



State Auditor Kathy McGuiness, RPh, CFE
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DIAMOND STATE PORT CORPORATION

Fiscal Year Ended June 30, 2021



KATHLEEN
McGUINNESS
DELAWARE
STATE AUDITOR

*Diamond State Port Corporation
Financial Statement Audit
for Fiscal Year Ended June 30, 2021*

What Was Performed? A financial statement audit of the Diamond State Port Corporation for the fiscal year ended June 30, 2021, was performed.

Diamond State Port Corporation is a separate entity that is reported as part of the State's overall financial statements. The corporation serves the state by operating the Port of Wilmington, which is a full-service deep-water port and terminal.

Why This Engagement? This engagement was performed in accordance with 29 Del. C. § 8786, which requires that the books and accounts of the Diamond State Port Corporation be audited annually by an independent certified public accounting firm that is mutually agreed upon by the State Auditor and the Secretary of State.

What Was Found? It is my pleasure to report this audit contained an unmodified opinion.¹

The Diamond State Port Corporation Financial Statement Audit for fiscal year ended June 30, 2021, can be found on our website [here](#).

Please do not reply to this email. For any questions regarding the attached report, please contact State Auditor Kathleen K. McGuiness at 302-739-5055 or Kathleen.Mcguiness@delaware.gov.

¹ An unmodified opinion is sometimes referred to as a "clean" opinion. It is one in which the auditor expresses an opinion that the financial statements present fairly, in all material respects, an entity's financial position, results of operations and cash flows in conformity with generally accepted accounting principles.



Certified Public Accounts and Consultants

**State of Delaware
Diamond State Port Corporation
(A Component Unit of the State of Delaware)**

Financial Statements

Year Ended June 30, 2021

**State of Delaware
Diamond State Port Corporation**

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Independent Auditors' Report

Board of Directors
Diamond State Port Corporation
Wilmington, Delaware

Report on the Financial Statements

We have audited the accompanying financial statements of the Diamond State Port Corporation (the Corporation), as of and for the Fiscal Year Ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

Gunnip & company LLP

Certified Public Accounts and Consultants

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Corporation as of June 30, 2021, and the changes in its financial position and its cash flows for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the *Schedule of Changes in Net Pension Liability and Related Ratios*, and the *Schedule of Contributions* be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by GASB, 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.

Management has omitted the management, discussion, and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by GASB 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. Our opinion on the basic financial statements is not affected by this missing information

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated October 28, 2021 on our consideration of the Corporation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control over financial reporting and compliance.

October 28, 2021
Wilmington, Delaware



Financial Statements

Diamond State Port Corporation
 Statement of Net Position
 June 30, 2021

Current assets	
Cash and cash equivalents	\$ 8,875,903
Concession fee receivable	1,756,935
Due from lessee	582,584
Interest receivable - lessee	<u>3,000,000</u>
Total current assets	<u>14,215,422</u>
Restricted assets	
Cash equivalents	<u>105,380</u>
Noncurrent assets	
Interest receivable - lessee	11,664,686
Lease receivable - lessee	119,762,395
Note receivable - lessee	54,837,330
Concession fee receivable	647,478
Capital assets - nondepreciable	36,484,007
Capital assets - depreciable and being leased, net	<u>141,634,596</u>
Total capital assets, net	<u>178,118,603</u>
Total noncurrent assets	<u>365,030,492</u>
Total assets	<u>379,351,294</u>
Deferred outflows of resources	
Pension plan experience differences	123,251
Pension plan change in assumptions	203,785
Pension contributions	<u>208,600</u>
Total deferred outflows	<u>\$ 535,636</u>

See notes to financial statements.

Diamond State Port Corporation
 Statement of Net Position (Continued)
 June 30, 2021

Current liabilities	
Accrued expenses - capital	\$ 1,205,313
Accrued interest payable	<u>53,817</u>
Total current liabilities	<u>1,259,130</u>
Long-term liabilities	
Notes payable	16,410,447
Net pension liability	<u>107,864</u>
Total long-term liabilities	<u>16,518,311</u>
Total liabilities	<u>17,777,441</u>
Deferred inflows of resources	
Lease receivable	113,175,464
Pension plan investment return differences	<u>796,413</u>
Total deferred inflows	<u>113,971,877</u>
Net position	
Net investment in capital assets	160,502,843
Restricted - capital improvement fund	105,380
Unrestricted	<u>87,529,389</u>
Total net position	<u>\$ 248,137,612</u>

See notes to financial statements.

Diamond State Port Corporation
 Statement of Revenues, Expenses, and Changes in Net Position
 Year Ended June 30, 2021

Operating revenues

Lease revenue from concession agreement	\$ 3,407,002
Interest income from concession agreement	8,332,613
Other operating revenues	<u>70,718</u>
	<u>11,810,333</u>

Total operating revenues

Operating expenses (credit)

Pension credit adjustment	(289,766)
Materials, supplies, and contractual services	<u>933,531</u>
	<u>643,765</u>

Total operating expenses

Operating income

Nonoperating income (expenses)

Interest expense	(635,084)
Interest income	<u>16</u>
	<u>(635,068)</u>

Changes in net position

10,531,500

Net position, beginning of year

237,606,112

Net position, end of year

\$ 248,137,612

See notes to financial statements.

Diamond State Port Corporation
 Statement of Cash Flows
 Year Ended June 30, 2021

Cash flows from operating activities	
Cash received from customers and others	\$ 4,652,891
Pension contribution	(518,600)
Cash payments to suppliers for goods and services	<u>(942,893)</u>
 Net cash provided by operating activities	 3,191,398
 Cash flows from capital and related financing activities	
Federal capital contributions	364,043
 Cash flows from investing activities	
Capital purchases on behalf of lessee	(582,584)
Interest on cash and investments	<u>16</u>
 Net cash used by investing activities	 <u>(582,568)</u>
 Changes in cash and cash equivalents	 2,972,873
 Cash and cash equivalents, beginning of year	 <u>6,008,410</u>
 Cash and cash equivalents, end of year	 <u>\$ 8,981,283</u>
 Supplemental schedule noncash disclosure:	
Accrued interest added to loan principal in accordance with loan agreement	<u>\$ 633,008</u>

See notes to financial statements.

