a decrease in ticketing and credit card fees of \$314,655.

### Operating Income:

The operating loss before non-operating revenues for fiscal year 2024 is \$3,294,517, an increase in loss of \$1,952,083 from an operating loss of \$1,342,434 in fiscal year 2023. Included in the operating loss in fiscal year 2024 is a charge to depreciation expense of \$5,125,734.

### Non-Operating Revenue/Expenses:

Total non-operating revenue (net) in fiscal year 2024 was \$4,876,269, an increase of \$1,069,549 from fiscal year 2023. Total capital contributions in fiscal year 2024 are \$3,835,004 of which \$1,960,000 are for the Parker Playhouse Encore capital campaign, this reflects a \$315,00 decrease from fiscal year 2023. Capital contributions for the Encore capital campaign was \$1,875,004 in fiscal year 2024, reflecting an increase of \$976,000 from FY 2023. Non-capitalizable project expenses for the Parker Playhouse Encore capital campaign are \$2,433 in fiscal year 2024 and decreased by \$75,802 from the prior year. Capital project interest expense is \$234,344 in fiscal year 2024 and decreased by \$90,807 from fiscal year 2023. Income earned on funds invested in the Local Government Surplus Funds Trust Fund increased in fiscal year 2024 by \$241,940 from fiscal year 2023.

Management Discussion and Analysis continues on the following page

**PERFORMING ARTS CENTER AUTHORITY**

Management's Discussion and Analysis  
For the Fiscal Year Ended September 30, 2024

<u>Assets</u>	<u>2024</u>	<u>2023</u>	<u>\$ Change</u>	<u>% Change</u>
Current assets	\$ 22,847,520	\$ 18,330,587	\$ 4,516,933	24.6%
Non-current assets	7,629,783	6,325,553	1,304,230	20.6%
<b>Total Assets</b>	<b>30,477,303</b>	<b>24,656,140</b>	<b>5,821,163</b>	<b>23.6%</b>
<u>Liabilities</u>				
Current liabilities	1,544,298	877,824	666,474	75.9%
Long-term liabilities	2,747,696	4,133,436	(1,385,740)	-33.5%
<b>Total Liabilities</b>	<b>4,291,994</b>	<b>5,011,260</b>	<b>(719,266)</b>	<b>-14.4%</b>
<u>Net Position</u>				
Unrestricted	4,445,612	2,412,273	2,033,339	84.3%
Restricted - nonexpendable	21,739,697	17,232,607	4,507,090	26.2%
<b>Total Net Position</b>	<b>26,185,309</b>	<b>19,644,880</b>	<b>6,540,429</b>	<b>33.3%</b>
<u>Revenues</u>				
Operating support and revenues	\$ 11,466,806	\$ 8,181,910	\$ 3,284,896	40.1%
<b>Total Operating Support and Revenues</b>	<b>11,466,806</b>	<b>8,181,910</b>	<b>3,284,896</b>	<b>40.1%</b>
<u>Expenses</u>				
Operating expenses	8,384,566	6,091,581	2,292,985	37.6%
<b>Total Operating Expenses</b>	<b>8,384,566</b>	<b>6,091,581</b>	<b>2,292,985</b>	<b>37.6%</b>
Operating Income/(Loss)	3,082,240	2,090,329	991,911	47.5%
Non-Operating Investment Income/ (Loss)	3,458,189	1,698,101	1,760,088	-103.7%
Change in Net Position	6,540,429	3,788,430	2,751,999	72.6%
Beginning Net Position	19,644,880	15,856,450	3,788,430	23.9%
Ending Net Position	\$ 26,185,309	\$ 19,644,880	\$ 6,540,429	33.3%

Broward Performing Arts Foundation, Inc. – Component Unit

## PERFORMING ARTS CENTER AUTHORITY

Management's Discussion and Analysis  
For the Fiscal Year Ended September 30, 2024

### **COMPONENT UNIT-Financial Analysis**

The Broward Performing Arts Foundation, Inc. (the "Foundation") was added as a discretely presented component unit for fiscal year 2009 as it met the requirements for reporting under Governmental Accounting Standards Board (GASB) pronouncements. The Foundation is a not-for-profit corporation organized under §501(c)(3) of the Internal Revenue Code of 1986, as amended, to receive and maintain funds for promoting, sponsoring, and developing the performing arts, including support of the Performing Arts Center Authority, or for other charitable, religious, scientific, or educational purposes. The Foundation follows the Financial Accounting Standards Board (FASB) statements for not-for-profit organizations. As such, certain revenue recognition criteria and presentation features are different from GASB recognition criteria and presentation features. Audited financial statements for the Foundation can be obtained by contacting the Foundation's administrative offices.

### **Analysis of Financial Position and Operations:**

#### Analysis of the Component Unit's Financial Condition:

Total assets were \$30,477,303 in fiscal year 2024, an increase of \$5,821,163 from \$24,656,140 in fiscal year 2023. This reflects an increase of \$4,516,933 in current assets and an increase of \$1,304,230 in non-current assets. The increase in current assets is primarily due to an increase in investments by \$3,303,037, an increase in cash and cash equivalents by \$646,450, an increase in other receivables by \$53,300 and a decrease in restricted cash and cash equivalents of \$151,312. In addition, restricted receivables increased by \$40,325 and pledges receivables increased by \$625,133. The increase in non-current assets is due to the increase in pledges receivables from the Parker Playhouse Encore capital campaign.

Total liabilities in fiscal year 2024 were \$4,291,994, a decrease of \$719,266 from \$5,011,260 in fiscal year 2023. This decrease is mainly due to Parker capital campaign agency payable to the Authority during fiscal year 2024.

Total net position in fiscal year 2024 is \$26,185,309, an increase of \$6,540,429 from \$19,644,880 in fiscal year 2023. This increase is the result of a increase in assets of \$5,821,163 and a decrease in liabilities of \$1,736,158.

### **Analysis of Component Unit's Operational Activity – General Assessment:**

The Foundation continues its annual fundraising campaigns including membership, sponsorship, grant and special event programs and continuing its sponsorship of certain presentations/events that are managed by the Authority and presented at the Authority's venues or venues managed by the Authority (reference Page 3, Primary Government's Current Year's Highlights).

### **Analysis of Component Unit's Operational Activity – Specific Assessments:**

#### Operating Support and Revenues:

Total operating support and revenues of \$11,466,806 in fiscal year 2024 increased by \$3,284,896 from \$8,181,910 in fiscal year 2023. The increase is primarily due to the increases in other revenues, contributions and in-kind/donated services of \$443,473, \$2,376,006 and \$465,417, respectively.

#### Operating Expenses:

Total operating expenses of \$8,384,566 in fiscal year 2024 increased by \$2,292,985 from \$6,091,581 in fiscal year 2023. This increase is primarily due to an increase in show programming expenses by \$1,827,357 and in-kind/donated services expenses by \$465,417.

## PERFORMING ARTS CENTER AUTHORITY

Management's Discussion and Analysis  
For the Fiscal Year Ended September 30, 2024

### **COMPONENT UNIT-Financial Analysis**

#### **Analysis of Component Unit's Operational Activity – Specific Assessments (Continued)**

##### Operating Surplus/Deficit after Investment Income:

The operating income before non-operating investment income of \$3,082,240 in fiscal year 2024 represents a change of \$991,911 from an operating income of \$2,090,329 in fiscal year 2023. The non-operating investment income is \$3,458,189 in fiscal year 2024 representing a change of \$1,760,088, from an investment gain of \$1,698,101 in fiscal year 2023. As a result, the operating surplus after investment income is \$6,540,429 in fiscal year 2024, increased by \$2,751,999 from an operating surplus of \$3,788,430 in fiscal year 2023.

