

*Financial Statements, Required Supplementary  
Information and Supplementary Information*

**Marianas Public Land Trust**

(A Component Unit of the Commonwealth of the Northern  
Mariana Islands)

*Year ended September 30, 2022  
with Report of Independent Auditors*



Marianas Public Land Trust  
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Financial Statements, Required Supplementary Information  
and Supplementary Information

Year ended September 30, 2022

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Ernst & Young (CNMI), Inc.  
Suite 209 Oleai Business Center  
P.O. Box 503198  
Saipan, MP 96950

Tel: +1 670 234 8300  
Fax: +1 670 234 8302  
ey.com

## Report of Independent Auditors

The Board of Trustees  
Marianas Public Land Trust

### Report on the Audit of the Financial Statements

#### Opinion

We have audited the accompanying financial statements of the Marianas Public Land Trust (the Trust), a component unit of the Commonwealth of the Northern Mariana Islands (CNMI), which comprise the statement of net position as of September 30, 2022, and the related statements of revenues, expenses and changes in net position and cash flows for the year then ended, and the related notes (collectively referred to as the “financial statements”).

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Trust at September 30, 2022, and the change in its net position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Trust, 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 opinion.

#### *Management’s Responsibility 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 of 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 Trust’s ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

## ***Auditor's 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 auditor's 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 GAAS 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 GAAS 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 Trust'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 Trust'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**

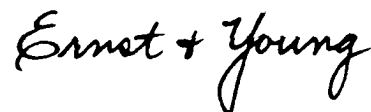
Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 4 through 12 be presented to supplement the financial statements. Such information is the responsibility of management and, although not a part of the financial statements, is required by the Governmental Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, 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 financial statements, and other knowledge we obtained during our audit of the 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.

### ***Supplementary Information***

Our audits were conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Trust's financial statements. The Combining Statements of Net Position, of Revenues, Expenses and Changes in Net Position and of Cash Flows (pages 37 through 39), the Schedules of Investments - General Fund and Park Fund (pages 40 through 55) and the Schedule of Administrative Expenses Compared to Budget (page 56) are presented for purposes of additional analysis and are not a required part of the financial statements. The Combining Statements of Net Position, of Revenues, Expenses and Changes in Net Position and of Cash Flows, the Schedules of Investments - General Fund and Park Fund and the Schedule of Administrative Expenses Compared to Budget are the responsibility of management and were derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Combining Statements of Net Position, of Revenues, Expenses and Changes in Net Position and of Cash Flows, the Schedules of Investments - General Fund and Park Fund and the Schedule of Administrative Expenses Compared to Budget are fairly stated, in all material respects, in relation to the financial statements as a whole.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated May 22, 2023 on our consideration of the Trust'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 Trust'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 Trust's internal control over financial reporting and compliance.

The logo for Ernst + Young, featuring the company name in a stylized, handwritten-style script font.

May 22, 2023



# **MARIANAS PUBLIC LAND TRUST**

COMMONWEALTH OF THE NORTHERN MARIANA ISLANDS

## **MANAGEMENT' DISCUSSION AND ANALYSIS YEAR ENDED SEPTEMBER 30, 2022**

As management of the Marianas Public Land Trust (MPLT), we offer readers of MPLT's financial statements this narrative overview and analysis of the financial activities of MPLT for the year ended September 30, 2022. This Management's Discussion and Analysis should be read in conjunction with the audited financial statements.

### **Implementing Authority**

The origins of MPLT are found in both the Constitution of the Commonwealth of the Northern Mariana Islands and Public Law (P.L.) 94-241, Covenant to Establish a Commonwealth of the Northern Mariana Islands in Political Union with the United States of America. The Covenant contains key provisions, which are fundamental to MPLT's development. Article VIII, Section 802 requires that certain lands be made available to the United States Government by lease for it to carry out its defense responsibilities. These lands consist of 7,203 hectares on Tinian, 72 hectares at Tanapag Harbor in Saipan, and the entire island of Farallon de Medinilla, comprising of approximately 83 hectares.

Article XI, Section 6 of the Constitution as amended, provides for the establishment of MPLT upon the effective date of the Constitution. Some excerpts pertaining to the operating requirements of MPLT are:

- "... The number of trustees appointed by the Governor with the advice and consent of the Senate shall be ...[five]. Three shall be from Saipan, one from Rota and one from Tinian. At least one trustee shall be a woman and at least one trustee shall be of Carolinian descent. The trustees shall serve for a term of six years ... [shall] be staggered."
- "... The trustees shall make reasonable, careful and prudent investments."
- "... The trustees shall ...[use] the interest on the amount received for the lease of property at Tanapag Harbor for the development and maintenance of a memorial park. The trustees shall transfer to the general revenues of the Commonwealth the remaining interest accrued ...[except] that the trustees may retain the amount necessary to meet reasonable expenses of administration."
- "... The trustees shall make an annual written report to the people of the Commonwealth accounting for the revenues received and expenses incurred by the Trust and describing the investments and other transactions authorized by the trustees."
- "... The trustees shall be held to strict standards of fiduciary care."

P.O. Box 501089, 1222 Capital Hill Road, Capital Hill Saipan, MP 96950  
Telephone: (670) 322-4401 or 322-4402  
Facsimile: (670) 322-4450

**Marianas Public Land Trust**  
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Management's Discussion and Analysis, continued

**Implementing Authority, continued**

Article VIII, Section 803 of the Covenant describes the lease terms for the above properties. The Commonwealth will lease the property to the United States for 50 years with the United States having the option of renewing the lease for all or part of the property for an additional term of 50 years. The United States will pay the Commonwealth, in full settlement of the two 50-year lease terms, the total sum of \$19,520,600 determined as follows:

- Tinian Island property - \$17.5 million
- Saipan Island property located at Tanapag Harbor - \$2 million
- Farallon de Medinilla Island - \$20,600

The above sum will be adjusted by a percentage, which will be the same as the percentage change in the United States Department of Commerce composite price index from the date of signing the Covenant. Additional terms and conditions of this lease are found in the Technical Agreement Regarding Use of Land to Be Leased by the United States, which was executed simultaneously with the Covenant.

This was the initial source of the funding to MPLT from the Marianas Public Land Corporation (MPLC), i.e., \$23,942,602 allocated to the MPLT General Fund and \$2,000,000 allocated to the MPLT Park Fund, was received as follows:

Initial Distributions Received from MPLC	
<u>Date</u>	<u>Amount</u>
July 19, 1983	\$ 5,000,000
January 20, 1984	100,000
February 17, 1984	14,080,046
April 13, 1984	5,958,700
August 27, 1984	<u>803,856</u>
Total	\$ <u>25,942,602</u>

Subsequently, the Marianas Public Land Corporation and its successors, including the Department of Public Lands, made additional distributions, which were treated as General Fund principal contributions, as follows:

**Marianas Public Land Trust**  
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Management's Discussion and Analysis, continued

**Implementing Authority, continued**

Distributions Received from MPLA & DPL	
<u>Date</u>	<u>Amount</u>
May 22, 1991	\$ 500,000
December 20, 1991	500,000
September 19, 2007	1,250,000
August 4, 2008	3,500,000
November 23, 2011	1,000,000
December 31, 2013	307,109
June 6, 2014	996,743
December 30, 2014	5,000,000
April 11, 2016	800,334
February 1, 2018	866,339
September 17, 2018	1,501,174
May 3, 2019	3,000,000
May 6, 2019	345,700
May 15, 2019	2,414,477
August 19, 2019	567,508
March 18, 2021	4,451,471
July 29, 2021	516,596
September 2, 2022	<u>1,140,895</u>
Total	\$ <u>28,658,346</u>

The total principal contributions received, on a cash basis, from the leasing of public land distributed to MPLT from MPLC or its successor entities is \$54,600,948.

**Constitutional Mandate**

The Trustees are mandated to make prudent and reasonable investments derived from public land leases and transfer the interest earned, less reasonable expenses of administration, to the General Revenues of the Commonwealth for appropriation by the Legislature. The Trustees continuously monitor its investment portfolio to ensure an adequate risk-adjusted rate of return is achieved.

**Financial Highlights**

The following financial highlights are taken from the audited financial statements for the years ended September 30, 2022, and 2021.

- The assets of MPLT decreased in 2022 by \$19,779,089 over the amount in 2021. This was due primarily to the decrease in the fair market value of the investments.



**Marianas Public Land Trust**  
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Management's Discussion and Analysis, continued

**Financial Highlights, continued**

- Total liabilities for 2022 decreased by \$954,535, from 2021 due primarily to net changes to amounts due to brokers, accounts payable and accrued expenses.
- The above changes resulted in a decrease of \$18,824,554 in total fund balance for 2022.
- Total revenues of MPLT are a combination of (1) gains (losses) attributable to the valuation of investments plus (2) income earned on such investments and (3) distributions received from DPL. Total operating revenues for 2022 and 2021 were \$(15,285,356) and \$24,678,749, respectively.
- The total performance of MPLT for 2022 and 2021 was -15.66% and 21.4%, respectively.
- The overall administrative costs for 2022 increased by \$ 167,454 over the amount for 2021. This was due primarily to the increases in money management fees, professional fees, salaries, and consultancy fees.

**MPLT General Fund Operations**

The investment income (excluding net increase in fair value of investment) for 2022 and 2021 was \$2,608,991 and \$1,608,950, respectively.

Distributions to the CNMI General Fund paid for 2022 and 2021 were \$2,253,852 and \$1,542,440 and, respectively. The cumulative amount distributed to the CNMI General Fund since inception in 1983 has been \$69,362,073. This has occurred while growing the principal fund by \$49,104,626 for the same time-period. The General Fund's annual return for 2022 and 2021 was -15.66% and 21.66%, respectively.

The loan made to the Northern Marianas Housing Corporation (NMHC) became non-performing when NMHC defaulted in 2007 when P. L. 10-29 and 12-27 were repealed per P.L. 15-48. MPLT negotiated a settlement agreement wherein \$2,025,000 was paid and the related loan portfolio was transferred to MPLT. MPLT is currently managing these loans and attempting to recover its \$8.9 million original principal. Due to collection uncertainty for this investment, a write-down of value amounting to \$1,504,000 was recognized by MPLT as of September 30, 2022 (net current value is \$ 2,648,317).

Commencing in FY 2012, MPLT established a term loan with the Commonwealth Health Center Corporation (CHCC) in the amount of \$2,850,000 to secure a repayment method for the revolving lines of credit advanced to it from prior years. The terms of this loan required monthly payments of \$53,783 over a five-year period at an interest rate of 5%. When CHCC was established as an autonomous entity, it lacked sufficient working capital to sustain operations. This caused a situation of not being able to meet payroll and other operating needs. To alleviate this dire situation, MPLT established a revolving annual line of credit in the amount of \$3,000,000. Since this time, CHCC has consistently made the monthly payment. The balance of this loan currently is \$679,204.

**Marianas Public Land Trust**  
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Management's Discussion and Analysis, continued

**MPLT General Fund Operations, continued**

During FY 2019, the CNMI was hit by Super Typhoon Yutu causing widespread damage inflicting substantial costs well beyond the normal operating cost of the government. To pay emergency disaster relief and recovery expenses incurred by the Commonwealth because of this devastation, a loan was approved by the Legislature to authorize the borrowing of \$15 million from MPLT at the rate of 7.5%. The loan is to be repaid from the annual distribution MPLT makes to the CNMI General Fund. The period of the loan was established to be the length of time necessary to accomplish the repayment as the annual distribution is not known. The balance of this loan currently is \$10,735,942.