Diamond State Port Corporation
Statement of Cash Flows (Continued)
Year Ended June 30, 2021

**Reconciliation of operating income to net cash provided
by operating activities**

Operating income	\$ 11,166,568
Adjustments to reconcile operating income to net cash provided by operating activities	
Pension experience	(498,366)
Recognition of lease revenue from deferred lease receivable	(2,395,248)
Decrease (increase) in assets	
Accounts receivable	620,419
Lease and note interest receivable	(5,332,613)
Decrease in liabilities	
Accounts payable	<u>(369,362)</u>
 Net cash provided by operating activities	 <u>\$ 3,191,398</u>

See notes to financial statements.

Diamond State Port Corporation

Notes to Financial Statements

Year Ended June 30, 2021

Note 1 - Organization

The Diamond State Port Corporation (the Corporation) was created on August 3, 1995 in accordance with the provisions of Section 24(1) of Senate Bill 260 enacted by the 138th General Assembly of the State of Delaware (the State). The Corporation is a public instrumentality of the State exercising essential government functions necessary in connection with the acquisition, establishment, construction, rehabilitation, improvement, operation, and maintenance of the Port and related facilities. The Port was acquired by the Corporation on September 1, 1995. The Corporation is empowered without limitation, and notwithstanding any other laws, to adopt bylaws and rules and regulations to govern the conduct of its affairs and carry out and discharge its powers, duties, and functions, to sue and be sued, and to enter into contracts and agreements. The Corporation does not have power to tax, to issue bonds, to exercise the power of eminent domain, or to pledge the credit or create any debt or liability of the State.

Effective October 3, 2018, the Corporation and GT USA Wilmington, LLC (GT) entered into a Concession Agreement (Agreement) to transfer the right to commercially operate the Port of Wilmington to GT with the Corporation becoming a landlord with certain oversight and consent rights. The term of the Agreement is fifty years (see Note 3).

Note 2 - Summary of Significant Accounting Policies

(a) Measurement Focus and Basis of Accounting

The Corporation (the reporting entity) is a discretely presented component unit of the State. The Corporation's activities are financed and operated as an enterprise fund such that costs and expenses of providing services are recovered primarily through user charges.

The accompanying financial statements of the Corporation have been prepared using the economic resources measurement focus and the accrual basis of accounting in conformity with generally accepted accounting principles (GAAP) applicable to governmental entities as prescribed by GASB. Under this method, revenues are recorded when earned, and expenses are recorded at the time liabilities are incurred, regardless of the timing of the related cash flows. Operating revenues and expenses generally result from leasing in connection with the Corporation's ongoing operations. Operating expenses include the cost of services and administrative expenses. All revenues and expenses not meeting this definition are recorded as nonoperating income and expenses. When an expense is incurred that can be paid using either restricted or unrestricted resources, it is the Corporation's policy to first apply the expense towards restricted resources and then towards unrestricted resources.

(b) Cash and Cash Equivalents

For purposes of the statements of cash flows, the Corporation considers short-term investments with an original maturity of three months or less to be cash equivalents.

(c) Accounts Receivable – Concession fee receivable and Due from lessee

Accounts receivable are shown net of an allowance for doubtful accounts, which was \$0 as of June 30, 2021.

Diamond State Port Corporation

Notes to Financial Statements

Year Ended June 30, 2021

Note 2 - Summary of Significant Accounting Policies - Continued

(d) Restricted Investments

Any restricted investments are stated at fair value.

(e) Capital Assets

The assets originally acquired by the Corporation in 1995 were recorded based on estimated fair values. Nondepreciable assets consist of the estimated fair value of land, which was determined based on an independent appraisal and construction-in-progress. The fair values of all other assets acquired were estimated to be the book value of those assets at the date of acquisition. Generally, additions and improvements in excess of \$3,000 are capitalized; however, the decision to determine the remaining useful life is made on a case-by-case basis.

Depreciation is generally recorded using the straight-line method and half-year convention over the following estimated useful lives:

<u>Asset</u>	<u>Years</u>
Improvements (all categories)	20-30
Buildings and warehouses	30-75
Docks, wharves, and rail	50-60
Equipment and cranes	6-40
Streets and water utilities	20-40
Vehicles and other	6

With the adoption of the Agreement on October 3, 2018, the Corporation sold all equipment, cranes, all vehicles and other assets. The remaining capital assets and land are leased to GT. Under the Agreement, the leased assets are to be returned to the Corporation in equal or better condition at the end of the Agreement. Therefore, no depreciation will be recorded on the remaining assets of the Corporation.

(f) Revenues

The significant sources of operating revenue are:

Lease Revenue - Represents rentals recognized under the terms of the Agreement for the use of all land, buildings and infrastructure at the Port (See Note 3).

Interest Income - Represents interest recognized under the terms of the lease and note receivable balances from the Agreement (See Note 3).

Diamond State Port Corporation

Notes to Financial Statements

Year Ended June 30, 2021

Note 2 - Summary of Significant Accounting Policies - Continued

(g) Capital Contributions

Capital contributions arise from State and federal grants, generally restricted by the contributors to capital acquisition and construction. Most capital grants and contributions are in the form of cash, which is then used to purchase capital assets, pay debt service, or fund other approved uses. In fiscal year 2014, the Corporation was awarded a \$10,000,000 TIGER grant by the U.S. Department of Transportation (USDOT) for the repair of Berths 5 and 6. To date \$10,000,000 has been drawn from the grant, of which \$364,043 was received during fiscal year 2021.