##### Capital Assets, Net:

Capital assets, net of accumulated depreciation, were \$70,551,686 in fiscal year 2024, a decrease of \$3,460,946 from fiscal year 2023. The decrease in capital assets is related to the full year depreciation of the Parker Playhouse expansion and renovations from the prior year. For additional information please see note 7 to the notes of the financial statements.

The Foundation has no Capital Assets.

##### Long-Term Liabilities:

Long-term liabilities for fiscal year 2024 are comprised of \$1,100,000 from a Capital Improvement Revenue Note, Series 2013A that was secured in fiscal year 2013 from SunTrust Bank, and \$5,939,449 from a Capital Improvement Revenue Note, Series 2019 that was secured in fiscal year 2020. The long-term liabilities of the Capital Improvement Revenue Note, Series 2013A and the Capital Improvement Revenue Note, Series 2019 were reduced by \$300,000 and \$1,794,000 respectively in fiscal year 2024. For additional information please see note 10 to the notes of the financial statements.

The Foundation's Long-Term Liabilities of \$2,747,696 is comprised of the agency payable due to the Authority as a result of the Encore! capital campaign.

##### Requests for Information:

The Authority's financial statements are designed to present users with a general overview of the Authority's finances and to demonstrate the Authority's accountability. If you have questions about the report or need additional financial information, please contact the Finance Department, at 201 SW 5th Avenue, Ft. Lauderdale, FL 33312

The Foundation's financial statements are designed to present users with a general overview of the Foundation's finances and to demonstrate the Foundation's accountability. If you have questions about the report or need additional financial information, please contact the Broward Performing Arts Foundation, Inc. at 201 SW 5th Avenue, Ft. Lauderdale, FL 33312.

---

---

## **BASIC FINANCIAL STATEMENTS**

---

---

**PERFORMING ARTS CENTER AUTHORITY**  
**Statements of Net Position**  
**September 30, 2024**

	<u>Primary Government</u>	<u>Component Unit</u>
<b>ASSETS</b>		
<b>Current Assets:</b>		
Cash and cash equivalents	\$ 1,552,827	\$ 2,417,755
Investments	22,903,295	17,472,380
Receivables, net	1,227,954	53,300
Restricted receivables, net	-	372,717
Pledges receivables, net	-	2,418,443
Due from other governments	2,282,687	-
Prepaid assets and deposits	915,672	-
Inventories	124,418	-
Restricted cash and cash equivalents	1,234,849	112,925
<b>Total Current Assets</b>	<b>30,241,702</b>	<b>22,847,520</b>
<b>Non-Current Assets:</b>		
Capital assets, net of accumulated depreciation	70,551,686	-
Investment in parking garage, net	403,459	-
Pledges receivables, net	-	7,629,783
<b>Total Non-Current Assets</b>	<b>70,955,145</b>	<b>7,629,783</b>
<b>Total Assets</b>	<b>\$ 101,196,847</b>	<b>\$ 30,477,303</b>
 <b>LIABILITIES</b>		
<b>Current Liabilities:</b>		
Accounts payable and accrued expenses	\$ 2,025,905	\$ 357,656
Unearned revenue	5,215,020	659,236
Due to promoters	1,812,276	-
Agency payable	-	527,406
Short-term note payable	1,832,000	-
<b>Total Current Liabilities</b>	<b>10,885,201</b>	<b>1,544,298</b>
<b>Non-Current Liabilities:</b>		
Agency payable	-	2,747,696
Note payable - capital loan	5,207,449	-
<b>Total Non-Current Liabilities</b>	<b>5,207,449</b>	<b>2,747,696</b>
<b>Total Liabilities</b>	<b>16,092,650</b>	<b>4,291,994</b>
 <b>NET POSITION</b>		
Net investment in capital assets	63,512,237	-
Restricted for construction	1,234,849	-
Restricted - non-expendable	-	21,739,697
Unrestricted	20,357,111	4,445,612
<b>Total Net Position</b>	<b>\$ 85,104,197</b>	<b>\$ 26,185,309</b>

The accompanying notes are an integral part of the basic financial statements.

**PERFORMING ARTS CENTER AUTHORITY**  
**Statements of Revenues, Expenses and Changes in Net Position**  
**For the Fiscal Year Ended September 30, 2024**

	Primary Government	Component Unit
<b>REVENUES</b>		
<b>Operating Revenues:</b>		
Programming revenues	\$ 35,856,255	\$ -
Services revenues	14,254,421	-
Other revenues	4,047,268	2,107,861
Governmental	1,550,814	-
Contributions	6,110,422	6,724,261
In-kind/donated services	1,333,306	2,634,684
<b>Total Operating Revenues</b>	<b>63,152,486</b>	<b>11,466,806</b>
 <b>EXPENSES</b>		
<b>Operating Expenses:</b>		
Salaries & benefits expenses	15,494,964	-
Programming expenses	29,926,371	5,474,572
Food & beverage	3,263,430	-
General & administrative	11,303,198	275,310
In-kind/donated services	1,333,306	2,634,684
<b>Total Operating Expenses</b>	<b>61,321,269</b>	<b>8,384,566</b>
 Operating Income/(Loss) before Depreciation and Non-Operating Revenues/(Expenses)	 <b>1,831,217</b>	 <b>3,082,240</b>
 Depreciation Expense	 <b>5,125,734</b>	 <b>-</b>
 <b>Operating Income/(Loss) Before Non-Operating Revenues/(Expenses)</b>	 <b>(3,294,517)</b>	 <b>3,082,240</b>
 <b>Non-Operating Revenues/(Expenses)</b>		
Capital contribution	3,835,004	-
Non capitalizable project expenses	(2,433)	-
Capital project interest expenses	(234,457)	-
Capital project interest income	113	-
Investment gain	1,278,042	3,458,189
<b>Total Non-Operating Revenues/(Expenses)</b>	<b>4,876,269</b>	<b>3,458,189</b>
 <b>CHANGE IN NET POSITION</b>	 <b>1,581,752</b>	 <b>6,540,429</b>
 Beginning Net Position	 <b>83,522,445</b>	 <b>19,644,880</b>
Ending Net Position	<b>\$ 85,104,197</b>	<b>\$ 26,185,309</b>

The accompanying notes are an integral part of the basic financial statements.