**General Fund Condensed Financial Statements Summaries**

<b>Statements of Net Position</b>		
	<u>2022</u>	<u>2021</u>
Assets		
Current assets	\$ 7,240,643	\$ 7,037,925
Other assets, restricted	82,804,348	98,734,024
Notes receivable - noncurrent	<u>11,779,567</u>	<u>13,629,797</u>
Total	<u>\$101,824,558</u>	<u>\$119,401,746</u>
Liabilities and Net Position		
Total liabilities	\$ <u>118,983</u>	\$ <u>980,519</u>
Net position:		
Net investment - capital assets	266,246	237,630
Restricted	<u>101,439,329</u>	<u>118,183,597</u>
Net position	<u>101,705,575</u>	<u>118,421,227</u>
Total	<u>\$101,824,558</u>	<u>\$119,401,746</u>

**Marianas Public Land Trust**  
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Management's Discussion and Analysis, continued

**General Fund Condensed Financial Statements Summaries, continued**

**Statements of Revenues, Expenses and Changes in Net Position**

	<u>2022</u>	<u>2021</u>
Total operating revenues	\$(13,295,958)	\$ 23,126,701
Total operating expenses	( 1,165,843)	( 1,013,767)
Transfers out	( 2,253,851)	( 1,542,440)
Change in net position	(16,715,652)	20,570,494
Net position at beginning of year	<u>118,421,227</u>	<u>97,850,733</u>
Net position at end of year	<u>\$101,705,575</u>	<u>\$118,421,227</u>

**Statements of Cash Flow**

	<u>2022</u>	<u>2021</u>
Cash flow from operating activities	\$ 2,389,035	\$ 5,396,352
Cash flow from capital and related financing activities	( 52,399)	( 8,994)
Cash flow from investing activities	(1,166,844)	(5,296,245)
Net increase in cash and cash equivalents	1,169,792	91,113
Cash and cash equivalents at beginning of year	<u>2,990,469</u>	<u>2,899,356</u>
Cash and cash equivalents at end of year	<u>\$ 4,160,261</u>	<u>\$ 2,990,469</u>

The statements above are inclusive of amounts due from the Park Fund of \$28,465 and \$11,984, respectively, that have been eliminated in the accompanying financial statements.

**Capital Assets**

On September 30, 2022 and 2021, MPLT had \$ 266,246 and \$237,630 respectively, in capital assets, net of accumulated depreciation where applicable, including furniture, fixtures and equipment, vehicles and land, which represent a net increase in 2022 of \$28,616. See Note 4 to the financial statements for more information on MPLT's capital assets.

**Marianas Public Land Trust**  
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Management's Discussion and Analysis, continued

**MPLT Park Fund Operations**

The MPLT Park Fund is part of the overall trust fund but is separately managed and accounted for due to its funding source and a different beneficiary as compared to the MPLT General Fund. The Park Fund's annual return for 2022 and 2021 was -16.51% and 19.14%, respectively. As stated previously, the Park Fund received its initial principal funding from the lease proceeds of a portion of the Tinian, Tanapag Harbor, Farallon de Medinilla land lease revenues. The \$2,000,000 for the Tanapag Harbor in Saipan was dedicated to the formation of the American Memorial Park. The income on this principal contribution can only be used for the maintenance and development of the American Memorial Park (AMP). Accordingly, this initial principal contribution has been prudently managed since 1983 and has grown to \$10,299,512.

As part of a plan to make some of the principal available for development of the AMP, MPLT entered into a loan arrangement with the Commonwealth Development Authority on November 30, 2001, to lend them \$2,000,000 to be "matched" with CIP funding grants in order to make the following additions and upgrades to the Park:

1. American Memorial Park Visitor/Cultural Center	\$ 1,305,200
2. American Memorial Park Marianas Memorial Garden	514,000
3. Remodel and Upgrade Amphitheater	1,310,800
4. Exhibit Design and Construction of Visitor Center	<u>870,000</u>
 Total	 \$ <u>4,000,000</u>

This loan has been repaid from the income realized on the Park Fund investments. As income was received, the principal portion of the payment was taken from the income stream and transferred to principal and re-invested. The term of the loan was fifteen years at an annual rate of 6.5% but is subject to the net operating income available each year. It is through this mechanism that MPLT has been able to benefit the Park and sustain new development.

**Marianas Public Land Trust**  
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Management's Discussion and Analysis, continued

**Park Fund Condensed Financial Statements Summaries**

	<u>2022</u>	<u>2021</u>
<b>Statements of Net Position</b>		
Assets		
Current assets	\$ 448,155	\$ 435,390
Other assets, restricted	<u>9,851,356</u>	<u>12,078,006</u>
Total	<u>\$10,299,511</u>	<u>\$12,513,396</u>
Liabilities and Net Position		
Total liabilities	\$ <u>56,691</u>	\$ <u>161,674</u>
Net position:		
Income fund	---	85,991
Restricted	<u>10,242,820</u>	<u>12,265,729</u>
Net position	<u>10,242,820</u>	<u>12,351,722</u>
Total	<u>\$10,299,511</u>	<u>\$12,513,396</u>

**Statements of Revenues, Expenses and Changes in Net Position**

	<u>2022</u>	<u>2021</u>
Total operating revenues	\$( 1,989,398)	\$ 2,028,658
Total operating expenses	( <u>119,504</u> )	( <u>104,126</u> )
Change in net position	( 2,108,902)	1,924,532
Net position at beginning of year	<u>12,351,722</u>	<u>10,427,190</u>
Net position at end of year	<u>\$ 10,242,820</u>	<u>\$12,351,722</u>

**Marianas Public Land Trust**  
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Management's Discussion and Analysis, continued

**Park Fund Condensed Financial Statements Summaries, continued**

<b>Statements of Cash Flow</b>	<u>2022</u>	<u>2021</u>
Cash flow from operating activities	\$ 133,661	\$ 110,643
Cash flow used for investing activities	( 18,092)	( 54,876)
Net increase in cash and cash equivalents	115,569	55,767
Cash and cash equivalents at beginning of year	<u>289,099</u>	<u>233,332</u>
Cash and cash equivalents at end of year	\$ <u>404,668</u>	\$ <u>289,099</u>

**Mandates**

It is the intention of the Trustees to continue to provide financial assistance to the American Memorial Park in accordance with the terms of the Constitution and Covenant. It has been through MPLT's stewardship of the Park Fund assets that the developments in the AMP have occurred. The Trustees plan to continue this past record of achievement and use it as a basis for further enhancements of the facility, which benefits the Commonwealth as a whole.

**Economic Outlook**

2022 is not favorable due to inflation and fears of a worldwide recession. The resulting outlook for the next several years is not as strong as recent years, but the Trust has a long-term time horizon and is prepared to weather any poor economic conditions. Accordingly, the Trust will be reviewing options for its current investment allocation in order to manage its risk-adjusted yields. The Trust may make changes to its asset allocation, but the basic investment approach will remain the same.

**Contacting the MPLT's Financial Management**

This report is designed to provide the branches of the Commonwealth Government and the public at large with a general overview of MPLT's finances and to show MPLT's accountability for the money it manages. The Management's Discussion and Analysis for the year ended September 30, 2022 is set forth in the report on the audit of MPLT's financial statements, which is dated May XX, 2023. The Discussion and Analysis explains the major factors and context relating to the 2022 financial statements. If you have questions about this report or need additional financial information, contact the MPLT office, P.O. Box 501089, Saipan, MP 96950 or phone at (670) 322-4401 or email [mplt@mplt.gov.mp](mailto:mplt@mplt.gov.mp).

**Marianas Public Land Trust**  
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Statement of Net Position

September 30, 2022

**Assets**

Current assets:

Cash and cash equivalents	\$ 4,564,929
Receivables:	
Notes receivable, current portion	2,561,052
Accrued income	323,977
Other	23,336
Due from brokers	181,003
Prepaid expenses	<u>6,036</u>
Total current assets	<u>7,660,333</u>

Other assets:

Investments	<u>92,655,704</u>
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Noncurrent assets:

Notes receivable, net of current portion and allowance for loan losses	11,513,321
Depreciable capital assets, net of accumulated depreciation	68,246
Nondepreciable capital assets	<u>198,000</u>
Total noncurrent assets	<u>11,779,567</u>

Total assets	<u>\$112,095,604</u>
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**Liabilities**

Current liabilities:

Accounts payable	\$ 44,036
Due to brokers	97,054
Accrued expenses	<u>6,119</u>
Total liabilities	<u>147,209</u>

**Net position**

Net investment in capital assets	266,246
Restricted	<u>111,682,149</u>
Total net position	<u>111,948,395</u>
Total liabilities and net position	<u>\$112,095,604</u>

*See accompanying notes to financial statements.*

**Marianas Public Land Trust**  
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Statement of Revenues, Expenses and Changes in Net Position

Year Ended September 30, 2022

Operating revenues:	
Net decrease in fair value of investments	\$( 20,083,988)
Department of Public Lands	1,140,895
Investment income, net	2,608,991
Interest income from notes receivable	1,044,404
Other	<u>4,342</u>
Total operating revenues, net	<u>( 15,285,356)</u>
Operating expenses:	
Money manager fees	526,475
Salaries and benefits	196,113
Consultancy fees	158,031
Contract services	75,600
Miscellaneous expense	73,217
Loan administration fees	60,673
Office supplies	57,103
Trustees' expenses	41,397
Audit	34,000
Professional fees	25,755
Depreciation	23,783
Rent and utilities	13,187
Repairs and maintenance	<u>13</u>
Total operating expenses	<u>1,285,347</u>
Operating loss	<u>( 16,570,703)</u>
Other nonoperating expense:	
Net distribution to the CNMI General Fund	<u>( 2,253,852)</u>
Change in net position	<u>( 18,824,554)</u>
Net position at beginning of year	<u>130,772,949</u>
Net position at end of year	<u>\$ 111,948,395</u>

*See accompanying notes to financial statements.*



**Marianas Public Land Trust**  
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Statement of Cash Flows

Year Ended September 30, 2022

Cash flows from operating activities:	
Cash received from operations	\$ 4,737,407
Cash payments to suppliers for goods and services	( <u>2,214,711</u> )
Net cash provided by operating activities	<u>2,522,696</u>
Cash flows from capital and related financing activities – Acquisition of capital assets	
	( <u>52,399</u> )
Cash flows from investing activities:	
Net decrease in notes receivable	742,726
Net increase in investments	( <u>1,927,662</u> )
Net cash used for investing activities	( <u>1,184,936</u> )
Net increase in cash and cash equivalents	1,285,361
Cash and cash equivalents at beginning of year	<u>3,279,568</u>
Cash and cash equivalents at end of year	\$ <u>4,564,929</u>
Reconciliation of operating loss to net cash provided by operating activities:	
Operating loss	\$(16,570,703)
Adjustments to reconcile operating loss to net cash provided by operating activities	
Net decrease in fair value of investments	20,083,988
Noncash interest income	( 906,265 )
Depreciation	23,783
(Increase) decrease in assets:	
Receivable - accrued income	( 812 )
Other receivables	( 4,363 )
Due from brokers	850,215
Prepaid expenses	1,388
Increase in liabilities:	
Accounts payable	( 44,547 )
Due to brokers	( 907,438 )
Accrued expenses	( <u>2,550</u> )
Net cash provided by operating activities	\$ <u>2,522,696</u>
Supplemental schedule of noncash operating, financing and investing activities:	
MPLT applied \$2,253,851 of the required income distribution to the CNMI General Fund for the year ended September 30,2022 as a repayment of the CNMI's note receivable and related interest.	
Decrease in notes receivable	\$( 1,347,586 )
Increase in interest income	( 906,265 )
Increase in net contribution	<u>2,253,851</u>
	\$ <u>---</u>

*See accompanying notes to financial statements.*

**Marianas Public Land Trust**  
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Notes to Financial Statements

Year ended September 30, 2022

## **1. Organization and Purpose**

### **Organization**

The Marianas Public Land Trust (MPLT), a component unit of the Commonwealth of the Northern Mariana Islands (CNMI), was formed on January 9, 1978, pursuant to the ratification and adoption of the Constitution of the CNMI, Covenant to Establish a Commonwealth of the Northern Mariana Islands in Political Union with the United States of America (the Covenant), and Technical Agreement Regarding Use of Land to be Leased by the United States in the Northern Mariana Islands.