(h) Deferred Outflows of Resources and Deferred Inflows of Resources

As of June 30, 2021, a deferred outflow of resources is reported for the difference between expected and actual pension plan experience. The difference is amortized over a six- or seven-year period and is recognized as a component of pension expense. As of June 30, 2021, a deferred outflow of resources is reported for changes in pension plan assumptions. The outflow is amortized over a six- or seven-year period and is recognized as a component of pension expense. As of June 30, 2021, a deferred outflow of resource is reported for pension contributions.

As of June 30, 2021, a deferred inflow of resources is reported equal to the present value of future lease payments under the Agreement dated October 3, 2018. The deferred inflow is recognized as revenue in a systemic manner over the term of the Agreement. As of June 30, 2021, a deferred inflow of resources is reported for the differences between projected and actual investment earnings on pension plan investments. The difference is amortized over a five-year period and is recognized as a component of pension expense.

(i) Use of Estimates

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

Note 3 - Concession Agreement and Corresponding Lease and Notes Receivable

Effective October 3, 2018, and amended February 10, 2020, the Corporation and GT entered into a Concession Agreement (Agreement) to transfer to GT the right to commercially operate the Port of Wilmington with the Corporation becoming a landlord with certain oversight and consent rights. The term of the Concession Agreement is referred to as a “concession,” however, it does not meet the requirements of a concession arrangement under GASB Statement No. 60 - *Accounting and Financial Reporting for Service Concession Arrangements*. Based on the criteria under GASB Statement No. 60, it is required to be accounted for as lease. Accordingly, the Corporation is recognizing the lease in accordance with GASB Statement No. 87 – *Leases*, which the Corporation adopted early in fiscal 2019.

In return for the right to commercially operate the Port, the Agreement requires GT to invest \$580 million to redevelop the existing port facilities and establish new port facilities at Edgemore and to pay the Corporation a concession fee. In return for the concession fee, the Corporation sold to GT its cranes, tools, vehicles, cargo handling equipment, furniture, furnishings, computers, telephones, telephone numbers, office supplies, software and other intellectual property and all other equipment and parts used in operations at the Port. Also, the Corporation will lease to GT all of the land located at the existing Port and Edgemore that is owned by the Corporation, together with all improvements, including all buildings, structures, piers, wharves, and utility infrastructure owned by the Corporation and all of the Corporation’s easement rights.

Diamond State Port Corporation

Notes to Financial Statements

Year Ended June 30, 2021

Note 3 - Concession Agreement and Corresponding Lease and Notes Receivable - Continued

The Agreement requires GT to pay a minimum concession fee of \$3,000,000 per year for the first ten years of the term, \$13,100,000 for the eleventh year, and up to \$12,017,560 per year during the remaining thirty-nine years. The minimum concession fee is based on volume of services provided by GT. The minimum concession fee is adjusted every third year based on the change in consumer price index.

In conjunction with the amendment, the Corporation has agreed to accept payment of the concession fee for the period from July 1, 2019 through February 10, 2020 in four equal payments. The first two payments were received in April 2020 and February 2021. The remaining two payments of \$647,478 are due on February 10, 2022 and 2023.

In accordance with GASB Statement No. 87, the initially recognized lease and note receivable balances exclude any concession fees due for services that exceed the minimum embodies in the Concession Agreement or the change in the consumer price index.

Upon the inception and subsequent amendment of the Agreement, for the assets leased, the Corporation recognized a lease receivable and deferred inflow of resources of \$119,762,396, which is equal to the present value of the fixed payment stream. The present value was calculated using a discount rate of 4.2%, in accordance with the requirements of GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance*. During fiscal year 2021, the Corporation recognized lease revenue and interest income from the Concession Agreement of \$3,407,002 and \$5,715,551, respectively. The Agreement requires GT to return these assets to the Corporation in a condition necessary for ongoing operations during the five years prior to the termination date.

Similarly, for the assets sold, the Corporation recognized a note receivable of \$54,837,330 which is equal to the present value using the same discount rate of 4.2%. During fiscal year 2021, the Corporation recognized interest income on the note receivable of \$2,617,062.

Diamond State Port Corporation

Notes to Financial Statements

Year Ended June 30, 2021

Note 3 - Concession Agreement and Corresponding Lease and Notes Receivable - Continued

Future minimum concession fees under the terms of the agreement are as follows as of June 30:

	Lease Receivable			Note Receivable			Total	
	Principal Receivable	Interest	Minimum Concession Fee	Principal Receivable	Interest	Minimum Concession Fee	Minimum Concession Fee	Minimum Concession Fee
2022	\$ -	\$ 2,057,776	\$ 2,057,776	\$ -	\$ 942,224	\$ 942,224	\$ 3,000,000	
2023	-	2,057,776	2,057,776	-	942,224	942,224		3,000,000
2024	-	2,057,776	2,057,776	-	942,224	942,224		3,000,000
2025	-	2,057,776	2,057,776	-	942,224	942,224		3,000,000
2026	-	2,057,776	2,057,776	-	942,224	942,224		3,000,000
2027 - 2031	-	25,752,317	25,752,317	-	11,791,583	11,791,583		37,543,900
2032 - 2036	-	41,215,751	41,215,751	-	18,872,049	18,872,049		60,087,800
2037 - 2041	-	41,215,751	41,215,751	-	18,872,049	18,872,049		60,087,800
2042 - 2046	7,144,185	34,071,566	41,215,751	3,271,211	15,600,838	18,872,049		60,087,800
2047 - 2051	16,090,925	25,124,826	41,215,751	7,367,784	11,504,265	18,872,049		60,087,800
2052 - 2056	20,398,547	20,817,204	41,215,751	9,340,176	9,531,873	18,872,049		60,087,800
2057 - 2061	25,859,340	15,356,411	41,215,751	11,840,588	7,031,461	18,872,049		60,087,800
2062 - 2066	32,782,015	8,433,736	41,215,751	15,010,373	3,861,676	18,872,049		60,087,800
2067 - 2069	<u>17,487,384</u>	<u>1,059,708</u>	<u>18,547,092</u>	<u>8,007,198</u>	<u>485,220</u>	<u>8,492,418</u>		<u>27,039,510</u>
	<u>\$ 119,762,396</u>	<u>\$ 223,336,150</u>	<u>\$ 343,098,546</u>	<u>\$ 54,837,330</u>	<u>\$ 102,262,134</u>	<u>\$ 157,099,464</u>		<u>\$ 500,198,010</u>

During fiscal year 2021, the Corporation incurred legal and consulting costs of \$36,850 in connection with the Agreement. In accordance with GASB Statement No. 87, those costs are recognized as expenses in fiscal year 2021 under materials, supplies and contractual services in the Corporation's Statement of Revenues, Expenses and Changes in Net Position.