**Performing Arts Center Authority**  
**Statements of Cash Flows**  
**For the Fiscal Year Ended September 30, 2024**

	<b>Primary Government</b>	<b>Component Unit</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash received from customers	\$ 52,979,404	\$ 330,159
Cash received from parking garage	1,797,310	-
Cash received from governmental contributions	133,295	-
Cash received from community contributions	6,110,422	6,724,261
Cash payments to vendors for goods and services	(45,694,542)	-
Cash payments to employees for services	(15,360,403)	(6,714,434)
<b>Net Cash Provided by (Used in) Operating Activities</b>	<b>(34,514)</b>	<b>339,986</b>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:</b>		
Capital contribution	3,835,004	-
Principal paid on capital debt	(2,094,000)	-
Interest paid	(234,457)	-
Capital expenses	(1,606,518)	-
<b>Net Cash Provided by (used in) Capital and Related Financing Activities</b>	<b>(99,971)</b>	<b>-</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Purchase of investments	(2,778,043)	(3,303,037)
Investment income	1,278,039	3,458,189
<b>Net Cash Provided by (used in) Investing Activities</b>	<b>(1,500,004)</b>	<b>155,152</b>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	<b>(1,634,489)</b>	<b>495,138</b>
Cash and Cash Equivalents, Beginning of Year	4,422,165	2,035,542
Cash and Cash Equivalents, End of Year	2,787,676	2,530,680
<b>Reconciliation of Cash and Cash Equivalents</b>		
Restricted cash and cash equivalents	1,234,849	112,925
Unrestricted cash and cash equivalents	1,552,827	2,417,755
<b>Total Cash and Cash Equivalents</b>	<b>\$ 2,787,676</b>	<b>\$ 2,530,680</b>
<b>Reconciliation of Operating Income/(Loss) to Net Cash Provided by (Used in) Operating Activities:</b>		
Operating Income/(Loss)	<b>\$ (3,294,517)</b>	<b>\$ 3,082,240</b>
<b>Adjustments to reconcile operating income/(loss) to net cash provided by (used in) operating activities:</b>		
Depreciation	5,125,734	-
<b>Changes in assets and liabilities:</b>		
Receivables, net	(1,042,946)	(2,022,988)
Inventories	28,546	-
Prepays and deposits	(305,319)	-
Accounts payable and accrued liabilities	(790,209)	31,285
Due to promoters	482,610	(995,837)
Unearned revenue	(238,413)	245,286
<b>Net Cash (Used in) Operating Activities</b>	<b>\$ (34,514)</b>	<b>\$ 339,986</b>

The accompanying notes are an integral part of the basic financial statements.

---

---

**NOTES TO BASIC FINANCIAL STATEMENTS**

---

---

# PERFORMING ARTS CENTER AUTHORITY

## NOTES TO BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2024

### (1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

#### REPORTING ENTITY

The Performing Arts Center Authority (the "Authority") is an independent special district governmental unit established in 1984 by a special act of the Florida Legislature (Chapter 84-396, as amended and codified in Chapter 2005-335) to promote, construct and operate facilities for holding cultural, tourism, or promotional events, civic, recreational, or similar events or activities. The Authority's board consists of thirteen members. The Board of County Commissioners of Broward County appoints five members, two members are appointed by the City Commission of Fort Lauderdale, the Board of Directors of the Downtown Development Authority of the City of Fort Lauderdale and the School Board of Broward County each appoint one member, and four members are appointed by the Broward Performing Arts Foundation. The Authority's activities are primarily conducted through the Broward Center for the Performing Arts.

The Broward Center for the Performing Arts (the "Center") is located in Fort Lauderdale on the New River, anchoring the west-end of the Fort Lauderdale Arts and Entertainment District. The Center, which opened in February 1991, includes a 2,658 seat main theater, a 584 seat small theater, 200 seat multi-purpose facility, a 200 seat banquet facility, an arts education center with a 150 seat theater and a 65 seat bistro. Because the Center is designed to host a diversity of entertainment and special events, the Center is an important cultural resource for the community. The Broward Center also manages The Parker, an historic 1,147 seat venue in downtown Fort Lauderdale, the Rose & Alfred Miniaci Performing Arts Center on the main campus of Nova Southeastern University, and the Aventura Arts & Cultural Center in Miami-Dade County,

#### Financial Reporting Entity

The financial statements were prepared in accordance with Governmental Accounting Standards Board (GASB) pronouncements, which establish standards for defining and reporting on the financial reporting entity. The financial reporting entity consists of the primary government, organizations for which the primary government is financially accountable and other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. Under the provisions of this Statement, the Authority is considered to be a primary government, since it is a special purpose government that has a separate governing body, is legally separate and is fiscally independent of other state or local governments. The Authority is financially accountable for a discretely presented component Unit if it appoints a voting majority of the organization's governing board and it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the Authority. Blended presented component Units, although legally separate, are, in substance, part of the Authority's operations. Each discretely presented component unit is reported in a separate column in the Authority's financial statements to emphasize that it is legally separate from the Authority. At September 30, 2024, the Authority had one discretely presented component unit.

The accompanying financial statements present the activities of the Authority (the primary government) and its discretely presented component unit, the Broward Performing Arts Foundation, Inc. (the "Foundation").

#### Discretely Presented Component Unit

The Foundation is a legally separate, tax-exempt organization. It acts primarily as a fund-raising organization that receives gifts and bequests, administers those resources, and disburses payments to or on behalf of the Authority for support of Authority's programs as well as other charitable, religious, scientific, or educational purposes. Although the Authority does not control the timing or amount of receipts from the Foundation, the Foundation's restricted resources can primarily be used by the Authority and for the benefit of the Authority. Also, five of the thirty-two members of the Foundation's Board of Directors are also members of the Authority's Board of Directors. Consequently, the Foundation is considered a component unit of the Authority and is discretely presented in the Authority's financial statements.

The Foundation follows the Financial Accounting Standards Board (FASB) statements for not-for-profit organizations. As such, certain revenue recognition criteria and presentation features are different from GASB recognition criteria and presentation features. Audited financial statements for the Foundation can be obtained by contacting the Foundation's administrative offices.

#### GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

The government-wide financial statements report information about the reporting government as a whole excluding fiduciary activities. The statements distinguish between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange revenues. Business-type activities significantly rely on fees and charges for support.

# PERFORMING ARTS CENTER AUTHORITY

## NOTES TO BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2024

### (1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (Continued)

Funds are organized into three major categories: governmental, proprietary and fiduciary. Each fund is accounted for by providing a separate set of self-balancing accounts that constitute its assets, liabilities, fund equity, revenues and expenditure/expenses.

For financial reporting purposes, the Authority reports all of its operations as a single business activity in a single enterprise fund. Therefore, the government-wide and the fund financial statements are the same.

Enterprise funds are proprietary funds. Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority's enterprise fund are theater revenues, programming revenues, surcharge revenues, parking garage equity income, in-kind donations, catering revenues, other income, and various other governmental grants. Operating expenses include salaries and benefits, programming expenses, catering expenses, contractual services, depreciation, utilities and other general and administrative expenses. All revenues not meeting this definition are reported as non-operating revenues and expenses.

Grants from other governments other than operating grants are recognized as restricted contributions when the terms and conditions under the grant agreement have been met by the Authority. Grants from other governments, which are designated for operating purposes, are recognized as revenue in the period in which they are earned. Contributions from private donors are recognized as receivables and revenues when all eligibility requirements are met, including time restrictions, provided that the promise to give is verifiable and the resources are measurable and probable of collection. Endowments to be maintained in perpetuity have a permanent time restriction on the use of principal. Therefore, endowments are recognized as revenue when received.

Revenues from theater rentals and ticket surcharges are recognized when the performances occur. The revenue for cash received from self-presentation ticket sales and sponsorship income for future performances is included in unearned revenue until earned. Accordingly, expenses incurred for the succeeding fiscal period's shows are reported as prepaid until the performance occurs. Programming revenue does not include the related merchandise revenue, catering fees and parking revenue. Sponsorship income is included in other revenue.