MPLT did not become operational until May 17, 1983, when its Trustees were appointed by the Governor with confirmation by the Senate.

The purpose of MPLT is to manage all monies received by it from the CNMI Department of Public Lands (DPL) for the use of public lands. DPL has the responsibility to manage the public lands and distribute to MPLT all revenues net of reasonable expenses of administration. Additionally, the CNMI Office of the Attorney General issued an opinion on the constitutionality of DPL's expenditure of revenues from public lands to cover its operating expenses and has recommended that a certified question be presented to the CNMI Supreme Court.

MPLT's responsibility, with respect to monies received by it from DPL, requires it to make reasonable, careful and prudent investments. The Trustees have taken the position that their duty to the beneficiaries is not only to provide income to the general fund of the CNMI but also to preserve the principal of MPLT. As such, MPLT is currently allocating capital gains and losses on equity investments to principal fund balance. These capital gains and losses are not considered to be available for distribution to the general fund of the CNMI. Other forms of income on investments, after deduction of amounts necessary to meet reasonable administrative expenses, are distributed to the general fund of the CNMI.

Additionally, MPLT is responsible for carrying out the intention of Article VIII, Section 803(e) of the Covenant, by establishing a separate trust fund for the development and maintenance of an American Memorial Park. The Trustees are allocating capital gains and losses on equity investments of this trust fund to the principal of the trust fund. Other forms of income on investments, after deduction of amounts necessary to meet reasonable administrative expenses, are to be used for the development and maintenance of the American Memorial Park.

## **2. Summary of Significant Accounting Policies**

The accounting policies of MPLT conform to accounting principles generally accepted in the United States of America, as applicable to governmental entities, specifically trust funds. MPLT utilizes the flow of economic resources measurement focus. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

**Marianas Public Land Trust**  
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Notes to Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Estimates**

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

**Basis of Accounting**

The financial statements of MPLT for the year ended September 30, 2022 have been prepared on the accrual basis in accordance with accounting principles generally accepted in the United States of America, which requires the use of management estimates. Under this method, revenues are recorded when earned and expenses recorded at the time liabilities are incurred.

**Concentrations of Credit Risk**

Financial instruments which potentially subject MPLT to concentrations of credit risk consist principally of cash demand deposits and investments.

At September 30, 2022, MPLT has cash deposits and investments in bank accounts that exceed federal depository insurance limits. MPLT has not experienced any losses in such accounts.

**Cash and Cash Equivalents**

For purposes of the statements of net position and cash flows, MPLT considers all cash held in demand accounts with initial maturities of ninety days or less, to be cash and cash equivalents. At September 30, 2022, total cash and cash equivalents was \$4,564,929 and the corresponding bank balance was \$1,335,036, which are maintained in financial institutions subject to Federal Deposit Insurance Corporation (FDIC) insurance.

At September 30, 2022, unrestricted cash and cash equivalents consisted of the following:

Custodian money market sweep deposits	\$3,229,893
Deposits with federally insured banks	<u>1,335,036</u>
	<u>\$4,564,929</u>

As of September 30, 2022, custodian money market sweep deposits of \$3,229,893 are held and administered by an investment manager subject to Securities Investor Protection Corporation (SIPC) insurance up to \$250,000 with coverage in excess of SIPC provided by a supplemental insurance policy through certain underwriters with a per client aggregate limit of \$1.9 million.

CNMI law does not require component unit funds to be collateralized and thus MPLT's funds are uncollateralized. Accordingly, the deposits are exposed to custodial credit risk.

**Marianas Public Land Trust**  
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Notes to Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Investments**

Custodial credit risk for investments is the risk that in the event of the failure of the counterparty to the transaction, MPLT will not be able to recover the value of investment or collateral securities that are in the possession of an outside party.

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of debt instruments.

Concentration of credit risk for investments is the risk of loss attributed to the magnitude of an entity's investment in a single issuer. GASB Statement No. 40 requires disclosure by issuer and amount of investments in any one issuer that represents five percent (5%) or more of total investments for MPLT. As of September 30, 2022, MPLT's investment in U.S. Treasury government bonds constituted 4% of its total investments.

Marketable securities held for investment purposes are stated at fair value using quoted market prices. Fair value is the price that would be received to sell an asset or paid to transfer a liability (i.e., the exit price) in an orderly transaction between market participants at the date as of which the fair value of an asset or liability is determined. Fixed income securities are reported at amortized cost with discounts or premiums amortized using the effective interest method subject to adjustment for market declines judged to be other than temporary.

MPLT values its investments at fair value in accordance with GASB Statement 72. MPLT's investments as of September 30, 2022 (with combining information as of September 30, 2022) are as follows:

	<u>General Fund</u>	<u>Park Fund</u>	<u>Total</u>
Equities:			
Domestic common stock	\$22,309,826	\$2,655,432	\$ 24,965,258
International common stock	3,642,868	474,709	4,117,577
Real estate investment trusts	9,289,432	1,091,598	10,381,030
Smash shares	7,842,944	1,040,871	8,883,815
Infrastructure - Global	7,000,097	843,394	7,843,491
Infrastructure - U.S.	2,711,714	328,972	3,040,686
Private equity	<u>2,529,179</u>	<u>312,996</u>	<u>2,842,175</u>
	<u>55,326,060</u>	<u>6,747,972</u>	<u>62,074,032</u>
Fixed income securities:			
Mortgage and asset backed securities	2,540,241	334,834	2,875,075
Government bonds	2,988,517	399,340	3,387,857
Corporate bonds	15,337,050	1,323,840	16,660,890
Domestic convertible corporate bonds	<u>6,612,480</u>	<u>1,045,370</u>	<u>7,657,850</u>
	<u>27,478,288</u>	<u>3,103,384</u>	<u>30,581,672</u>
	<u>\$82,804,348</u>	<u>\$9,851,356</u>	<u>\$ 92,655,704</u>

GASB Statement No. 40 requires entities to provide information about the credit risk associated with their investments by disclosing the credit quality ratings. The following is a listing of MPLT's fixed income securities at September 30, 2022:

**Marianas Public Land Trust**  
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Notes to Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Investments, continued**

Investment Type	Investment Maturities (In Years)					Credit Rating
	Fair Value	Less Than 1	1 - 5	6 - 10	More Than 10	
Mortgage and asset backed securities	\$ 2,875,075	\$ ---	\$ ---	\$ ---	\$ 2,875,075	AA+
Government bonds	3,387,857	---	2,218,602	660,195	509,060	AA+
Corporate bonds	278,195	---	---	278,195	---	AA+
Corporate bonds	279,269	---	---	279,269	---	A+
Corporate bonds	1,199,112	---	---	924,638	274,474	A-
Corporate bonds	1,204,716	---	---	1,204,716	---	BBB+
Corporate bonds	766,850	---	---	766,850	---	BBB-
Corporate bonds	281,062	---	---	281,062	---	BBB
Corporate bonds	3,255,619	---	1,116,205	2,139,414	---	BB+
Corporate bonds	2,552,737	277,410	1,562,784	712,543	---	BB-
Corporate bonds	1,850,328	---	677,199	997,580	175,549	BB
Corporate bonds	2,144,418	---	1,306,906	837,512	---	B+
Corporate bonds	1,208,554	---	768,179	440,375	---	B-
Corporate bonds	1,414,580	---	264,662	1,149,918	---	B
Corporate bonds	225,450	---	225,450	---	---	CCC+
Domestic convertible corporate bonds	70,875	---	70,875	---	---	A-
Domestic convertible corporate bonds	130,838	---	130,838	---	---	BBB+
Domestic convertible corporate bonds	255,068	38,858	216,210	---	---	BBB-
Domestic convertible corporate bonds	560,465	249,374	233,514	---	77,577	BBB
Domestic convertible corporate bonds	205,568	165,604	39,964	---	---	BB+
Domestic convertible corporate bonds	165,047	---	165,047	---	---	BB-
Domestic convertible corporate bonds	164,738	---	164,738	---	---	BB
Domestic convertible corporate bonds	<u>6,105,251</u>	<u>649,830</u>	<u>4,475,322</u>	<u>886,678</u>	<u>93,421</u>	NA
	<u>\$ 30,581,672</u>	<u>\$ 1,381,076</u>	<u>\$ 13,636,495</u>	<u>\$ 11,558,945</u>	<u>\$ 4,005,156</u>	

MPLT 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. MPLT has the following fair value measurements:

Investments by fair value level	Total	Fair Value Measurement Using		
		Level 1	Level 2	Level 3
<b>Debt securities:</b>				
Mortgaged and asset backed securities	\$ 2,875,075	\$ ---	\$ 2,875,075	\$ ---
Government bonds	3,387,857	3,387,857	---	---
Corporate bonds	16,660,890	---	16,660,890	---
Domestic convertible corporate bonds	<u>7,657,850</u>	---	<u>7,657,850</u>	---
Total debt securities	<u>30,581,672</u>	<u>3,387,857</u>	<u>27,193,815</u>	---
<b>Equity securities:</b>				
Domestic common stock	24,965,258	24,965,258	---	---
International common stock	4,117,577	4,117,577	---	---
Real estate investment trusts	10,381,030	10,381,030	---	---
Smash shares	8,883,815	8,883,815	---	---
Infrastructure - Global	7,843,491	7,843,491	---	---
Infrastructure - U.S.	3,040,686	3,040,686	---	---
Private equity	<u>2,842,175</u>	<u>2,842,175</u>	---	---
Total equity securities	<u>62,074,032</u>	<u>62,074,032</u>	---	---
Total investments by fair value level	<u>\$92,655,704</u>	<u>\$65,461,889</u>	<u>\$27,193,815</u>	<u>\$ ---</u>

**Marianas Public Land Trust**  
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Notes to Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Investments, continued**

MPLT has selected a custodian for both funds who shall maintain custody of all cash, securities and other assets of MPLT and shall credit interest and dividends on said securities and credit principal paid on called or matured securities of MPLT. The custodian shall provide, on a timely basis, a monthly statement of all assets, to include an accounting of all activity during that month. The investment held and administered by the investment manager is subject to SIPC of up to \$500,000 (inclusive of the \$250,000 cash balance protection coverage) and supplemental insurance for amounts in excess of SIPC coverage through certain underwriters, subject to an aggregate firm-wide cap of \$1 billion with no per client sublimit.