Note 4 - Cash and Investments

Cash Management Policy Board

The Corporation follows the Statement of Objectives and Guidelines for the Investment of State of Delaware Funds (the Policy) of the State's Cash Management Policy Board (the Board). The Board, created by State law, establishes policies for investment of all money belonging to the State or on deposit from its political subdivisions, other than money deposited in any State Pension Fund or the State Deferred Compensation Program and to determine the terms, conditions, and other matters relating to those investments, including the designation of permissible investments (29 De.C. §2716(a)). By law, all deposits and investments belonging to the State are under the control of the State Treasurer in various pooled investment funds (State Investment Pool) except for those that, by specific authority, are under the control of other agencies or component units, as determined by the Board.

As mandated by State statutes, the State's funds shall be invested pursuant to the prudent person standard as defined in the Policy. The prudent person standard allows the Board to establish investment policies based on investment criteria that it defines, and it allows the Board to delegate investment authority to investment professionals. This standard of care not only permits, but also encourages, diversifying investments across various asset classes.

Diamond State Port Corporation

Notes to Financial Statements

Year Ended June 30, 2021

Note 4 - Cash and Investments - Continued

Investment Guidelines and Management

The Policy requires State funds to be allocated and held in the following categories of accounts:

- Collection and disbursement accounts
- Liquidity accounts
- Reserve accounts
- Endowment accounts
- Operating accounts

The Corporation's accounts are considered operating accounts. State agencies and other public authorities maintain various operating accounts with the intent of segregating such funds for accounting and reporting purposes. In addition, operating accounts may be created to meet particular purposes and/or to comply with State statutes, bond trust agreements, and/or federal guidelines. The investment objectives of such funds are to ensure safety and maximize return while providing for the liquidity requirements specifically identifiable to the use of such funds.

The Policy specifies the type of investments that investment managers can make, the maximum percentage of assets that may be invested in particular instruments, the minimum credit quality of these investments, and the maximum length of time the assets can be invested.

The following investments are permissible for operating accounts, subject to the percentage limitations of the account:

- U.S. Treasury obligations
- U.S. government agency obligations
- Certificates of deposit and time deposits
- Corporate debt instruments
- Repurchase agreements
- Money market funds
- Canadian treasury bills
- Canadian agency securities
- Mortgage-backed and asset-backed securities
- Municipal obligations

The State's Policy is available on the Office of the State Treasurer's website at <http://treasury.delaware.gov>.

Custodial Credit Risk

For deposits, custodial credit risk is the risk that, in the event of the failure of a depository financial institution, the deposits or collateral securities may not be recovered from an outside party.

All deposits are required by law to be collateralized by direct obligations of, or obligations which are guaranteed by, the United States of America, or other suitable obligations as determined by the Board.

Diamond State Port Corporation

Notes to Financial Statements

Year Ended June 30, 2021

Note 4 - Cash and Investments - Continued

Custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to a transaction, the value of the investment or collateral securities that are in the possession of an outside party may not be recovered. Investments are exposed to custodial credit risk if the securities are uninsured, are not registered in the name of the government, and are held by either the counterparty or the counterparty's trust department or agent but not in the government's name.

As of June 30, 2021, the Corporation held no investments.

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates of debt investments will adversely affect the value of an investment. The Policy provides that maximum maturity for investments in Corporation accounts, at the time of purchase, shall not exceed ten years, except when it is prudent to match a specific investment instrument with a known specific future liability, in which case the maturity limitation shall match the maturity of the corresponding liability.

Fair Value Measurements

The Corporation categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The Corporation did not hold any investments at June 30, 2021.

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The Corporation follows the Policy by investing only in authorized securities. The Corporation's general investment policy for credit risk is to apply the prudent-person rule. Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital and, in general, avoid speculative investments.

The Policy requires that investments in:

- Certificates of deposit and time deposits be with a banking institution with assets of not less than \$100 billion, that is rated not lower than A1/P-1/F1 short term by at least two rating agencies;
- Money market funds be invested solely in government securities, which are rated in the highest rating category by at least one rating agency;
- Asset-backed securities have the highest credit rating from at least two rating agencies; and
- Corporate debt instruments must be rated by Standard and Poor's Ratings Services (S&P) and/or Moody's Investor Service (Moody's) and/or Fitch Ratings (Fitch) as follows:

<u>Investment</u>	<u>S&P</u>	<u>Moody's</u>	<u>Fitch</u>
Commercial paper	A-2	P-2	F2
Senior long-term debt	A-	A3	A-*
Corporate bonds and debentures	A-	A3	A-

* Excluding asset-backed commercial paper that is rated A1 or better

Diamond State Port Corporation

Notes to Financial Statements

Year Ended June 30, 2021

Note 4 - Cash and Investments - Continued

Investments in Excess of 5%

Concentration of credit risk is the risk of loss attributed to the magnitude of the Corporation's investments in a single issuer (5% or more of total investments). When investments are concentrated in one issuer, this concentration represents heightened risk of potential loss. No specific percentage identifies when concentration risk is present. The investments in obligations explicitly guaranteed by the U.S. government, mutual funds, and other pooled investments are exempt from disclosure.