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

#### MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION

The proprietary fund utilizes an economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position, and cash flows. All assets and liabilities (whether current or noncurrent) associated with their activities are reported. Proprietary fund equity is classified as net position. The basis of accounting used is similar to businesses in the private sector; thus, these funds are maintained on the accrual basis of accounting. Revenues are recognized when earned and expenses are recorded in the period incurred.

The financial statements of the Authority have been prepared in accordance with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the standard setting body for governmental accounting and financial reporting. The financial statements of the Authority follow the guidance of GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*. The Authority also has the option of following subsequent FASB pronouncements subject to this same limitation. The Authority has elected not to follow subsequent FASB guidance.

**PERFORMING ARTS CENTER AUTHORITY**

NOTES TO BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2024

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION

I. Deposits and investments

Cash and cash equivalents are considered to be cash on hand, demand deposits, money market funds, and short-term investments with original maturities of three months or less from the date of acquisition.

Investments for the Authority as well as its component unit are reported at fair value. The Authority's investment in the State Board of Administration Investment Pool is in the Local Government Surplus Funds Trust Fund Investment Pool ("Florida PRIME"). Florida PRIME is considered a SEC 2A-7-like fund, thus reported at its fair value of its position in the pool, which is the same as its value of the pool shares.

In accordance with GASB Statement No. 79, *Certain External Investment Pools and Pool Participants*, the Authority investment in the Florida PRIME meets the definition of a qualifying investment pool that measures for financial reporting purposes all of its investments at amortized cost and should disclose the presence of any limitations or restrictions on withdrawals. As of September 30, 2024, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100 percent of their account value.

II. Receivables

All trade and governmental receivables are shown net of an allowance for uncollectible accounts. Uncollectible accounts receivable allowances are based on historical trends.

III. Inventory and prepaid items

Cost is determined using the specific identification method.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items.

IV. Capital assets

Capital assets, which include land, buildings, improvements, and equipment, are reported in the fund financial statements. Capital assets are defined by the Authority as assets with an initial, individual cost of more than \$10,000 and an estimated useful life in excess of one year. Such assets are recorded at historical costs 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 repairs and maintenance that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest during the construction phase of capital assets is included as part of the capitalized value of the assets constructed.

Depreciable capital assets are depreciated on the straight-line method over their estimated useful lives as follows:

	<u>Years</u>
Furniture and Equipment	3-15
Building improvements	15-20
Buildings	40

Upon disposition of a depreciable asset, the related costs and accumulated depreciation are removed from the accounts and gains and losses on dispositions are reflected in operations.

**PERFORMING ARTS CENTER AUTHORITY**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2024

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION (Continued)

V. Income Taxes

The Authority is a tax-exempt independent special district governmental unit.

The Foundation is a tax-exempt corporation under Section 501(c)(3) of the Internal Revenue Code and is only subject to taxation on unrelated business income. The Foundation had no unrelated business income, therefore, no provision for income taxes has been made in the accompanying financial statements. The Foundation has not incurred any interest or penalties on its income tax returns.

The Foundation adopted the recognition requirements for uncertain income tax positions as required by generally accepted accounting principles, with no cumulative effect adjustment required. Income tax benefits are recognized for income tax positions taken or expected to be taken in a tax return, only when it is determined that the income tax position will more-likely-than-not be sustained upon examination by taxing authorities. The Foundation has analyzed tax positions taken for filing with the Internal Revenue Service and all state jurisdictions where it operates. The Foundation believes that income tax filing positions will be sustained upon examination and does not anticipate any adjustments that would result in a material adverse effect on the Foundation's financial condition, results of operations and cash flows. Accordingly, the Foundation has not recorded any reserves, or related accruals for interest and penalties for uncertain income tax positions at September 30, 2024.

The Foundation is subject to routine audits by taxing jurisdictions; however, there are currently no audits for any tax periods in progress. The Foundation believes it is no longer subject to income tax examinations for years prior to 2015.

The Foundation's policy is to classify income tax related interest and penalties in interest expense and other expenses respectively.

VI. Third Party Advanced Ticket Sales

Due to promoters represents the Authority's liability to promoters for their advance ticket sales for future performances.

VII. Unearned Revenue

Cash receipts and deposits, excluding advanced ticket sales, collected prior to the completion or recognition of a sale.

VIII. Net Position

Net position as of September 30, 2024, is classified into three components:

*Net investment in capital assets*, net of accumulated depreciation and reduced by any outstanding balances of bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, and improvements of those assets.

*Restricted net position*: This category consists of net position restricted in their use by (1) external groups such as grantors, creditors or laws and regulations of other governments; or (2) law, through constitutional provisions or enabling legislation.

*Unrestricted net position*: This category includes all of the remaining net position that do not meet the definition of the other two categories

IX. Net Position Flow Assumption

Sometimes the Authority will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Authority's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

X. Budgets

Budgets are prepared on an annual basis for each program/activity and are used as a management tool throughout the accounting cycle. Budgets are not, however, legally adopted nor legally required for financial statement presentation.

**PERFORMING ARTS CENTER AUTHORITY**

NOTES TO BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2024

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION (Continued)

XI. Use of estimates

The preparation of financial statements and related disclosures are prepared in conformity with accounting principles generally accepted in the United States of America. Management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and revenue and expenses during the period reported. These estimates include assessing the collectability of receivables, the use and recoverability of inventory, and the useful lives and impairment of tangible assets. Estimates and assumptions are reviewed periodically and the effects of revisions are reflected in the financial statement in the period they are determined to be necessary. Although these estimates are based on management’s knowledge of current events and actions it may undertake in the future, they may ultimately differ from actual results.

(2) DEPOSITS AND INVESTMENTS

(a) Deposits – Primary Government

At September 30, 2024, the carrying amount of the Authority's cash was \$2,787,676 of which \$1,552,827 was unrestricted operating cash, none of it interest bearing and \$1,234,849 was restricted cash to be used for the Encore capital campaign debt service and for the Parker Playhouse capital campaign debt service.

The Authority's exposure to credit risk is as follows:

Custodial credit risk. In the case of deposits, this is the risk that in the event of a bank failure, the Authority’s deposits may not be returned to it. The Authority does not have a policy for custodial credit risk. The book value of the Authority’s deposits on the balance sheet date was \$2,787,676. The bank balance of the Authority’s deposits as of September 30, 2024 was \$3,588,139 which includes \$51,105 of petty and operating cash. \$1,234,849 of the bank balance was restricted for the Encore capital campaign and the Parker Playhouse capital campaign.

In addition to insurance provided by the Federal Depository Insurance Corporation, all deposits are held in banking institutions approved by the State Treasurer of the State of Florida to hold public funds. Under Florida Statutes Chapter 280, Florida Security for Public Deposits Act, the State Treasurer requires all Florida qualified public depositories to deposit with the Treasurer or banking institution eligible collateral. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses. Accordingly, all amounts reported as deposits are insured or collateralized with securities held by the entity or its agent in the entity's name. The full \$2,787,676 reported in the statement of net position was collateralized by the financial institutions.

(b) Investments – Primary Government

The Authority adopted a written investment policy consistent with the requirements set forth in State Statute 218-415. Allowable investments include direct obligations of the U.S. Treasury, the Local Government Surplus Funds Trust Fund, Securities and Exchange Commission registered money market funds with the highest credit quality ratings, Interest bearing time deposits or savings accounts in qualified public depositories.