The Trustees may engage the services of an investment consultant after a competitive search process. The investment consultant chosen shall demonstrate professional experience of at least ten (10) years with exclusive focus on Institutional Management Consulting.

When evaluating potential Investment Management Consulting Firms, the Trustees will consider at a minimum the following criteria:

- Must be a Registered Investment Advisor with exclusive focus on providing objective investment management consulting at an institutional level, having the support of a staff and/or organization, focused and experienced in consulting only.
- The candidate should be objective, free of conflict of interest and free to secure services from leading third-party providers that will best suit the interest of MPLT.
- Firms must demonstrate experience in the breadth and depth of its professional staff.
- Ability to provide unbiased fiduciary and financial advice to public trusts.
- Knowledge of legislative, operational and legal aspects of the local public trusts.
- Ownership or ready access to relevant and comprehensive performance databases with proven and verifiable process for the institutional client.
- Ability to provide quantitative analysis of manager and total fund performance. In particular, attribution analysis to maintain the interests of the management styles and strategic asset allocation.
- Ability to provide on-going training.
- Firms must be recognized as having substantial experience in the institutional level investment management consulting field. Firms offering consulting as incidental to their securities business may not be considered.
- May not be an investment manager with discretion over MPLT assets.

The Trustees have determined that the following investment policy will govern the investment of assets of MPLT.

**Marianas Public Land Trust**  
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Notes to Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Investments, continued**

- (i) The Trustees, with the assistance of the investment consultant, will select appropriate investment managers to manage MPLT assets. Investment managers must meet the following minimum criteria:
1. Be a bank, insurance company, investment management company, or investment adviser as defined by the Registered Investment Advisers Act of 1940 or equivalent as might be determined appropriate by the Trustees.
  2. Provide historical quarterly performance numbers calculated on a time-weighted basis, based on a composite of all fully discretionary accounts of similar investment style, reported gross of fees.
  3. Provide performance evaluation reports prepared by an objective third party that illustrate the risk/return profile of the manager relative to other managers of comparable investment style.
  4. Provide detailed information on the history of the firm, key personnel, key clients, fee schedule, and support personnel.
  5. Clearly articulate the investment strategy that will be followed and document that the strategy has been successfully adhered to over time.
  6. Claim Global Investment Performance Standards (GIPS) compliance and provide independent verification of GIPS compliance.
  7. Attendance at an annual due diligence review at the discretion of the Trustees.
  8. Selected firms shall have no outstanding legal judgments or past judgments that may reflect negatively upon the firm.
- (ii) Every investment manager selected to manage MPLT assets must adhere to the following guidelines.
1. The following securities and transactions are not authorized unless receiving prior Trustees approval:
    - Letter stock and other unregistered securities; commodities or other commodity contracts; and short sales or margin transactions.
    - Securities lending; pledging or hypothecating securities.
    - Investments in the equity securities of any company with a record of less than three years of continuous operation (including the operation of any predecessor) and investments for the purpose of exercising control of management are all restricted.

**Marianas Public Land Trust**  
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Notes to Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Investments, continued**

2. Domestic Equities:

- Equity holdings in any one company should not exceed more than 10% of the market value of MPLT's equity portfolio.
- Investments in any one sector should not be excessive.
- The manager may emphasize quality in security selection of the specific style hired to manage and may avoid risk of large loss through diversification within its mandated style.
- The managers may have the discretion to invest a portion of the assets in cash reserves when they deem appropriate. However, the managers will be evaluated against their peers on the performance of the total funds under their direct management.
- Holdings of individual securities may be large enough (round lots) for easy liquidation.

3. Domestic Fixed Income:

- All fixed income securities held in the portfolio may have a nationally recognized credit quality rating of no less than "BBB" from Moody's, Standard & Poor's and/or Fitch's. U.S. Treasury and U.S. government agencies, which are unrated securities, are qualified for inclusion in the portfolio.
- No more than 20% of the market value of the fixed income portfolio may be rated less than single "A" quality, unless the manager has specific written authorization.
- Fixed income securities held in a high yield fixed income portfolio may carry below investment grade quality ratings. High yield bonds typically carry a Moody's/Standard & Poor's credit quality rating of Ba1/BB+ or lower.
- While considered an alternative investment, convertible securities may take several forms, to include fixed income securities. Such fixed income securities may include securities carrying a below investment grade quality rating.
- The exposure of the portfolio to any other issuer, other than securities of the U.S. government or agencies, may not exceed 10% of the market value of the fixed income portfolio.



**Marianas Public Land Trust**  
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Notes to Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Investments, continued**

4. Diversified Local Investments:

MPLT establishes within the Domestic Fixed Income Asset Class a class for Diversified Local Investments (“DLI”). DLIs are those investments which originate from within the CNMI without regard to each island. The touchstone of classification within DLI is that investment vehicles in this class may be unique or specially targeted towards the CNMI economy or market.

DLI refers to investments that are structured or designed to encourage a diversification of investments by MPLT within the CNMI. With DLIs, MPLT seeks to structure or consider investment vehicles which provide minimal rates of market return with attending corollary benefits. Such corollary benefits may include, but are not limited to, economic development; government stabilization or stimulus programs; affordable housing programs; and scholarships. In the DLI class, the MPLT Trustees may allow for a prudent rate of return where the corollary benefits provide an attending quantifiable return to the CNMI community, particularly to persons of Northern Marianas Descent or benefit persons of Northern Marianas Descent.

To be clear, by having DLIs within this IPS MPLT does not warrant nor guarantee that it may favor investments in DLIs over more competitive investment vehicles, but only that MPLT may weigh the attending corollary benefits in determining whether to make such an investment. Expressed more emphatically, MPLT considers DLIs to be a rarely considered exception and every DLI proposal must be compelling as to its mission and purpose and beneficial in its scope and impact to the people of the CNMI. At all times full fiduciary prudence analysis and proper due diligence is required in both program development and shall be conducted on an investment-by-investment basis.

The MPLT Trustees recognize the importance of establishing a competitive risk-adjusted rate of return policy as part of consideration of a DLI. Every DLI proposal under consideration shall, as part of the investment analysis, identify the source of repayment of a fixed income security such as a mortgage; surety bond; promissory note; or other security as primary consideration. Evaluating the credit-rating or the risk of the DLI or its proposer is also necessary. MPLT also anticipates that such DLI’s may not be marketable so that an “illiquidity premium” should be recognized or considered and added to the risk-adjusted rate.

MPLT may require that the risk-adjusted rate may be a floating rate to the appropriate pricing index and adjusted on a quarterly or semi-annual basis. MPLT may also impose a loan origination fee and assess charges for costs of administration at no less than 2% per annum; legal fees; travel/accommodations; and other necessary fees. The Local Investment program applies to the MPLT General Fund and on a limited basis to the American Memorial Park Fund. With respect to the American Memorial Park Fund, it is the Trustees’ policy to entertain local investment that only benefits the American Memorial Park beneficiary.

**Marianas Public Land Trust**  
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Notes to Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Investments, continued**

4. Diversified Local Investments, Continued:

The following constitute the basic standards of review for investments by MPLT in DLI's which remain subject to the prudent investment standard and discretion of the MPLT Trustees.

- An opinion of legal counsel in standards of fiduciary care considering the prospective DLI and its terms under the applicable prudent investor standard.
- A thorough review and analysis by MPLT's financial consultant and/or investment manager as to the prospective DLI. The analysis shall examine all economic factors and address any potential or actual conflicts of interest for MPLT or its Trustees. The analysis shall also give primary attention to risk-adjusted market rates of return with particular attention as to whether the DLI involves a significantly greater than prudent financial risk of loss.
- Documentation of a complete submission of a proposed DLI meeting the requirements of a detailed business plan (if applicable).
- Every DLI shall be considered with respect to fiduciary prudence and without regard to political, social, or emotional factors with particular attention to the founding provisions guiding MPLT's creation: to remit interest income on investments to the General Fund.
- Trustees shall formulate and articulate the specific and detailed investment guidelines for investments under any prospective DLI for which MPLT may wish to solicit. Such guidelines shall include the mechanics of the administration of the DLI; the findings as to the social or economic corollary benefits to the CNMI as a whole; and the consistency or adherence with MPLT's mission.
- Each specific DLI may be evaluated against investments of a similar asset class.
- MPLT may require additional conditions or impose additional terms for any DLI under consideration as part of its fiduciary analysis and no DLI may be approved until and unless it meets all the requirements imposed by MPLT.

5. International (Developed & Emerging Markets) Equities:

- Equity holdings in any one company may not exceed more than 10% of the International Equity portfolio.
- Investments in any one industry category should not be excessive.

**Marianas Public Land Trust**  
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Notes to Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Investments, continued**

5. International (Developed & Emerging Markets) Equities, Continued:

- Allocations to any specific country may not be excessive relative to a broadly diversified international equity manager peer group. It is expected that the non-U.S. equity portfolio will have no more than 40% of its mandated style in any one country.
- The manager may enter into foreign exchange contracts on currency, provided that use of such contracts is limited to hedging currency exposure existing within the manager's portfolio. There may be no direct foreign currency speculation or any related investment activity.

6. International (Developed and Emerging Markets) Fixed Income:

- Investments in a registered mutual fund or exchange traded fund ("ETF") may not be held to the same restrictions as set forth below for the respective asset classes. The Trustees instead will evaluate the risk and return merits of each mutual fund or ETF employing research as provided by third party service providers such as Consultant or Morningstar.
- Allocations to any specific country may not be excessive relative to a broadly diversified international fixed income manager peer group. It is expected that the non-U.S. fixed income portfolio will have no more than 40% of its mandated style in any one country.
- The manager may enter into foreign exchange contracts on currency, provided that use of such contracts is limited to hedging currency exposure existing within the manager's portfolio. There may be no direct foreign currency speculation or any related investment activity.

7. Cash/Cash Equivalents:

- Cash equivalent reserves may consist of cash instruments having a quality rating of A-1, P-1 or higher. Eurodollar Certificates of Deposits, time deposits, and repurchase agreements are also acceptable investment vehicles.
- Idle cash not invested by the investment managers may be invested daily through an automatic interest-bearing sweep vehicle selected by the manager available and/or managed by the custodian.

8. Real Estate Investment Trusts (REITS):

- Investments in a registered mutual fund may not be held to the same restrictions as set forth below for the respective asset classes. The Trustees instead will evaluate the risk and return merits of each mutual fund employing research as provided by third party service providers such as Consultant or Morningstar.

**Marianas Public Land Trust**  
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Notes to Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Investments, continued**

8. Real Estate Investment Trusts (REITS), Continued:

- Investments in publicly-traded vehicles can offer the total real estate portfolio greater liquidity over private market opportunities; however, they tend to be more correlated with equities than private real estate investments.
- These investments also offer tactical return opportunities with the potential to achieve higher nominal rates of return at a level of risk equal to or lower than the private markets.
- The maximum equity investment allocable to the public real estate portfolio shall be 10% so as to avoid the composite real estate portfolio becoming unduly correlated with the public equity markets.

9. Listed Infrastructure:

- Investments in a registered mutual fund or ETF will not be held to the same restrictions as set forth for the respective asset classes. The Trustees instead will evaluate the risk and return merits of each mutual fund or ETF employing research as provided by third party service providers such as Investment Consultant or Morningstar.
- Investments in publicly-traded vehicles can offer the total infrastructure portfolio greater liquidity over private market opportunities.
- These investments also offer tactical return opportunities with the potential to achieve higher current income and hedge against inflation due to the long life of physical assets and stability of cash flows.