The Policy provides that the purchase of securities cannot exceed the following percentage of account limitations, valued at market.

- A. U.S. Treasury obligations - no restrictions.
- B. U.S. government agency obligations - 50% in total; 20% in any one issuer.
- C. Certificates of deposit and time deposits - 50% in total (domestic and nondomestic combined); 25% in all nondomestic banking institutions; 5% in any one issuer.
- D. Corporate debt instruments - 50% in total; 25% in all nondomestic corporations; 25% in any one industry; 5% in any one issuer.
- E. Repurchase agreements - 50% in total; provided that any securities purchased subject to repurchase agreements shall be subject to the respective Percentage Limit for such security type as set forth in the Policy and valued for such purposes at the lesser of fair market value and 102% of the maturity value of the securities pursuant to the repurchase agreement and marked-to-the-market daily as requested by the investment manager.
- F. Money market funds - no restrictions.
- G. Canadian treasuries - 25% in total.
- H. Canadian agency securities - 25% in total; 10% in any one agency.
- I. Mortgage-backed and asset-backed securities - 10% in total.

For the purpose of calculating the various Policy restrictions, the Corporation considers the total investment portfolio, which includes cash and cash equivalents, while calculating the percentage of individual investments.

Diamond State Port Corporation

Notes to Financial Statements

Year Ended June 30, 2021

Note 4 - Cash and Investments - Continued

The following issuers have investments, which include cash and cash equivalents, at fair value in excess of 5% of the total investment portfolio (includes restricted cash and cash equivalents) at June 30:

	Fair Value	Percent of Portfolio
Federal Government Obligations Fund (Money Market)	\$ 105,380	100%

Note 5 - Restricted Assets

Cash and Cash Equivalents

Cash and cash equivalents, as reported on the Statement of Net Position, is under the control of the Corporation. The Corporation invests the deposited cash, including the cash float, in short-term securities and other investments. The Corporation maintains substantially all of its cash and cash equivalent accounts with one financial institution. Deposits are insured up to \$250,000. The Corporation has never experienced any losses related to these balances. Deposits in excess of the FDIC limits were \$8,626,203 as of June 30, 2021.

Restricted assets consisted of \$105,380 of cash equivalents restricted for capital improvements, as of June 30, 2021.

Note 6 - Capital Assets

Property and equipment activity during fiscal year 2021 consisted of the following:

	June 30, 2020	Additions	Sales and Retirements	June 30, 2021
Capital assets - nondepreciable				
land	<u>\$ 36,484,007</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 36,484,007</u>
Capital assets - depreciable				
Land improvements	\$ 21,919,335	\$ -	\$ -	\$ 21,919,335
Buildings and warehouses	100,999,459	-	-	100,999,459
Docks, wharves, and rail	87,599,450	-	-	87,599,450
Streets and water utilities	6,032,486	-	-	6,032,486
Vehicles and other	2,932,255	-	-	2,932,255
Total capital assets - depreciable	<u>219,482,985</u>	<u>-</u>	<u>-</u>	<u>219,482,985</u>
Less: accumulated depreciation				
Land improvements	10,806,728	-	-	10,806,728
Buildings and warehouses	38,488,904	-	-	38,488,904
Docks, wharves, and rail	21,890,507	-	-	21,890,507
Streets and water utilities	4,529,765	-	-	4,529,765
Vehicles and other	2,132,485	-	-	2,132,485
Total accumulated depreciation	<u>77,848,389</u>	<u>-</u>	<u>-</u>	<u>77,848,389</u>
Total capital assets - depreciable, net	<u>\$ 141,634,596</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 141,634,596</u>

Diamond State Port Corporation

Notes to Financial Statements

Year Ended June 30, 2021

Note 7 - Revolving Line of Credit

The Corporation has a \$3,000,000 unsecured, revolving line of credit from M&T Bank at a rate of LIBOR plus 200 bps. There was no outstanding balance as of June 30, 2021. Bank advances on the credit line are payable within 30 days of demand and carry an interest rate based on the bank's commercial rate index.

Note 8 - Notes Payable and Deferred Outflows and Inflows of Resources

The following is a summary of debt transactions for the Fiscal Year Ended June 30, 2021:

	Outstanding June 30, 2020	Capitalized Interest	Other Reductions	Payments and Outstanding June 30, 2021
Transportation trust fund note	<u>\$ 15,777,439</u>	<u>\$ 633,008</u>	<u>\$ -</u>	<u>\$ 16,410,447</u>

Interest charges were as follows for the fiscal year ended June 30, 2021:

	Accrued Interest June 30, 2020	Interest Expense Incurred	Interest Capitalized	Accrued Interest June 30, 2021
Transportation trust fund note	<u>\$ 51,741</u>	<u>\$ 635,084</u>	<u>\$ (633,008)</u>	<u>\$ 53,817</u>

Transportation Trust Fund Note - On November 30, 2001, the Corporation entered into a loan agreement with DelDOT. The Corporation borrowed \$27,500,000. The funds were used to repay the balances in full of the original DRBA Note and the Wilmington Trust Company Note, and, at a discount, the City of Wilmington Deferred Payment Note.