As of September 30, 2024, the Authority had the following investments:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Weighted Average Maturity (Days)</u>	<u>Weighted Average Life (Days)</u>
Florida PRIME	\$ 22,903,295	39	74
Portfolio weighted average maturity	<u>\$ 22,903,295</u>		

## PERFORMING ARTS CENTER AUTHORITY

### NOTES TO BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2024

#### (2) DEPOSITS AND INVESTMENTS (Continued)

*Interest Rate Risk* – The risk that changes in interest rates will adversely affect the fair value of an investment.

*Credit Risk* – The risk that an issuer or other counterparty to an investment will not fulfill its obligations.

The LGIP is rated by Standard and Poors and has a rating at September 30, 2024 of AAAM.

*Concentration of Credit Risk* – There are no limits on the amount that may be invested in money market funds or with the SBA.

*Custodial credit risk* – For an investment, this is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investment. The Authority's investments in money market funds and the State Board of Administration (SBA) Florida PRIME (which has the characteristics of a Money Market Fund) are not required to be categorized as these investments are not evidenced by securities that exist in physical or book entry form. Additionally, these investments are not entirely collateralized nor insured by the State of Florida.

The Authority does not participate in any securities lending transactions nor has it used, held or written derivative financial instruments.

#### (c) Investments – Component Unit

*Fair Value Measurements* – The Accounting Standards establish a framework for measuring fair value and provide a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (level 1 measurement) and the lowest priority to unobservable inputs (level 3 measurements). The three levels of the fair value hierarchy under ASC 820 are described below:

Level 1 Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Foundation has the ability to access.

Level 2 Inputs to the valuation methodology include:

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in inactive markets;
- Inputs other than quoted prices that are observable for the asset or liability
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

If the asset or liability has a specified (contractual) term, the Level 2 input must be observable for substantially the full term of the asset or liability.

Level 3 Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

The asset's or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

Following is a description of the valuation methodologies used for assets and liabilities measured at fair value on a recurring basis:

Equity and Fixed Income Securities: Valued at the closing price reported on an active market which the individual securities are traded.

Mutual Funds: Valued at the net asset value of shares held by the Foundation at year end as reported on the active market on which the mutual funds are traded.

Pledges Receivable: Valued at the estimated present value of expected future cash inflows using a 5% discount rate.

Contribution Receivable from the Remainder Trust: Valued at the present value of the future cash flows based on the life expectancy table for a unitrust dual life remainder.

**PERFORMING ARTS CENTER AUTHORITY**  
 NOTES TO BASIC FINANCIAL STATEMENTS  
 SEPTEMBER 30, 2024

(2) DEPOSITS AND INVESTMENTS (Continued)

The methods described above may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, while the Foundation believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

The following table sets forth by level, within the fair value hierarchy, the Foundation's assets at fair value as of September 30, 2024:

	Total	Level 1	Level 2	Level 3
Assets:				
Investments				
Equities Securities	\$ 3,202,267	\$ 3,202,267	\$ -	\$ -
Fixed Income Securities	4,558,331	4,558,331	-	-
Mutual Funds – Equities	8,659,803	8,659,803	-	-
Mutual Funds - Fixed Income	1,051,979	1,051,979	-	-
<b>Total Investments</b>	<b>17,472,380</b>	<b>17,472,380</b>	<b>-</b>	<b>-</b>
Pledges Receivables	10,048,226	-	-	10,048,226
Contribution Receivable from				
Remainder Trust	372,717	-	-	372,717
<b>Total Assets at Fair Value</b>	<b>\$ 27,893,323</b>	<b>\$ 17,472,380</b>	<b>\$ -</b>	<b>\$ 10,420,943</b>

Level 3 Gains and Losses

The table below sets forth a summary of changes in the fair value of the Foundation's Level 3 assets for the year ended September 30, 2024:

	Pledges Receivable	Contribution Receivable from Remainder Trust
Balance, beginning of year	\$ 8,118,863	\$ 332,392
New pledges	5,212,700	-
Receipts	(3,157,561)	-
Write-offs	(5,000)	-
Change in present value discount	(120,776)	40,325
<b>Balance, end of year</b>	<b>\$ 10,048,226</b>	<b>\$ 372,717</b>

*Concentrations of Credit and Investment Risks* - Financial instruments that potentially subject the Foundation to significant concentrations of credit risk consist principally of cash equivalents, investments, pledges receivable. At September 30, 2024, the Foundation had \$17,472,380 invested with a major financial institution acting as the investment manager. Mutual funds, equities, and fixed income securities comprised 94% of these investments with the remaining 6% invested in money market funds. Due to the level of risk associated with certain investments, it is probable that changes in the values of investments will occur in the near term and that such changes could materially affect the amounts reported in the statement of financial position.

(3) ENDOWMENT - Component Unit

The Foundation's endowment consists of several endowment funds established for a variety of purposes including both donor-restricted endowment funds and funds designated by the Board of Directors to function as endowments.

Net assets associated with endowment funds, including funds designated by the Board of Trustees to function as endowments, are classified and reported based on the existence or absence of donor-imposed restrictions. Endowment funds without donor restriction represent the Board-designated endowment.

**PERFORMING ARTS CENTER AUTHORITY**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2024

(3) ENDOWMENT - Component Unit (Continued)

Interpretation of Relevant Law

The Board of Directors of the Foundation has interpreted the Florida Uniform Prudent Management of Institutional Funds Act (FUPMIFA) as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. As a result of this interpretation, the Foundation classifies as net assets with donor restrictions (a) the original value of the gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment, and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund.

The remaining portion of the donor-restricted endowment fund that is not classified in net assets restricted in perpetuity is classified as net assets restricted by purpose of time until those amounts are appropriated for expenditure by the Foundation in a manner consistent with the standard of prudence prescribed by FUPMIFA. In accordance with FUPMIFA, the Foundation considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds: (1) the duration and preservation of the various funds, (2) the purposes of the donor-restricted endowment funds, (3) general economic conditions, (4) the possible effect of inflation and deflation, (5) the expected total return from income and the appreciation of investments, (6) other resources of the Foundation and (7) the Foundation's investment policies.

Funds with Deficiencies

From time to time the fair value of assets associated with the individual donor restricted endowment funds may fall below level that the donor under FUPMIFA requires the Foundation to retain as a fund of perpetual duration. These deficiencies can result from unfavorable market fluctuations that occur shortly after the investment of new permanently restricted contributions and continued appropriation for certain programs deemed prudent by the Board of Directors. There were no funds with deficiencies at September 30, 2024 and 2023.

Endowment Investment and Spending Policies

The Foundation has adopted investment and spending policies, approved by its Board of Directors, for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment while seeking to maintain the purchasing power of these endowment assets over the long-term. The Foundation's spending and investment policies work together to achieve this objective. The investment policy establishes an achievable return objective through diversification of asset classes. The current long-term return ideal objective is to exceed market performance as defined by a market index composed of the Standard & Poor's 500, Barclays Capital Aggregate Bond Index and Treasury Bills weighted by the portfolio asset-mix. The target objective is inflation as measured by the Consumer Price Index. Actual returns in any given year may vary from these amounts. To satisfy this long-term rate-of-return objectives, the Foundation relies on a total return strategy in which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). The Foundation targets a diversified asset allocation that places an emphasis on debt and equity-based investments to achieve its long-term return objectives within prudent risk parameters.