10. Alternatives:

- Non-Traditional/Alternative Investments are often structured as private investments and are generally formed as limited partnerships or limited liability companies and, in many cases, organized in low or no tax jurisdictions. The managers of these investments generally are allowed to operate with greater flexibility than most traditional investment managers and their compensation usually includes substantial performance incentives.

**Marianas Public Land Trust**  
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Notes to Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Investments, continued**

10. Alternatives, Continued:

- Investment in alternatives may be considered by this organization within the context of an overall investment plan. The objective of such investments will be to seek to diversify the portfolio, complementing traditional equity and fixed income investments and improving the overall performance consistency of the portfolio. It is acknowledged that there is no guarantee that this objective will be realized.
- It is acknowledged that these investments are less transparent than traditional investments and that liquidity in such investments is usually significantly limited. Liquidity constraints, including lockup provisions and redemption or withdrawal fees, must be taken into consideration when making allocations to such investments.
- Allowable Strategies: Since alternative investments generally seek to provide diversification by investing in strategies that do not correlate directly with traditional equity and/or fixed income investments, investments strategies may include, but are not limited to, the following:
  - Statistical Arbitrage
  - Distress Securities
  - Bayesian Modeling
  - Merger Arbitrage
  - Momentum Trading
  - Fixed Income Arbitrage
  - Debt/Equity Financing
  - Equity Long/Short
  - Leveraged Buyouts
  - Global macro
  - Venture Capital
  - Short Selling
  - Mezzanine Debt
  - Commodities and Futures
  - Equity Market Neutral
  - Structured Credit Products
  - Convertible Arbitrage
  - Infrastructure
  - Convertible Securities
  - Real Estate - Public & Private
- The foregoing allowable strategies may be pursued in any manner including through collective investment vehicles such as hedge funds, funds of hedge funds, private equity (i.e. LBO, Venture, Mezzanine Debt, etc.) funds and funds of funds, real estate funds and funds of funds, commodity pools, and structure credit products equity CDOs.

**Marianas Public Land Trust**  
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Notes to Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Investments, continued**

10. Alternatives, Continued:

- Allowable Investments: The above referenced strategies may include, but are not limited to, investments (directly or indirectly) in the following: common and preferred stocks, options, warrants, convertible securities, foreign securities, foreign currencies, commodities, commodity futures, financial futures, derivatives, mortgage-backed and mortgage-related securities, real estate, bonds (both investment-grade and non-investment-grade, including high-yield debt, distressed or other securities) and other assets. Strategies may utilize short-selling and leverage.
- Risk Acknowledgement: The Regents and the Committee acknowledge that:
  - (1) alternative investments can be highly illiquid and may engage in leveraging and other speculative investment practices, which may involve volatility of returns and significant risk of loss, including the potential for loss of the principal invested;
  - (2) that there is no secondary market currently available for interests in most alternative investments and that there may be restrictions imposed by the fund on transferring such interests as stated in the fund's private placement memorandum or prospectus;
  - (3) that investing in alternative investments is only suitable for experienced and sophisticated investors who are willing to bear the high economic risks of the investment and that this organization qualifies as such an investor;
  - (4) that it will carefully review and consider all potential risks before investing including the following specific risks:
    - loss of all or a substantial portion of the investment due to leveraging,
    - short-selling, or other speculative practices;
    - lack of liquidity as there may be no secondary market for the investments;
    - volatility of returns;
    - restrictions on transferring interests in the investments;
    - potential lack of diversification and resulting higher risk due to
    - concentration of trading authority when a single advisor is utilized;
    - absence of information regarding valuations and pricing;
    - less regulation and higher fees than mutual funds; and
    - investment advisor risk

**Marianas Public Land Trust**  
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Notes to Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Investments, continued**

(iii) Asset allocation of the two funds is as follows:

	General Fund			Park Fund		
	Lower Limit	Strategic Allocation	Upper Limit	Lower Limit	Strategic Allocation	Upper Limit
<b>Domestic Equities:</b>	18%	28%	38%	18%	28%	38%
<i>Large Cap Value</i>		14%			14%	
<i>Large Cap Core</i>		14%			14%	
<b>International Equities:</b>	0%	6%	16%	0%	6%	16%
<b>Domestic Fixed Income:</b>	21%	31%	41%	21%	31%	41%
<i>Core</i>		25%			25%	
<i>High Yield</i>		6%			6%	
<b>Alternatives:</b>	25%	35%	45%	25%	35%	45%
<i>REITS</i>		10%			10%	
<i>Listed Infrastructure</i>		10%			10%	
<i>Convertible Securities</i>		10%			10%	
<i>Private Markets</i>		5%			5%	

Rebalancing Policy

The percentage allocation to each asset class may vary as much as approximately 10% depending upon the market conditions.

When necessary and/or available, cash flows will be distributed following the strategic asset allocation of MPLT. If there are no cash flows, the allocation of MPLT will be reviewed quarterly.

If the Trustees judge cash flows to be insufficient in bringing MPLT within the strategic allocation ranges, the Trustees may decide whether to effect transactions so that MPLT would fall within the allocated threshold ranges.

*Frequency*

In two instances, portfolio rebalancing will be necessary to remain within the target asset allocation ranges:

1. Cash Flow Requirements
2. Significant Market Action

Positive cash flows should be directed to the under-weighted asset class, while negative cash flows (disbursements) should be directed away from the over-weighted asset class. This procedure is likely to be fairly routine and predictable.

**Marianas Public Land Trust**  
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Notes to Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Investments, continued**

Significant Market Action requires immediate action to restore asset allocation. This is neither predictable nor routine.

*Liquidity*

The Board Consultant may prepare anticipated expenditure requirements for each disbursement period and communicate these disbursement requirements to all affected managers with as much advance notice as possible. It is anticipated that MPLT's fixed income manager will be the initial and main conduit for contributions and disbursements. It is further anticipated that most of all such disbursements will be made from "income" generated from each account.

Social Responsibility Policy

The Trust demonstrates its concern for preservation of the environment and other social causes through its programs and activities. However, no specific constraint in regard to social causes is to be placed on its investment portfolio at this time. Constraints can be added in the future as deemed advisable by the Trustees.

**Notes Receivable and Allowance for Loan Losses**

Notes receivable are stated at the amount of unpaid principal, reduced by an allowance for loan losses. The allowance for loan losses is established through a provision for doubtful accounts charged to principal fund. Loans are charged against the allowance for loan losses when management believes that the collection of the principal is unlikely. The allowance is an amount that management believes will be adequate to absorb possible losses on existing loans that may be uncollectible, based on evaluations of the collectability of loans and prior loan loss experience. The evaluations take into consideration such factors as changes in the nature and volume of the loan portfolio, overall portfolio quality, review of specific problem loans and current economic conditions that may affect the borrowers' ability to pay. Write-offs against the allowance are based on the specific identification method.

Management cannot currently determine the effects of the potential foreclosure of collateralized properties associated with the loans. Accordingly, the allowance for loan losses included in the accompanying financial statements excludes the value of the possible recovery of certain loans through foreclosure.

**Foreclosed Real Estate**

Real estate properties acquired through, or in lieu of, loan foreclosure are to be sold and are initially recorded at fair value at the date of foreclosure less estimated selling costs establishing a new cost basis. Valuations are periodically performed by management and adjustments are made to reflect the real estate at the lower of the carrying amount or fair value less estimated costs to sell. Operating expenses or income, reductions in estimated values, and gains or losses on disposition of such properties are charged to current operations.



**Marianas Public Land Trust**  
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Notes to Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Capital Assets**

Capital assets are stated at cost. Depreciation is provided over the estimated useful lives of the assets through use of the straight-line method and is charged as a reduction in the investment. Current policy is to capitalize items in excess of \$250.

**Retirement Defined Contribution Plan (DC Plan)**

On June 16, 2006, Public Law No. 15-13 was enacted which created the DC Plan, a multi-employer pension plan and is the single retirement program for all employees whose first time CNMI government employment commences on or after January 1, 2007. Each member of the DC Plan is required to contribute to the member's individual account an amount equal to 10% of the member's compensation. MPLT is required to contribute to each member's individual account an amount equal to 4% of the member's compensation. MPLT's recorded DC contributions for the year ended September 30, 2022 were \$6,192 and which were equal to the required contributions for the year.

Members of the DC Plan, who have completed five years of government service, have a vested balance of 100% of both member and employer contributions plus any earnings thereon.

**Net Position**

MPLT's net position is classified as follows:

- Net investment in capital assets; capital assets, net of accumulated depreciation.
- Restricted: net position subject to externally imposed stipulations that can be fulfilled by actions pursuant to those stipulations or that expire by the passage of time. MPLT has net position restricted for principal and income.
- Unrestricted: net position that is not subject to externally imposed stipulations. As MPLT considers all assets except investments in capital assets, to be restricted, MPLT does not have unrestricted net position at September 30, 2022.

**Operating and Non-Operating Revenue and Expenses**

Operating revenue and expenses include all direct and administrative revenue and expenses associated with the investments. Nonoperating revenues and expenses result from capital and noncapital financing activities.

Revenues from DPL are recognized as earned by MPLT when amount is received or expected to be received from DPL, and the amount can be verified by DPL.

Marianas Public Land Trust  
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Notes to Financial Statements, continued

## 2. Summary of Significant Accounting Policies, continued

### Recently Adopted Accounting Pronouncement

In June 2017, GASB issued Statement No. 87, *Leases*. The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and as inflows of resources or outflows of resources recognized based on the payment provisions of the contract. The implementation of this statement did not have a material effect on the accompanying financial statements.

### New Accounting Standards

In May 2019, GASB issued Statement No. 91, *Conduit Debt Obligations*. The primary objectives of this statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. This statement achieves those objectives by clarifying the existing definition of a conduit obligation; establishing that a conduit debt obligation is not a liability of the issuer; establishing standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations; and improving required note disclosures. GASB Statement No. 95 postponed the effective date of GASB 91 to fiscal year ending September 30, 2023.

In March 2020, GASB issued Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*. Public-private and public-public partnerships, collectively referred to hereinafter PPPs, comprise a wide variety of arrangement between a government and another party that are engaged in providing services to a government's constituents. Availability payment arrangements (APAs) also have been used in practice to procure governmental services. The objective of this Statement is to better meet the information needs of financial statement users by improving the comparability of financial statements among governments that enter into PPPs and APAs and by enhancing the understandability, reliability, relevance, and consistency of information about PPPs and APAs. GASB Statement No. 94 will be effective for fiscal year ending September 30, 2023.

In May 2020, GASB issued Statement No. 96, *Subscription-Based Information Technology Arrangements*. It has become common for governments to enter into subscription-based contracts to use vendor-provided information technology (IT). Subscription-based information technology arrangements (SBITAs) provide governments with access to vendors' IT software and associated tangible capital assets for subscription payments without granting governments perpetual license or title to the IT software and associated tangible capital assets. Prior to the issuance of this Statement, there was no accounting or financial reporting guidance specifically for SBITAs. The objective of this Statement is to better meet the information needs of the financial statement users by (a) establishing uniform accounting and financial reporting requirements for SBITAs; (b) improving the comparability of financial statements among governments that have entered into SBITAs; and (c) enhancing the understandability, reliability, relevance, and consistency of information about SBITAs. GASB Statement No. 96 will be effective for fiscal year ending September 30, 2023.