During the year ended June 30, 2021, the loan was restructured to allow for the deferral of debt service principal and interest payments due March 31, 2021 and May 31, 2021, and to restructure the principal balance effective July 1, 2021. The interest rate was 3.99% during 2021. The restructured loan matures on May 31, 2034. In fiscal year 2022, the restructurings of the Transportation Trust Fund Note, described above, will add \$658,405 of capitalized interest to the principal balance payable through May 31, 2034. The future capitalized interest and maturities of principal and interest payments on the Transportation Trust Fund Note are as follows as of June 30, 2021:

Fiscal Year	Principal	Interest	Total
2022	\$ (658,405)	\$ 658,405	\$ -
2023	1,135,180	678,790	1,813,970
2024	1,180,725	633,245	1,813,970
2025	1,228,097	585,873	1,813,970
2026	1,277,370	536,601	1,813,971
2027 - 2031	7,197,971	1,871,880	9,069,851
2032 - 2034	<u>5,049,509</u>	<u>392,401</u>	<u>5,441,910</u>
	<u><u>\$ 16,410,447</u></u>	<u><u>\$ 5,357,195</u></u>	<u><u>\$ 21,767,642</u></u>

Diamond State Port Corporation

Notes to Financial Statements

Year Ended June 30, 2021

Note 9 - Capital Contributions

Since its inception and for fiscal year 2021, the Corporation has recognized capital contributions from State and federal grants as follows:

	Inception to Date	Fiscal Year 2021
State of Delaware	\$ 260,065,000	\$ -
Federal	<u>15,067,510</u>	<u>-</u>
Total	<u><u>\$ 275,132,510</u></u>	<u><u>\$ -</u></u>

Note 10 - Pension Plan and Other Post-Retirement Employee Benefits

Plan Description - The Diamond State Port Corporation Pension Plan (the Plan) is a single-employer, defined benefit pension plan that covers all eligible employees of the Corporation.

Benefits - The Plan provides retirement, disability, and death benefits to Plan members and beneficiaries. A member may retire after completing five years of service and after reaching normal retirement age of 65. Benefits fully vest after five years of credited service. If an employee terminates his or her employment after at least five years of credited service but before normal retirement age, he or she may defer pension benefits until reaching retirement age. Employees who retire after reaching normal retirement age with at least five years of credited service are entitled to receive pension benefits equal to 1.75% of their final average monthly compensation multiplied by the years of credited service (not to exceed 30 years). Final average monthly compensation is the monthly average of the highest consecutive five years of compensation within the past ten years of employment.

Disability benefits are generally the same as pension benefits; however, employees must have 15 years of credited service, subject to certain limitations. Survivors' benefits are generally equal to 50% of the pension benefit the employee would have received at age 65 if at least 15 years of credited service are obtained.

Funding Policy - Contribution requirements are determined by the State Board of Pension Trustees principally based on an actuarially determined rate. Plan members are required to contribute 2% of their compensation. Interest is credited at the rate of 7% per year.

Freezing of Plan - Effective on the adoption of the Concession Agreement, October 3, 2018, the employees of the Corporation were offered positions by GT and the Plan was:

- Frozen as to further employee contributions and employees will be paid out pensions as provided for under the Plan;
- Employees would be credited for a partial year as the last year of service

As of June 30, 2021, the following employees were covered by the Plan:

Inactive members or beneficiaries	169
Terminated, vested members	<u>118</u>
	<u><u>287</u></u>

Diamond State Port Corporation

Notes to Financial Statements

Year Ended June 30, 2021

Note 10 - Pension Plan and Other Post-Retirement Employee Benefits - Continued

Net Pension Liability - The Corporation's net pension liability for the fiscal year ended June 30, 2021 was determined by actuarial valuation as of June 30, 2019 rolled forward to the measurement date of June 30, 2020. There have been no changes between the measurement date of the net pension liability and the employer's report date that are expected to have a significant effect on the net pension liability. The total pension liability used to calculate net pension liability was determined using the following actuarial assumptions as of June 30, 2020:

Inflation	2.50%
Investment rate of return	7.00%, including inflation

The actuarial assumptions used in the June 30, 2019 valuation were based on the recommendation of the actuary and adopted by the Plan's Board of Trustees based on the most recent review of the Plan's experience completed in 2016. The administrative expense assumption was changed from a level percentage of payroll to a flat dollar amount.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by an asset allocation percentage, which is based on the nature and mix of current and expected Plan investments, and by adding expected inflation.

Best estimates of geometric real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Long-Term Expected Real Rate of Return</u>
Domestic equity	5.70%
International equity	5.70%
Fixed income	2.00%
Alternative investments	7.80%
Cash and equivalents	--

Discount Rate - The discount rate used to measure the total pension liability was 7.00% as of June 30, 2020, the measurement date. The projection of cash flows used to determine the discount rate assumed that contributions from employers will be made at a dollar amount determined by the Board of Pension Trustees, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current Plan members. Therefore, the long-term expected rate of return on Plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Diamond State Port Corporation

Notes to Financial Statements

Year Ended June 30, 2021

Note 10 - Pension Plan and Other Post-Retirement Employee Benefits - Continued

Changes in the Corporation's Net Pension Liability - Changes in the Corporation's net pension liability for the fiscal year 2021 were as follows:

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net	Net Pension Liability
Balance, June 30, 2020	\$ 34,257,267	\$ 32,869,996	\$ 1,387,271
Changes for the year:			
Interest	2,289,653	-	2,289,653
Difference between expected and actual experience	(262,090)	-	(262,090)
Contributions - employer	-	310,000	(310,000)
Net investment income	-	3,024,518	(3,024,518)
Benefit payments, including refunds of employee contributions	(2,615,929)	(2,615,929)	-
Administrative expenses	-	(27,548)	27,548
Net changes	<u>(588,366)</u>	<u>691,041</u>	<u>(1,279,407)</u>
Balance, June 30, 2021	<u>\$ 33,668,901</u>	<u>\$ 33,561,037</u>	<u>\$ 107,864</u>

Sensitivity of the Net Pension Liability to Changes in the Discount Rate - The following presents the net pension liability calculated using the discount rate of 7.00% as of June 30, 2020, the measurement date, as well as what the net pension liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	Discount Rate	Net Pension Liability as of June 30, 2021
1% Decrease	6.00%	\$ 3,641,148
Current discount rate	7.00%	\$ 107,864
1% Increase	8.00%	\$ (2,872,096)

Expected and Actual Experience Differences - The difference between expected and actual experience with regard to economic and demographic factors is amortized over the weighted average of the expected remaining service life of active and inactive members, which was an average of six years for the measurement period through June 30, 2020. The first year of amortization is recognized as pension expense with the remaining years either a deferred outflow or deferred inflow. The collective amount of the unamortized difference between expected and actual experience was \$123,251 (outflow) for fiscal year 2021.