The spending policy calculates the amount of money annually distributed from the Foundation's various endowed funds, for programs and administration. The current spending policy allows for a distribution of 4% of the moving average market value of the endowment portfolio computed using the previous 12 quarters. Distributions cannot exceed the earnings of the endowment without Board approval. Income earned in excess of the spending rate may be reinvested in endowment principal. This is consistent with the Foundation's objective to maintain the purchasing power of endowment assets as well as to provide additional real growth through investment return.

**PERFORMING ARTS CENTER AUTHORITY**

NOTES TO BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2024

(3) ENDOWMENT - Component Unit (Continued)

Endowment net asset composition by type of fund as of September 30, 2024 is as follows:

	<u>Net Assets Without Donor Restrictions</u>	<u>Net Assets With Donor Restrictions</u>	<u>Total Net Endowment Assets</u>
Board Designated Endowment Funds	\$ 3,811,187	\$ -	\$ 3,811,187
Donor-Restricted Endowment Funds	-	13,120,784	13,120,784
<b>Total Funds</b>	<b>\$ 3,811,187</b>	<b>\$ 13,120,784</b>	<b>\$ 16,931,971</b>

(4) RECEIVABLES

Receivables at year-end for the Authority, including the applicable allowance for uncollectible accounts, were as follows:

	<u>Totals</u>
Accounts – Foundation	\$ 432,123
Accounts – Other	803,794
Other governments	2,282,687
Less: Allowance for Uncollectible	<u>(7,963)</u>
<b>Net total receivables</b>	<b><u>\$3,510,641</u></b>

(5) PLEDGES RECEIVABLE- Component Unit

At September 30, 2024, pledges receivable consisted of:

Pledges	\$ 12,008,984
Less: Allowance for Doubtful Accounts	(147,000)
Less: Discounts to Net Present Value	<u>(1,813,758)</u>
<b>Total, Net of Discount</b>	<b><u>\$ 10,048,226</u></b>

Pledges receivable at September 30, 2024, were scheduled to be collected as follows:

<u>Year Ending September 30:</u>	
2025	\$ 2,448,414
2026	2,688,453
2027	2,612,750
2028	1,656,450
2029	807,900
Thereafter	<u>1,795,017</u>
	<b><u>\$ 12,008,984</u></b>

Multi-year pledges due after September 30, 2024 have been discounted to their net present value using a discount rate of 5%.

**PERFORMING ARTS CENTER AUTHORITY**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2024

**(6) INVESTMENT IN PARKING GARAGE**

The Authority has an agreement with the City of Fort Lauderdale (the "City") and the Downtown Development Authority (the "DDA") for the operation of a 950-space parking garage adjacent to the Center in the Art and Science District of the City. The Authority contributed approximately 44% of the cost of constructing the parking garage and has recorded their equity interest in the garage using the equity method of accounting. The Authority's equity position is 43% or \$403,459.

The Authority accounts for their investment in the parking garage as a joint venture. The City acts as an operating agent and has exclusive responsibility for operation and maintenance of the parking garage. The agreement calls for the City to accumulate revenues and expenses monthly and bill each participant its portion of expenses not offset by revenues. Accordingly, the City collects all revenues, pays all operating expenses associated with the garage, and determines the allocation of each to the participants on a monthly basis. Revenue collected and variable expenses incurred during daytime and weekday hours are allocated to the City and the DDA at the rates of 16% and 84%, respectively. Revenues collected and variable expenses incurred during all other hours of operation are allocated to the City and the Authority at the rates of 16% and 84%, respectively. The Authority's share of the joint venture's revenues net of expenses was \$1,353,581 in fiscal year 2024.

In addition, as discussed in Note 17, the City entered into an inter-local agreement that provides cash contributions to the Authority of up to \$300,000 of the City's share of net parking revenue. The Authority and the DDA are each responsible for 42% of fixed operating costs with the remaining 16% paid by the City. The Authority's equity interest in the joint venture was \$403,459.

**(7) CAPITAL ASSETS**

Capital Assets as of September 30, 2024 consist of the following:

	<u>Balance</u> <u>October 1,</u> <u>2023</u>	<u>Additions</u>	<u>Retirements</u>	<u>Transfers</u>	<u>Other (Reclasses)</u>	<u>Balance</u> <u>September 30,</u> <u>2024</u>
Capital assets not being depreciated:						
Land	\$ 9,666,971	\$ -	\$ -	\$ -	\$ -	\$ 9,666,971
Construction in progress	<u>1,707,531</u>	<u>1,714,424</u>	<u>-</u>	<u>(1,819,825)</u>	<u>(110,227)</u>	<u>1,491,903</u>
Total capital assets not being depreciated	<u>11,374,502</u>	<u>1,714,424</u>	<u>-</u>	<u>(1,819,825)</u>	<u>(110,227)</u>	<u>11,158,874</u>
Capital assets being depreciated:						
Building and building improvements	118,401,468	-	-	601,001	(58,865)	118,943,604
Equipment	<u>16,610,023</u>	<u>-</u>	<u>(69,880)</u>	<u>1,218,824</u>	<u>(1,725)</u>	<u>17,757,242</u>
Total capital assets being depreciated	<u>135,011,491</u>	<u>-</u>	<u>(69,880)</u>	<u>1,819,825</u>	<u>(60,590)</u>	<u>136,700,846</u>
Less accumulated depreciation	<u>(72,373,361)</u>	<u>(5,065,143)</u>	<u>69,880</u>	<u>-</u>	<u>60,590</u>	<u>(77,308,034)</u>
Total capital assets being depreciated, net	<u>62,638,130</u>	<u>(5,065,143)</u>	<u>-</u>	<u>1,819,825</u>	<u>-</u>	<u>59,392,812</u>
Capital assets, net	<u>\$ 74,012,632</u>	<u>\$ (3,350,719)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (110,227)</u>	<u>\$ 70,551,686</u>

**PERFORMING ARTS CENTER AUTHORITY**

NOTES TO BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2024

(8) RESTRICTED NET ASSETS (Expendable) – Component Unit

At September 30, 2024, restricted net assets were available for the following purposes:

Rumbaugh Gardens	\$ 267,811
Leiser Room Renovations	41,270
Education Programs	1,754,887
Programming	632,242
Other	92,463
For Future Periods	8,098,381
Held in Perpetuity	<u>10,852,643</u>
	<u>\$ 21,739,697</u>

(9) BEQUESTS- Component Unit

As of September 30, 2024, the Foundation had signed bequests with an estimated current value of \$2,030,000 which are not considered support until such time as the donor’s gift is declared valid by the probate court. The composition of bequests at September 30, 2024 was as follows:

Education	\$ 100,000
Unrestricted	1,750,000
Permanently Restricted for Outreach and Children’s Programs	<u>180,000</u>
	<u>\$ 2,030,000</u>

(10) LONG-TERM DEBT

Line of Credit

The Authority issued a \$2,500,000 Note purchased by a local bank on November 6, 2008. The purpose of the Note was to fund a Revolving Line of Credit for working capital and emergency needs. The repayment of the Note is open-ended with an initial interest rate of 7.22%. As of September 30, 2024, there was no balance outstanding on the line of credit. The Note was subsequently renewed and amended on December 3, 2020 in a reduced amount of \$1,500,000 with an interest rate of SOFR (Secured Overnight Financing Rate) + 1.90%. At no time shall the interest rate be less than 2.65% or greater than 24.00%.