Marianas Public Land Trust  
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Notes to Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**New Accounting Standards, continued**

In April 2022, GASB issued Statement No. 99, *Omnibus 2022*. The requirements of this Statement will enhance comparability in the application of accounting and financial reporting requirements and will improve the consistency of authoritative literature. Consistent authoritative literature enables governments and other stakeholders to more easily locate and apply the correct accounting and financial reporting provisions, which improves the consistency with which such provisions are applied. The comparability of financial statements also will improve as a result of this Statement. Better consistency and comparability improve the usefulness of information for users of local government financial statements. GASB Statement No. 99 will be effective for fiscal year ending September 30, 2023.

In June 2022, GASB issued Statement No. 100, *Accounting Changes and Error Corrections – An Amendment of GASB Statement No. 62*. The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. The requirements of this Statement will improve the clarity of the accounting and financial reporting requirements for accounting changes and error corrections, which will result in greater consistency in application in practice. In turn, more understandable, reliable, relevant, consistent, and comparable information will be provided to financial statement users for making decisions or assessing accountability. In addition, the display and note disclosure requirements will result in more consistent, decision useful, understandable, and comprehensive information for users about accounting changes and error corrections. GASB Statement No. 100 will be effective for fiscal year ending September 30, 2024.

In June 2022, GASB issued Statement No. 101, *Compensated Absences*. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The unified recognition and measurement model in this Statement will result in a liability for compensated absences that more appropriately reflects when a government incurs an obligation. In addition, the model can be applied consistently to any type of compensated absence and will eliminate potential comparability issues between governments that offer different types of leave. The model also will result in a more robust estimate of the amount of compensated absences that a government will pay or settle, which will enhance the relevance and reliability of information about the liability for compensated absences. GASB Statement No. 101 will be effective for fiscal year ending September 30, 2025.

MPLT is currently evaluating the effects the above upcoming accounting pronouncements might have on its financial statements.

**Marianas Public Land Trust**  
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Notes to Financial Statements, continued

**3. Notes Receivable**

Note receivable from the CNMI Government, interest at 7% per annum, due on September 1, 2024	\$10,735,942
Notes receivable (Home Loan Program) from various individuals obtained through a settlement agreement with the Northern Marianas Housing Corporation (NMHC) dated December 31, 2007, interest at 2% (5.5% to 8.5% prior to January 1, 2009) and terms from ten to thirty years	4,152,317
Note receivable from the Commonwealth Healthcare Corporation (CHCC), with interest at 5% per annum, due on October 31, 2023. Collateralized by CHCC's real properties for operational and bridge capital pursuant to CNMI Public Law 17-76.	679,204
Note receivable from Adelantun Publickun Luta Enteramente, Incorporated (APLE 501, Inc.), interest at 5% per annum, due on October 18, 2017, with monthly principal and interest payments in the amount of \$1,225, collateralized by a loan portfolio. Proceeds were used to fund an independently administered individual or parent-student loan program. MPLT has ceased future loan commitments and disbursements to APLE 501, Inc.	37,163
10-year note receivable from Tinian Shipping Services, Inc. (TSSI), interest at 5% per annum, due on September 1, 2032, with monthly principal and interest payments in the amount of \$14,831. Secured by TSSI' real properties by a mortgage agreement and commercial loan agreement	<u>10,910</u>
	15,615,536
Less allowance for loan losses	<u>( 1,541,163)</u>
	14,074,373
Less current portion	<u>( 2,561,052)</u>
Long-term portion	<u>\$ 11,513,321</u>

An analysis of the change in the allowance for loan losses is as follows:

	<u>General Fund</u>	<u>Park Fund</u>	<u>Total</u>
Balance at beginning of year	\$ 1,841,163	\$ ---	\$1,841,163
Reversal of provision for doubtful accounts	<u>( 300,000)</u>	<u>---</u>	<u>( 300,000)</u>
Balance at end of year	<u>\$ 1,541,163</u>	<u>\$ ---</u>	<u>\$1,541,163</u>

**Marianas Public Land Trust**  
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Notes to Financial Statements, continued

**4. Capital Assets**

A summary of capital assets as of September 30, 2022, is as follows:

	<u>Estimated Useful Lives</u>	<u>Balance at October 1, 2021</u>	<u>Additions</u>	<u>Disposals</u>	<u>Balance at September 30, 2022</u>
Capital assets not being depreciated:					
Land		\$ <u>153,000</u>	\$ <u>45,000</u>	\$ <u>---</u>	\$ <u>198,000</u>
Capital assets being depreciated:					
Building	5 - 10 years	244,496	---	---	244,496
Furniture, fixtures and equipment	3 - 10 years	193,554	7,399	( 982)	199,971
Vehicle	3 - 10 years	<u>33,094</u>	<u>---</u>	<u>---</u>	<u>33,094</u>
		471,144	7,399	( 982)	477,561
Less accumulated depreciation		<u>(386,514)</u>	<u>(23,783)</u>	<u>982</u>	<u>( 409,315)</u>
Total capital assets being depreciated		<u>84,630</u>	<u>(16,384)</u>	<u>---</u>	<u>68,246</u>
Total capital assets, net		\$ <u>237,630</u>	\$ <u>28,616</u>	\$ <u>---</u>	\$ <u>266,246</u>

**5. Net Position**

In accordance with MPLT's accounting policies, gains and losses on investments are allocated to principal. Additionally, a portion of the distribution to the CNMI government is specifically designated as an increase in principal. Movement in principal and interest accounts for the year ended September 30, 2022, is summarized as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
<u>General Fund</u>			
Balance at beginning of year	\$118,421,227	\$ ---	\$118,421,227
Net decrease in the fair value of investments	( 17,839,246)	---	( 17,839,246)
Other operating net income	---	3,377,445	3,377,445
Transfers	<u>---</u>	<u>(2,253,851)</u>	<u>( 2,253,851)</u>
Balance at end of year	<u>\$100,581,981</u>	<u>\$1,123,594</u>	<u>\$101,705,575</u>
<u>Park Fund</u>			
Balance at beginning of year	\$ 12,351,722	\$ ---	\$ 12,351,722
Net decrease in the fair value of investments	( 2,244,742)	---	( 2,244,742)
Other operating net income	<u>---</u>	<u>135,840</u>	<u>135,840</u>
Balance at end of year	<u>\$ 10,106,980</u>	<u>\$ 135,840</u>	<u>\$ 10,242,820</u>

**Marianas Public Land Trust**  
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Notes to Financial Statements, continued

**6. Contributions To/From Primary Government**

In accordance with Article XI of the Constitution of the CNMI, MPLT makes distributions to the CNMI general fund from investment income. During the year ended September 30, 2022, MPLT recorded \$2,253,851 of distributions to the CNMI general fund, which was offset against payments on a note receivable from the CNMI Government.

In accordance with Article VIII, Section 803(e) of the Covenant, MPLT makes operating transfers out for the development and maintenance of the American Memorial Park. During the year ended September 30, 2022, MPLT recorded \$0 for transfers out for this purpose.

**7. Risk Management**

MPLT is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. MPLT has elected to purchase commercial insurance from independent third parties for the risks of losses to which it is exposed with respect to the use of motor vehicles. Settled claims have not exceeded this commercial insurance coverage during the past three years.

**8. Commitment**

In accordance with the addendum of memorandum of agreement between the CNMI and the U.S. Department of the Interior for development and management of the American Memorial Park, MPLT is obligated to contribute \$150,000 annually, to the extent of available income, for development and maintenance of the American Memorial Park.

**9. Contingencies**

In accordance with the Settlement Agreement with NMHC, MPLT guarantees Service Released Loans that were issued by financial institutions. At September 30, 2022, MPLT was contingently liable to these institutions for \$322,835.

Investment performance is dependent on various economic factors which may negatively impact the fair value and earnings of MPLT's investments.

**10. Subsequent Events**

The Trust has evaluated subsequent events through May 22, 2023, which is the date the financial statements were available to be issued.

## Supplementary Information

**Marianas Public Land Trust**  
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Combining Statement of Net Position

September 30, 2022

	General Fund	Park Fund	Eliminations	Total
<b>Assets</b>				
Current assets:				
Cash and cash equivalents	\$ 4,160,261	\$ 404,668	\$ ---	\$ 4,564,929
Receivables:				
Notes, current portion	2,561,052	---	---	2,561,052
Accrued income	296,943	27,034	---	323,977
Other	23,336	---	---	23,336
Due from other funds	28,465	---	( 28,465)	---
Due from brokers	164,550	16,453	---	181,003
Prepaid expenses	6,036	---	---	6,036
Total current assets	7,240,643	448,155	( 28,465)	7,660,333
Other assets:				
Investments	82,804,348	9,851,356	---	92,655,704
Noncurrent assets:				
Notes receivable, net of current portion and allowance for loan losses	11,513,321	---	---	11,513,321
Depreciable capital assets, net of accumulated depreciation	68,246	---	---	68,246
Nondepreciable capital assets	198,000	---	---	198,000
Total noncurrent assets	11,779,567	---	---	11,779,567
	\$101,824,558	\$ 10,299,511	\$ ( 28,465)	\$112,095,604
<b>Liabilities</b>				
Current liabilities:				
Accounts payable	\$ 39,198	\$ 4,838	\$ ---	\$ 44,036
Due to other funds	---	28,465	( 28,465)	---
Due to brokers	73,666	23,388	---	97,054
Accrued expenses	6,119	---	---	6,119
Total liabilities	118,983	56,691	( 28,465)	147,209
<b>Net position</b>				
Net investment in capital assets	266,246	---	---	266,246
Restricted	101,439,329	10,242,820	---	111,682,149
Total net position	101,705,575	10,242,820	---	111,948,395
	\$101,824,558	\$ 10,299,511	\$ ( 28,465)	\$112,095,604



**Marianas Public Land Trust**  
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Combining Statement of Revenues, Expenses and Changes in Net Position

September 30, 2022

	General Fund	Park Fund	Eliminations	Total
Operating revenues:				
Net decrease in fair value of investments	\$( 17,839,246 )	\$( 2,244,742 )	\$ ---	\$( 20,083,988 )
Department of Public Lands	1,140,895	---	---	1,140,895
Investment income, net	2,353,853	255,138	---	2,608,991
Interest income from notes receivable	1,044,404	---	---	1,044,404
Other	4,136	206	---	4,342
Total operating revenues, net	<u>( 13,295,958 )</u>	<u>( 1,989,398 )</u>	<u>---</u>	<u>( 15,285,356 )</u>
Operating expenses:				
Money manager fees	468,276	58,199	---	526,475
Salaries and benefits	177,482	18,631	---	196,113
Consultancy fees	140,948	17,083	---	158,031
Contract services	68,760	6,840	---	75,600
Miscellaneous expense	66,261	6,956	---	73,217
Loan administration fees	60,673	---	---	60,673
Office supplies	51,748	5,355	---	57,103
Trustees' expenses	37,825	3,572	---	41,397
Audit	32,385	1,615	---	34,000
Professional fees	25,755	---	---	25,755
Depreciation	23,783	---	---	23,783
Rent and utilities	11,934	1,253	---	13,187
Repairs and maintenance	13	---	---	13
Total operating expenses	<u>1,165,843</u>	<u>119,504</u>	<u>---</u>	<u>1,285,347</u>
Operating loss	<u>( 14,461,801 )</u>	<u>( 2,108,902 )</u>	<u>---</u>	<u>( 16,570,703 )</u>
Other nonoperating expenses:				
Net distribution to the CNMI General Fund/American Memorial Park	<u>( 2,253,851 )</u>	<u>---</u>	<u>---</u>	<u>( 2,253,851 )</u>
Total nonoperating expenses	<u>( 2,253,851 )</u>	<u>---</u>	<u>---</u>	<u>( 2,253,851 )</u>
Change in net position	<u>( 16,715,652 )</u>	<u>( 2,108,902 )</u>	<u>---</u>	<u>( 18,824,554 )</u>
Net position at beginning of year	<u>118,421,227</u>	<u>12,351,722</u>	<u>---</u>	<u>130,772,949</u>
Net position at end of year	<u>\$ 101,705,575</u>	<u>\$ 10,242,820</u>	<u>\$ ---</u>	<u>\$( 111,948,395 )</u>