Diamond State Port Corporation

Notes to Financial Statements

Year Ended June 30, 2021

Note 10 - Pension Plan and Other Post-Retirement Employee Benefits - Continued

Change in Assumptions - The change in assumptions about future economic or demographic factors or other inputs are amortized over the weighted average of the expected remaining service life of active and inactive members, which was an average of seven years for the measurement periods through June 30, 2020. The first year of amortization is recognized as pension expense with the remaining years either a deferred outflow or deferred inflow. The collective amount of the unamortized change in assumptions was \$203,785 (outflow) for fiscal year 2021.

Difference between Projected and Actual Investment Earnings on Pension Plan Investments - The difference between the actual earnings on Plan investments compared to the Plan's expected rate of return of 7.0%, as of June 30, 2020, are amortized over a closed period of five years. The first year of amortization is recognized as pension expense with the remaining four years to be shown as deferred inflow of resources. The collective amount of the unamortized difference between projected and actual earnings was \$(796,413) (inflow) for fiscal year 2021.

Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources - For fiscal year 2021, the components of pension contribution were as follows:

Interest	\$ 2,289,653
Administrative expense	27,548
Projected earnings on Plan investments	(2,220,609)
Amortization of pension plan experience	(96,254)
Amortization of investment return differences	48,976
Amortization of change in assumptions	(29,080)
Contributions	<u>(310,000)</u>
Pension credit	<u>\$ (289,766)</u>

As of June 30, 2021 the Corporation reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Pension plan investment return differences	\$ -	\$ 796,413
Pension plan experience differences	123,251	-
Pension plan change in assumptions	203,785	-
Pension contributions	<u>208,600</u>	-
Totals	<u>\$ 535,636</u>	<u>\$ 796,413</u>

Diamond State Port Corporation

Notes to Financial Statements

Year Ended June 30, 2021

Note 10 - Pension Plan and Other Post-Retirement Employee Benefits - Continued

Amounts reported as deferred outflows of resources for pension contributions will be recognized as a reduction to the net pension liability in the following fiscal year. Amounts reported as deferred outflows of resources for pension plan experience differences and pension plan change in assumptions and deferred inflows of resources for pension plan investment return differences will be recognized in pension expense as follows:

2022	\$ (511,688)
2023	(63,180)
2024	139,113
2025	<u>(33,622)</u>
	<u><u>\$ (469,377)</u></u>

Annual Pension Cost – Due to the pension plan being frozen, the Corporation is no longer required to make annual contributions to the plan. The actuarially determined pension contribution was \$208,600 for fiscal year 2021.

The actuarial value of assets was determined using techniques that smooth the effects of short-term volatility in the market value of investments. The unfunded actuarial accrued liability is being amortized over a closed five-year period as a percentage of payroll. All payments are determined assuming the same dollar amount will be paid each of the five years of the amortization. This method was chosen to reflect the characteristics of a frozen plan.

The Schedule of Changes in Net Pension Liability and Related Ratios presented as Required Supplementary Information following the Notes to Financial Statements, presents multi-year trend information about whether the actuarial value of Plan assets are increasing or decreasing over time relative to the actuarial accrued liability for benefits.

The Delaware Public Employees' Retirement System, which administers the Plan, issues a publicly available financial report, including financial statements and required supplementary information. The report may be obtained by writing the State Board of Pension Trustees and Office of Pensions, McArdle Building, Suite #1, 860 Silver Lake Boulevard, Dover, Delaware 19904-2402, or by calling 1-800-722-7300.

Note 11 - Major Customers

Any customer that comprises 10% of the Corporation's total revenue during a fiscal year must be disclosed as a major customer. After the adoption of the Agreement, on October 3, 2018, the Corporation no longer works directly with customers. Revenues under the Agreement (from GT) accounted for 99% of operating revenues in fiscal year 2021. There was also accounts receivable and interest receivable as of June 30, 2021 related to those revenues under the Agreement.

Diamond State Port Corporation

Notes to Financial Statements

Year Ended June 30, 2021

Note 12 - Commitments and Contingencies

Environmental Contingencies - Under the provisions of the Port of Wilmington Acquisition Agreement dated September 1, 1995, the City retains responsibility for all liabilities under environmental laws that arise out of, or result from, any condition existing at the Port on or before the agreement closing date, September 8, 1995.

On February 14, 2002, the Acquisition Agreement was amended, and in conjunction with the prepayment of the Port Deferred Payment Note, the Corporation agreed to assume responsibility for \$2,000,000 of potential environmental liabilities. To date, no such liabilities have been identified.

Litigation and Claims - The Corporation is party to various claims and legal proceedings, which normally occur in port operations. The Corporation refers all such litigation and claims to legal counsel and, where appropriate, its insurance carriers. At June 30, 2021 the Corporation is not subject to any significant claims.

Note 13 - Subsequent Events and COVID-19

Events and transactions subsequent to year end have been evaluated for potential recognition in the financial statements or disclosure in the Notes to Financial Statements. All events and transactions have been evaluated through October 28, 2021, which is the date the financial statements were available to be issued.

The COVID-19 virus was declared a pandemic by the World Health Organization. The virus has spread through the world and governments have taken various actions to try to slow the transmission. The impact of these restrictions, and the potential effect to the Corporation, cannot be reasonably estimated at this time.