Construction Loan

On February 28, 2014, the Authority executed a Capital Improvement Revenue Note, Series 2013A for a principal amount of \$9,700,000 with STI Institutional & Government, Inc. for the Encore capital campaign. The Series 2013A Note has an interest rate of 3.59% and the maturity date is January 15, 2027. \$300,000 was paid toward principal in fiscal year 2024. Future principal payments and interest to maturity are summarized below:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	300,000	33,000	333,000
2026	300,000	22,000	322,000
2027	500,000	5,000	505,000
Total	<u>\$ 1,100,000</u>	<u>\$ 60,000</u>	<u>\$ 1,160,000</u>

Capital Improvement Loan

On December 19, 2019, the Authority executed a Capital Improvement Revenue Note, Series 2019 for a maximum principal amount of \$13,000,000 with STI Institutional & Government, Inc. for the Parker Playhouse Renovations and Improvements. The Series 2019 Note has an interest rate of 2.84% and the maturity date is December 19, 2029. In fiscal year 2024, \$1,794,000 was paid in principal.

**PERFORMING ARTS CENTER AUTHORITY**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2024

(10) LONG-TERM DEBT (Continued)

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	1,532,000	149,231	1,681,231
2026	1,490,000	105,678	1,595,678
2027	1,489,000	62,463	1,551,463
2028	1,428,449	30,473	1,458,922
2029	-	2,417	2,417
<b>Total</b>	<u>\$ 5,939,449</u>	<u>\$ 350,262</u>	<u>\$ 6,289,711</u>

Long term debt activity for the fiscal year ended September 30, 2024 was as follows:

	<u>Beginning</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending</u>	<u>Due within One Year</u>
Construction Loan Series 2013A	\$ 1,400,000	\$ -	\$ 300,000	\$ 1,100,000	\$ 300,000
Capital Improvement Loan Series 2019	7,733,449	-	1,794,000	5,939,449	1,532,000
<b>Total</b>	<u>\$ 9,133,449</u>	<u>\$ -</u>	<u>\$ 2,094,000</u>	<u>\$ 7,039,449</u>	<u>\$ 1,832,000</u>

(11) DEFINED CONTRIBUTION PENSION PLAN

The defined contribution plan was created by the Authority, effective October 1, 2001, to provide benefits in lieu of those provided by the Federal Social Security System ("Social Security"). This plan provides benefits to all full-time employees and certain part-time employees hired prior to February 1999. Under a defined contribution plan, the benefits a participant will receive depend solely on the amount contributed to the participant's account and the returns earned on the investments of those contributions.

Mission Square Retirement manages the defined contribution plan. As established by the Authority, the Authority contributes six percent of full-time employees' gross earnings and each employee contributes six percent of earnings. All employees are immediately vested. In accordance with these requirements, the Authority contributed \$687,069 in fiscal year 2024. During the current year, employees contributed \$687,069. As of September 30, 2024, the number of active employee plan participants was 121.

(12) DEFERRED COMPENSATION PLANS

The Authority has established a deferred compensation plan in accordance with Internal Revenue Code Section 457. This plan provides full-time employees the opportunity to defer a portion of their salary until future years.

Under a defined contribution plan, the benefits a participant will receive depend solely on the amount contributed to the participant's account and the returns earned on the investments of those contributions. The deferred compensation is not available to employees until termination, retirement, death or an unforeseeable emergency within the definition allowed by the applicable Internal Revenue Code.

The Authority's plan assets are held in a retirement trust for the exclusive benefit of employees and beneficiaries and invested by Mission Square Retirement, a registered investment advisor, on behalf of the participants except for certain guaranteed investment contracts invested under a non-active deferred compensation plan.

**PERFORMING ARTS CENTER AUTHORITY**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2024

(13) RELATED PARTY TRANSACTIONS

During fiscal year 2024 the Authority recognized \$6,070,601 in support and contributions from the Foundation for support of the Authority's programs and operations, and \$1,260,000 in support of capital projects.

During the year the Foundation's operating expenses including, but not limited to personnel, marketing, advertising, printing and supplies in the amount of \$2,634,684 were provided by and paid for the Authority.

(14) COMMITMENTS & CONTINGENCIES

Grants

Amounts received or receivable from grant agencies are subject to audit and adjustment by grantor agencies principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures that may be disallowed by the grantor cannot be determined at this time, although the Authority expects such amounts, if any, to be immaterial.

Litigation

Various suits and claims arising in the ordinary course of operations are pending against the Authority. While the ultimate effect of such litigation cannot be ascertained at this time, in the opinion of legal counsel, the Authority has sufficient insurance coverage to cover any claims and/or liabilities, which may arise from such action. The effect of such losses would not materially affect the financial position of the Authority or the results of its operations.

Construction Commitments

The Authority entered into architectural and engineering agreements during the previous fiscal year for the renovation of the Parker Playhouse. As of September 30, 2024, the total amount of the agreement was \$2,766,335; as of September 30, 2023, \$2,731,316 of the total agreement was earned. During fiscal year 2019, the Authority entered into a managing general contractor agreement for the renovation of Parker Playhouse. The total amount of the agreement, including amendments and change orders, as of September 30, 2024, was \$17,196,428; as of September 30, 2023, \$17,192,717 of the total amount was earned. All unexpended commitments will be financed from operating funds and capital contributions.

Naming Agreement

The Authority entered into a twenty-year naming agreement with a corporation during fiscal year 2011. The naming agreement provides the Authority \$2,500,000 for marketing and publicity benefits to the corporation from the naming opportunity at the Center. The expansion and/or renovation of the Center are material conditions of the naming agreement, as such planned renovations and expansions directly impact the actual and anticipated marketing and publicity benefits to be received by the corporation. Although the contributions from the corporation to the Authority for the naming rights are due and payable to the Authority during the first five years of the twenty year agreement and are to be used for planned renovations and expansions of the Broward Center, the agreement also includes a vesting schedule for the contributions from the corporation in the case of an early termination pursuant to the agreement prior to the completion of the term. The Authority considers the likelihood of an early termination to be negligible.

(15) RISK MANAGEMENT

The Authority maintains various commercial property, casualty and general liability insurance policies to cover its potential property claims and potential liability to employees, patrons and other third parties. No material third-party losses were incurred during the year.

Section 768.28 of the Florida Statutes limits the Authority's risk exposure for general liability. As of September 30, 2024 the deductible for commercial property coverage was \$25,000. Effective January 14, 2024, the Authority renewed its commercial property insurance with a deductible of \$25,000.

Windstorm coverage (wind/hail/flood), when available, is expensive and subject to low limits and high deductibles. Upon the cancellation of the Authority's windstorm coverage by its carrier subsequent to Hurricane Wilma in 2005, the Authority unsuccessfully pursued alternatives including quotes from secondary markets and participation in property/windstorm risk pools of state, county and local governments. Additionally, the Authority engaged a national risk management/insurance consultant to provide a risk-benefit analysis of the limited windstorm insurance options available to the Authority. Annually, the Authority continues to seek cost beneficial windstorm coverage options through its risk brokers and advisors. The Authority's Board of Directors made the decision to continue to not procure windstorm insurance effective with the commercial property policy renewal on January 14, 2024. The Authority continues to pursue cost-beneficial windstorm insurance.