**Marianas Public Land Trust**  
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**Combining Statement of Cash Flows**

**September 30, 2022**

	General Fund	Park Fund	Eliminations	Total
Cash flows from operating activities:				
Cash received from operations	\$ 4,391,243	\$ 358,148	\$( 11,984 )	\$ 4,737,407
Cash payments to suppliers for goods and services	( 2,002,208 )	( 224,487 )	11,984	( 2,214,711 )
Net cash provided by operating activities	2,389,035	133,661	---	2,522,696
Cash flows from capital and related financing activities:				
Acquisition of capital assets	( 52,399 )	---	---	( 52,399 )
Net cash used for capital and related financing activities	( 52,399 )	---	---	( 52,399 )
Cash flows from investing activities:				
Net decrease in notes receivable	742,726	---	---	742,726
Net increase in investments	( 1,909,570 )	( 18,092 )	---	( 1,927,662 )
Net cash used for investing activities	( 1,166,844 )	( 18,092 )	---	( 1,184,936 )
Net increase in cash and cash equivalents	1,169,792	115,569	---	1,285,361
Cash and cash equivalents at beginning of year	2,990,469	289,099	---	3,279,568
Cash and cash equivalents at end of year	\$ 4,160,261	\$ 404,668	\$ ---	\$ 4,564,929
Reconciliation of operating loss to net cash provided by operating activities:				
Operating loss	\$( 14,461,801 )	\$( 2,108,902 )	\$ ---	\$( 16,570,703 )
Adjustments to reconcile operating loss to net cash provided by operating activities:				
Net decrease in fair value of investments	17,839,246	2,244,742	---	20,083,988
Noncash interest income	( 906,265 )	---	---	( 906,265 )
Depreciation	23,783	---	---	23,783
(Increase) decrease in assets:				
Receivable - accrued income	( 2,461 )	1,649	---	( 812 )
Other receivable	( 4,363 )	---	---	4,363
Due from other funds	11,984	---	( 11,984 )	---
Due from brokers	749,060	101,155	---	850,215
Prepaid expense	1,388	---	---	1,388
Increase in liabilities:				
Accounts payable	( 39,198 )	( 5,349 )	---	( 44,547 )
Due to other funds	---	( 11,984 )	11,984	---
Due to brokers	( 819,788 )	( 87,650 )	---	( 907,438 )
Accrued expenses	( 2,550 )	---	---	( 2,550 )
Net cash provided by operating activities	\$ 2,389,035	\$ 133,661	\$ ---	\$ 2,522,696
Supplemental schedule of noncash operating, financing and investing activities:				
MPLT applied \$2,253,851 of the required income distribution to the CNMI General Fund for the year ended September 30, 2022 as a repayment of the CNMI's note receivable and related interest.				
Decrease in notes receivable	\$( 1,347,586 )	\$ ---	\$ ---	\$( 1,347,586 )
Increase in interest income	( 906,265 )	---	---	( 906,265 )
Increase in net contribution	2,253,851	---	---	2,253,851
	\$ ---	\$ ---	\$ ---	\$ ---

**Marianas Public Land Trust**  
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Schedule of Investments – General Fund

September 30, 2022

<b>Equities</b>	<u>Cost</u>	<u>Fair Value</u>
<b>Domestic Common Stock</b>		
Advanced Micro Devices Ord	157,174	109,613
Allstate Ord	76,940	67,869
Alphabet Cl A Ord	413,013	483,033
Amazon Com Ord	548,196	622,630
American Express Ord	139,024	107,253
Apple Ord	287,650	947,361
AT&T Ord	117,302	86,824
Bank of America Ord	186,880	186,787
Boston Scientific Ord	214,047	199,652
Broadcom Ord	279,187	224,225
Coca-Cola Ord	187,974	164,979
Conocophillips Ord	74,861	137,136
Costco Wholesale Ord	199,795	224,328
Crown Castle Ord	310,876	238,507
CVS Health Ord	219,072	206,953
Elevance Health Ord	343,946	384,742
Eli Lilly Ord	140,189	255,447
EOG Resources Ord	43,192	66,479
Exxon Mobil Ord	220,796	283,321
HCA Healthcare Ord	134,982	98,327
Honeywell International Ord	81,505	89,329
Johnson & Johnson Ord	225,241	255,821
Lululemon Athletica Ord	153,932	115,738
Mcdonald's Ord	315,617	291,884
Medtronic Ord	281,009	214,392
Merck & Co. Inc.	308,111	347,495
Meta Platforms Cl A Ord	259,225	123,063
Microsoft Ord	255,644	846,592
Morgan Stanley Ord	263,855	274,560
Netflix Ord	130,869	137,732
Nextera Energy Ord	121,714	110,950
Norfolk Southern Ord	181,189	187,636
Palo Alto Networks Ord	225,913	256,987
Paypal Holdings Ord	274,659	240,566
PNC Financial Services Group Ord	131,338	129,248
Salesforce Ord	310,828	214,321
T Mobile US Ord	279,660	305,907
Tesla Ord	274,231	290,449
UnitedHealth Grp Ord	226,260	456,556
Vertex Pharmaceuticals Ord	128,465	127,398
Visa Cl A Ord	129,918	139,456
Walmart Ord	182,879	154,343
Walt Disney Ord	199,836	142,910
Wells Fargo Ord	164,686	174,153
<b>Subtotal - Atalanta</b>	<u>9,401,680</u>	<u>10,722,952</u>
Adobe Ord	75,200	283,456
Alcon Ord	220,154	235,629
Ameriprise Finance Ord	124,189	329,803
Amgen Ord	253,443	356,132
Ansys Ord	120,038	283,776
Atmos Energy Ord	303,383	303,309
Autodesk Ord	299,631	292,342
Blackstone Ord	327,150	256,708
Capital One Financial Ord	231,088	247,015
Cincinnati Financial Ord	210,563	248,109
Coca-Cola Ord	230,996	308,110
Commerce Bancshares Ord	135,339	174,332
Constellation Brands Cl A Ord	241,251	253,337
Corteva Ord	211,466	488,061
Coterra Energy Ord	256,135	366,020

**Marianas Public Land Trust**  
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Schedule of Investments – General Fund, continued

<b>Equities, continued</b>	<u>Cost</u>	<u>Fair Value</u>
<b>Domestic Common Stock, continued</b>		
Crown Castle Ord	316,309	291,268
Cullen Frost Bankers Ord	164,454	256,507
Danaher Ord	126,031	403,191
Ecolab Ord	345,343	234,538
Equity Lifestyle Prop REIT Ord	141,485	175,575
General Dynamics Ord	163,030	297,038
Honeywell International Ord	352,834	264,147
Lennar Cl A Ord	173,991	310,128
Lennar Cl B Ord	3,129	5,237
Martin Marietta Materials Ord	120,907	309,206
Medtronic Ord	223,155	234,175
Merck & Co. Inc.	304,432	286,780
Michelin Compagnie Generale Des Adr	262,378	188,731
Microchip Technology Ord	109,793	316,257
Microsoft Ord	89,602	498,406
Mitsubishi UFJ Fncl Grp Ads Rep Ord	138,346	99,450
Oshkosh Ord	226,104	150,702
Parker Hannifin Ord	228,608	327,118
Paypal Holdings Ord	34,035	98,120
Phillips 66 Ord	177,320	177,584
PNC Financial Services Group Ord	203,596	264,473
Procter & Gamble Ord	313,040	291,637
Qualcomm Ord	217,254	337,810
RPM Ord	176,153	308,747
Sony Group Adr Rep Ord	169,647	217,770
Tyson Foods Cl A Ord	268,835	216,844
Xcel Energy Ord	334,910	319,744
Xylem Ord	264,291	279,552
	<u>8,889,038</u>	<u>11,586,874</u>
<b>Subtotal - Aristotle</b>		
<b>Total Domestic Common Stock</b>	<u>18,290,718</u>	<u>22,309,826</u>
<b>International Common Stock</b>		
Advantest Corporation	92,216	52,074
AIA Group Adr	89,264	64,034
Atlas Copco Adr Rep Cl A Ord	94,008	57,306
Baidu Ads Rep 8 Cl A Ord	71,261	52,166
Bandai Namco Hldgs Adr	93,302	84,069
Bank Nova Scotia Ord	111,507	75,969
Brookfield Asset Management Cl A Ord	180,868	131,788
CAE Ord	133,717	69,276
Capgemini Se Unsponsored Adr	86,087	72,636
CDN Natural Resource Ord	82,767	71,485
CGI Ord	98,605	84,720
China Mengniu Dairy Company Adr	96,712	64,047
Chubb Ord	104,082	105,854
Controladora Vuel Adr Rep 10 Ord Cpo	101,716	37,746
D Ieteren Group Unsponsored Adr	215,542	199,282
Fabrinet Ord	102,078	95,927
Fujifilm Holdings	18,635	15,068
Fujifilm Holdings Adr	188,139	110,360
Getinge Adr	130,901	56,503
Glencore Adr	126,554	115,824
Grupo Financiero Banorte Adr	100,611	116,450
Headhunter Group Adr	68,128	18,855
Helen of Troy Ord	107,492	44,845
Icici Bank Adr Rep 2 Ord	113,592	182,125
Icon Ord	146,614	101,447
Israel Discount Bank Adr	89,498	83,469
KBC Group Nv Unsponsored Belgium Adr	105,229	54,391

**Marianas Public Land Trust**  
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Schedule of Investments – General Fund, continued