Required Supplementary Information

Diamond State Port Corporation
 Schedule of Changes in Net Pension Liability and Related Ratios
 June 30, 2020

The following provides an analysis of the changes in the Corporation's net pension liability as of June 30 for each fiscal year:

	2021	2020	2019	2018	2017	2016
	2020	2019	2018	2017	2016	2015
Total pension liability						
Service cost	\$ -	\$ -	\$ 1,041,488	\$ 942,605	\$ 898,545	\$ 949,798
Interest	2,289,653	2,599,856	2,494,875	2,314,182	2,218,491	2,160,067
Benefit changes	- (4,180,856)					
Difference between expected and actual experience	(262,090)	762,953	265,075	(975,351)	(599,480)	1,402,477
Change in assumptions	- -			815,025	(873,072)	
Benefit payments, including refunds of employee contributions	(2,615,929)	(2,561,733)	(981,216)	(892,104)	(822,498)	(728,383)
Net changes in total pension liability	(588,366)	(3,379,780)	2,820,222	2,204,357	821,986	3,783,959
Total pension liability - beginning	34,257,267	37,637,047	34,816,825	32,612,468	31,790,482	28,006,523
Total pension liability - ending (a)	\$33,668,901	\$34,257,267	\$37,637,047	\$34,816,825	\$32,612,468	\$31,790,482
Plan fiduciary net position						
Contributions - employer	\$ 310,000	\$ 304,552	\$ 1,175,029	\$ 1,134,262	\$ 1,200,251	\$ 1,052,285
Contributions - employees	- 64,048		280,350	239,853	245,836	233,430
Net investment income	3,024,518	1,517,426	3,129,075	2,949,265	(393,808)	915,990
Benefit payments, including refunds of employee contributions	(2,615,929)	(2,561,733)	(981,216)	(892,104)	(822,498)	(728,383)
Administrative expenses	(27,548)	(55,846)	(40,082)	(29,781)	(32,046)	(37,115)
Net changes in plan fiduciary net position	691,041	(731,553)	3,563,156	3,401,495	197,735	1,436,207
Plan fiduciary net position - beginning	32,869,996	33,601,549	30,038,393	26,636,898	26,439,163	25,002,956
Plan fiduciary net position - ending (b)	\$33,561,037	\$32,869,996	\$33,601,549	\$30,038,393	\$26,636,898	\$26,439,163
Corporation's net pension liability - ending (a) - (b)	\$ 107,864	\$ 1,387,271	\$ 4,035,498	\$ 4,778,432	\$ 5,975,570	\$ 5,351,319
Plan fiduciary net position as a percentage of the total pension liability	99.68%	95.95%	89.28%	86.28%	81.68%	83.17%
Covered payroll	- \$ -	\$ 14,021,830	\$ 12,028,232	\$ 12,376,200	\$ 11,790,800	
Corporation's net pension liability as a percentage of covered payroll	0.00%	0.00%	28.78%	39.73%	48.28%	45.39%

Diamond State Port Corporation

Schedule of Contributions

June 30, 2020

The following provides an analysis of the employer contributions made to the Plan in relation to the actuarially determined contributions for the fiscal years ended June 30:

Reporting date	2021	2020	2019	2018	2017	2016
Measurement date	2020	2019	2018	2017	2016	2015
Actuarially determined contribution	\$ 310,000	\$ 304,552	\$ 1,175,029	\$ 1,134,262	\$ 1,200,251	\$ 1,052,285
Contributions in relation to the actuarially determined contribution	<u>310,000</u>	<u>304,552</u>	<u>1,175,029</u>	<u>1,134,262</u>	<u>1,200,251</u>	<u>1,052,285</u>
Contribution excess/(deficiency)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	N/A	N/A	\$14,021,830	\$12,028,232	\$12,376,200	\$11,790,800
Contributions as a percentage of covered payroll	N/A	N/A	8.38%	9.43%	9.70%	8.92%

Notes to Schedule

Measurement dates: ***June 30, 2018 - June 30, 2020***

Actuarially determined rates are calculated as of June 30, two years prior to the end of the Fiscal Year in which contributions are reported.

Methods and Assumptions Used to Determine Contribution Rates

Actuarial cost method:	Entry age normal
Amortization method:	Level dollar - closed
Remaining amortization period	4 years
Asset valuation method:	Smoothed market, 20% annual market weight
Inflation:	2.50%
Salary increases:	N/A
Investment rate of return	7.00%, including inflation
Retirement age:	A member may retire after completing five years of service and after reaching normal retirement age of 65.
Mortality:	Mortality rates were based on the RP-2014 tables with gender adjustments for healthy annuitants and disabled retirees and an adjusted version on RPEC-2015 mortality improvement scale on a fully generational projection.

Diamond State Port Corporation
Schedule of Contributions (Continued)
June 30, 2020

Notes to Schedule

Measurement dates: ***June 30, 2015 - June 30, 2017***

Actuarially determined rates are calculated as of June 30, two years prior to the end of the Fiscal Year in which contributions are reported.

Methods and Assumptions Used to Determine Contribution Rates

Actuarial cost method:	Entry age normal
Amortization method:	Percentage of pay - open
Remaining amortization period:	15 years
Asset valuation method:	Smoothed market, 20% annual market weight
Inflation:	2.50%
Salary increases:	2.50% merit increase
Investment rate of return:	7.00%, including inflation
Retirement age:	A member may retire after completing five years of service and after reaching normal retirement age of 65.
Mortality:	Mortality rates were based on the RP-2014 tables with gender adjustments for healthy annuitants and disabled retirees and an adjusted version on MP-2015 mortality improvement scale on a fully generational basis.

Other Reporting Required by *Government Auditing Standards*

**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***

Board of Directors
Diamond State Port Corporation
Wilmington, Delaware

We have audited, 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, the financial statements of the Diamond State Port Corporation (the Corporation) as of and for the Fiscal Year Ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements, and have issued our report thereon dated October 28, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Corporation's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of the Corporation'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 Corporation's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

Compliance and Other Matters

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

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Corporation'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 Corporation's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

October 28, 2021
Wilmington, Delaware

Gunnip & Company LLP