## PERFORMING ARTS CENTER AUTHORITY

### NOTES TO BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2024

#### (16) DONATED SERVICES

Donated services consist of the estimated value of contributed services. The amount of donated services includes support provided by Authority volunteers related to ushers during performances and other activities. Donated services also include in-kind support provided by Fort Lauderdale City Commission for landscaping services. Management estimates that \$1,303,306 of cumulative donated support was received during the fiscal year ended September 30, 2024.

During the fiscal year, the Authority provided operating support for the benefit of the Foundation. The contributed services and materials included, but were not limited to, personnel, marketing, advertising, printing and supplies, and were valued at \$2,634,684

#### (17) TRI-PARTY GRANT AGREEMENT

For fiscal year 2024, Broward County, the City and the Authority entered into an inter-local agreement. Broward County agreed to contribute \$18,674 for an annual audit. The County also provided the Authority with an operating grant of \$950,000 in 2024. The City agreed to make cash contributions from the net amount of the Arts and Science Parking Garage revenues not to exceed \$300,000; \$18,674 for an annual audit; and \$30,000 of in-kind services as its contribution towards landscape maintenance. Contributions under the Tri-Party Grant Agreement have been recorded as operating grant revenues since they are used to cover operating costs of the Authority.

#### (18) TRI-PARTY CAPITAL AGREEMENT

Starting in fiscal year 2024 and ending in fiscal year 2028, an annual amount, of up to \$1 million, is programmed for capital improvements at the Broward Center for the Performing Arts for an expected term of up to five years. This funding is contingent upon the approval of a new, separate capital cost share agreement with the Performing Arts Center Authority (PACA), Broward County and the City of Fort Lauderdale. The County will match up to \$500,000 annually on a dollar-for-dollar basis for PACA contributions. The County would also match up to \$500,000 annually on a two-to-one basis for City of Fort Lauderdale contributions.

#### (19) CONCENTRATION

For the fiscal year ended September 30, 2024, 9% of all performances, 30% of all attendance and 25% of total operating revenues came from the PTG-FL/Broadway Across America contract. The financial contribution of this programming makes it possible to provide the needed support for operating costs and support to local presenting organizations.

---

---

**COMPLIANCE SECTION**

---

---



Accountants  
Advisors

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Directors of the  
Performing Arts Center Authority  
Fort Lauderdale, Florida

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 the business-type activities of the Performing Arts Center Authority (the "Authority"), as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated January 30, 2025. Our report includes a reference to other auditors who audited the financial statements of Broward Performing Arts Foundation, Inc. a discretely presented component unit, as described in our report on the Authority's financial statements. These financial statements of the discretely presented component unit were audited by other auditors and were not audited under *Government Auditing Standards*.

**Report on 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) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Authority'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 or significant deficiencies may exist that were not identified.

**Report on 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 financial statements. 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 Authority'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 Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Caballero Fierman Llerena & Garcia, LLP*

Caballero Fierman Llerena & Garcia, LLP  
Hollywood, Florida  
January 30, 2025



Accountants  
Advisors

**MANAGEMENT LETTER IN ACCORDANCE WITH THE RULES  
OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Directors of the  
Performing Arts Center Authority  
Fort Lauderdale, Florida

**Report on the Financial Statements**

We have audited the financial statements of the Performing Arts Center Authority (the "Authority") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated January 30, 2025. We did not audit the financial statements of the Broward Performing Arts Foundation, Inc., a discretely presented component unit.

**Auditors' Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General. The financial statements of the discretely presented component unit were audited by other auditors and were not audited under *Government Auditing Standards*.

**Other Reporting Requirements**

We have issued our Independent Auditors' 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*; and Independent Accountants' Report on an examination conducted in accordance with AICPA *Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550 Rules of the Auditor General. Disclosures in the reports and schedule, which are dated January 30, 2025, should be considered in conjunction with this management letter.

**Prior Audit Findings**

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

**Official Title and Legal Authority**

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The Performing Arts Center Authority is an independent special district governmental unit established in 1984 by a special act of the Florida Legislature (Chapter 84-396). The Authority reports one discretely presented component unit which is disclosed in the notes to the financial statements.

**Financial Condition and Management**

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

## Financial Condition and Management (Continued)

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

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

## Special Districts

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

- a. The total number of Authority employees compensated in the last pay period of the Authority's fiscal year was 313.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the Authority's fiscal year was 95.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency was \$12,725,685.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency was \$5,266,214.
- e. Each construction project with a total cost of at least \$65,000 approved by the Authority that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project was none.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the Authority amends a final adopted budget under Section 189.016(6), Florida Statutes, as presented in Appendix A following this report.

## Additional Matters

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

## Purpose of this Letter

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

*Caballero Fierman Llerena & Garcia, LLP*

Caballero Fierman Llerena & Garcia, LLP  
Hollywood, Florida  
January 30, 2025

**PERFORMING ARTS CENTER AUTHORITY**  
**Appendix A**  
**Budget Variance Report**  
**For the Fiscal Year Ended September 30, 2024**

<b>Enterprise Fund</b>				
<b>Revenue</b>	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance</b>
Other Local Grants	1,455,555	1,455,555	1,551,014	95,459
Other Cultural/Recreational Charges	45,289,417	45,289,417	51,798,187	6,508,770
Interest	650,000	650,000	1,278,042	628,042
Rents and Royalties	2,393,140	2,393,140	2,359,759	(33,381)
Contributions/Donations from Private Sources	5,449,885	5,449,885	7,443,528	1,993,643
Capital Contribution - Other Public Sources	1,875,004	1,875,004	1,875,004	-
Capital Contribution - Private	1,693,473	1,693,473	1,960,000	266,527
Gain from Insurance Claim	-	-	-	-
<b>Total Revenues</b>	<b>58,806,474</b>	<b>58,806,474</b>	<b>68,265,534</b>	<b>9,459,060</b>
<b>Expenses</b>				
Financial and Administrative	15,305,133	15,305,133	15,494,963	189,830
Cultural Services	43,779,221	43,779,221	50,952,040	7,172,819
Proprietary Non-Operating Interest Expense	292,000	292,000	236,777	(55,223)
<b>Total Expenses</b>	<b>59,376,354</b>	<b>59,376,354</b>	<b>66,683,780</b>	<b>7,307,426</b>
<b>Change in Net Position</b>	<b>(569,880)</b>	<b>(569,880)</b>	<b>1,581,754</b>	<b>2,151,634</b>



Accountants  
Advisors

**INDEPENDENT ACCOUNTANTS' REPORT ON COMPLIANCE  
PURSUANT TO SECTION 218.415 FLORIDA STATUTES**

To the Board of Directors of the  
Performing Arts Center Authority  
Fort Lauderdale, Florida

We have examined the Performing Arts Center Authority's (the Authority) compliance with the requirements of Section 218.415 Florida Statutes during the period of October 1, 2023 through September 30, 2024. Management of the Authority is responsible for the Authority's compliance with those requirements. Our responsibility is to express an opinion on the Authority's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Authority complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Authority complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the Authority's compliance with specified requirements. In our opinion, the Authority complied, in all material respects, with the requirements of Section 218.415 Florida Statutes during the period of October 1, 2023 through September 30, 2024.

This report is intended solely for the information and use of management, the Board of Directors, others within the Authority and the Auditor General of the State of Florida and is not intended to be and should not be used by anyone other than these specified parties.

*Draft*

Caballero Fierman Llerena & Garcia, LLP  
Hollywood, Florida  
January 30, 2025