<b>Equities, continued</b>	<u>Cost</u>	<u>Fair Value</u>
<b>International Common Stock, continued</b>		
Kulicke and Soffa Industries Ord	113,979	72,205
Merck KGAA Darmstadt Germany Spo Adr	148,664	118,305
Mowi ASA Sponsored Adr	79,886	38,715
Nice Adr Rep 1 Ord	88,525	63,060
Open Text Ord	83,936	45,133
Recruit Holding 5 Unspn Adr Rep Ord	74,209	75,243
Relx Adr Rep Ord	93,070	88,610
Roche Holdings Adr	91,709	78,500
Royal DSM NV Sponsored Netherlan Adr	70,569	46,399
Sandvik A B Sponsored Sweden Adr	57,609	59,053
Schlumberger Ord	74,201	75,713
Sony Group Adr Rep Ord	173,000	104,530
Square Enix 2 Unspn Adr Rep Ord	148,490	127,038
Taiwan Semiconductor Mnfgr Adr 5 Ord	29,131	60,264
TE Connectivity Ord	87,243	65,554
Techtronic Industries Company Adr	108,536	53,531
Tokyo Electron Adr Rep 2 Ord	94,118	55,556
Trane Technologies Ord	118,120	96,588
<b>Subtotal - WCM International VA</b>	<u>4,684,120</u>	<u>3,541,713</u>
Sberbank of Russia Adr	198,084	101,155
<b>Subtotal - OFAC</b>	<u>198,084</u>	<u>101,155</u>
<b>Total International Common Stock</b>	<u>4,882,204</u>	<u>3,642,868</u>
<b>Real Estate Investment Trusts</b>		
Alexander and Baldwin Ord	126,204	100,841
Alexandria Real Estate Eq REIT Ord	281,738	266,501
American Homes 4 Rent Cl A REIT Ord	187,492	193,021
American Tower REIT	150,568	153,079
Boston Properties REIT Ord	352,082	228,885
Camden Property REIT Ord	374,689	430,377
Digital Realty REIT Ord	224,142	171,284
Duke Realty REIT Ord	321,961	475,639
Eastgroup Properties REIT Ord	107,207	109,120
Equinix REIT Ord	716,066	777,035
Equity Lifestyle Prop REIT Ord	233,876	226,602
Equity Residential REIT Ord	649,477	581,519
Essex Property REIT Ord	496,635	421,479
Extra Space Storage REIT Ord	263,915	431,083
Federal REIT Ord	132,891	99,131
Global Medical REIT Ord	117,427	65,876
Healthcare Realty Trust Cl A Ord	139,285	94,909
Invitation Homes Ord	338,577	402,335
Kilroy Realty REIT Ord	310,349	191,811
Kimco Realty REIT Ord	377,695	419,673
Playa Hotels Resorts Ord	150,149	119,706
Prologis REIT	951,017	1,055,929
Public Storage REIT Ord	612,181	549,020
Retail Opportunity Invest REIT Ord	81,743	92,523
Ryman Hospitality Prop REIT Ord	122,458	167,051
Simon Prop Grp REIT Ord	593,823	374,079
Sun Communities REIT Ord	232,220	199,478
Ventas REIT Ord	292,627	210,330
Veris Residential Ord	144,088	96,589
Welltower Ord	517,784	486,645
Xenia Hotels and Resorts REIT Ord	125,909	97,882
<b>Total Real Estate Investment Trusts - Adelante</b>	<u>9,726,275</u>	<u>9,289,432</u>

**Marianas Public Land Trust**  
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Schedule of Investments – General Fund, continued

<b>Equities, continued</b>	<u>Cost</u>	<u>Fair Value</u>
<b>Smash Shares</b>		
WA Smash Ser Core Comp	4,374,251	2,967,125
WA Smash Series C	3,227,720	2,814,803
WA Smash Series M	2,799,413	2,061,016
<b>Total Smash Shares - Western Asset Core FI</b>	<u>10,401,384</u>	<u>7,842,944</u>
<b>Infrastructure - Global</b>		
Lazard: GL Lstd Infr Inst	7,592,281	7,000,097
<b>Total Infrastructure - Global - Infrastructure Lazard</b>	<u>7,592,281</u>	<u>7,000,097</u>
<b>Infrastructure - U.S.</b>		
iShares: US Infra	3,046,853	2,711,714
<b>Total Infrastructure - U.S. - iShares US Infra - Blackrock</b>	<u>3,046,853</u>	<u>2,711,714</u>
<b>Private Equity</b>		
ICapital BTAS LP	1,837,774	2,172,692
<b>Subtotal - Blackstone</b>	<u>1,837,774</u>	<u>2,172,692</u>
ICapital BTAS LP VIII	374,605	356,487
<b>Subtotal - BTAS VIII</b>	<u>374,605</u>	<u>356,487</u>
<b>Total Private Equity</b>	<u>2,212,379</u>	<u>2,529,179</u>
<b>Total Equities</b>	<u>56,152,094</u>	<u>55,326,060</u>
<b>Fixed Income Securities</b>		
	<u>Cost</u>	<u>Fair Value</u>
<b>Mortgage and Asset Backed Securities</b>		
FH RA6815 @ 2.00%, due 02/01/52	260,363	241,283
FH RB5163 @ 3.00%, due 05/01/42	169,460	165,081
FH SD8195 @ 3.00%, due 02/01/52	271,372	241,504
FH SD8255 @ 3.50%, due 10/01/52	335,161	326,198
FN FS0957 @ 3.00%, due 03/01/52	270,749	242,630
FN MA4438 @ 2.50%, due 10/01/51	616,006	532,761
FN MA4587 @ 2.50%, due 04/01/42	267,581	243,504
FN MA4656 @ 4.50%, due 07/01/52	402,936	382,759
FN MA4732 @ 4.00%, due 08/01/52	168,882	164,521
<b>Total Mortgage and Asset Backed Securities - Western Asset Core FI</b>	<u>2,762,510</u>	<u>2,540,241</u>
<b>Government Bonds</b>		
United States Treasury @ 0.375%, due 11/30/25	331,004	297,898
United States Treasury @ 0.375%, due 12/31/25	641,750	576,537
United States Treasury @ 0.750%, due 05/31/26	236,297	209,302
United States Treasury @ 0.875%, due 09/30/26	426,015	380,044
United States Treasury @ 1.250%, due 12/31/26	544,479	492,973
United States Treasury @ 2.000%, due 02/15/50	597,209	449,292
United States Treasury @ 2.750%, due 02/15/28	683,591	582,471
<b>Total Government Bonds - Western Asset Core FI</b>	<u>3,460,345</u>	<u>2,988,517</u>
<b>Corporate Bonds</b>		
Amazon. Com Inc @ 1.500%, due 06/03/30	302,682	246,924
Apple Inc @ 1.700%, due 08/05/31	303,630	246,065
Bank of America Corp @ 2.496%, due 02/13/31	309,941	243,029
Citigroup Inc @ 3.668%, due 07/24/28	303,320	246,676
Comcast Corp @ 1.950%, due 01/15/31	306,970	247,178
CVS Health Corp @ 4.300%, due 03/25/28	302,312	248,995
Enterprise Products Operating LLC @ 2.800%, due 01/31/30	203,797	163,677
Goldman Sachs Group Inc @ 2.600%, due 02/07/30	310,060	243,528
JPMorgan Chase & Co @ 4.203%, due 07/23/29	410,461	326,666
UnitedHealth Group Inc @ 2.750%, due 05/15/40	331,135	242,266

**Marianas Public Land Trust**  
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Schedule of Investments – General Fund, continued

<b>Fixed Income Securities, continued</b>	Cost	Fair Value
<b>Corporate Bonds, continued</b>		
Verizon Communications Inc @ 2.550%, due 03/21/31	315,053	245,118
Wells Fargo & Co @ 2.572%, due 02/11/31	208,741	164,092
<b>Subtotal - Western Asset Core FI</b>	<b>3,608,102</b>	<b>2,864,214</b>
ADT Security Corp @ 4.125%, due 06/15/23	265,857	257,595
Allegheny Ludlum LLC @ 6.950%, due 12/15/25	255,428	232,260
AMC Networks Inc @ 4.750%, due 08/01/25	261,770	227,850
AMC Networks Inc @ 5.000%, due 04/01/24	28,500	26,716
American Axle & Manufacturing Inc @ 6.875%, due 07/01/28	279,385	223,590
Amerigas Partners LP @ 5.875%, due 08/20/26	283,280	235,602
Ball Corp @ 2.875%, due 08/15/30	179,848	141,978
Ball Corp @ 5.250%, due 07/01/25	87,190	83,069
Bath & Body Works Inc @ 5.250%, due 02/01/28	275,961	225,284
Carpenter Technology Corp @ 7.625%, due 03/15/30	245,000	235,886
CCO Holdings LLC @ 4.500%, due 05/01/32	276,276	202,108
CDW LLC @ 4.250%, due 04/01/28	252,807	244,750
Centene Corp @ 3.375%, due 02/15/30	266,212	212,550
Cheniere Energy Partners LP @ 4.50%, due 10/01/29	275,146	228,901
Commercial Metals Co @ 3.875%, due 02/15/31	269,054	211,739
Crown Americas LLC @ 4.750%, due 02/01/26	120,344	121,081
CSC Holdings LLC @ 5.250%, due 06/01/24	279,790	240,500
DCP Midstream Operating LP @ 5.125%, due 05/15/29	278,972	243,628
Encompass Health Corp @ 4.625%, due 04/01/31	287,084	221,273
Enlink Midstream Partners LP @ 4.850%, due 07/15/26	253,072	238,781
Ford Motor Co @ 6.625%, due 10/01/28	301,034	245,070
Freeport- McMoran Inc @ 4.625%, due 08/01/30	287,575	227,820
Genesis Energy LP @ 6.500%, due 10/01/25	257,094	235,066
GLP Capital LP @ 5.375%, due 04/15/26	286,413	248,693
Griffon Corp @ 5.750%, due 03/01/28	284,248	232,200
HCA Inc @ 3.500%, due 09/01/30	282,355	239,459
Howmet Aerospace Inc @ 6.750%, due 01/15/28	245,463	218,900
Icahn Enterprises LP @ 6.375%, due 12/15/25	266,650	246,368
Istar Inc @ 5.500%, due 02/15/26	265,604	261,641
Kennedy Wilson Inc @ 4.750%, due 03/01/29	272,420	202,248
Liberty Interactive LLC @ 8.500%, due 07/15/29	292,060	170,300
Lumen Technologies Inc @ 6.875%, due 01/15/28	295,571	222,300
Mercer International Inc @ 5.125%, due 02/01/29	193,097	151,407
MPT Operating Partnership LP @ 5.250%, due 08/01/26	269,890	238,074
Navient Corp @ 6.750%, due 06/15/26	288,803	237,817
Onemain Finance Corp @ 6.125%, 03/15/24	276,817	250,429
Oppenheimer Holdings Inc @ 5.500%, due 10/01/25	270,382	258,050
Penske Automotive Group Inc @ 3.750%, due 06/15/29	261,648	206,648
QVC Inc @ 5.450%, due 08/15/34	268,986	160,150
Sabra Health Care LP @ 5.125%, due 08/15/26	287,030	243,935
Safeway Inc @ 7.450%, due 09/15/27	297,655	255,307
SBA Communications Corp @ 3.875%, due 02/15/27	277,204	239,466
Scotts Miracle-Gro Co @ 4.000%, due 04/01/31	200,585	168,960
Silgan Holdings Inc @ 4.125%, due 02/01/28	270,078	230,620
Starwood Property Trust Inc @ 4.750%, due 03/15/25	272,110	236,301
Suburban Propane Partners LP @ 5.875%, due 03/01/27	268,632	245,284
Sunoco LP @ 4.500%, due 05/15/29	264,529	215,683
Targa Resources Partners LP @ 5.000%, due 01/15/28	272,472	240,510
T-Mobile USA Inc @ 2.875%, due 02/15/31	268,583	217,577
Transdigm Inc @ 6.375%, due 06/15/26	270,689	245,638
Transdigm UK Holdings PLC @ 6.875%, due 05/15/26	229,553	227,578
Transmontaigne Partners LLC @ 6.125%, due 02/15/26	266,393	217,100
Travel + Leisure Co @ 6.000%, due 04/01/27	287,981	234,296
Tri Pointe Homes Inc (Delaware) @ 5.25%, due 06/01/27	274,752	224,822
United Rentals (North America) Inc @ 4.875%, due 01/15/28	274,960	238,378

**Marianas Public Land Trust**  
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Schedule of Investments – General Fund, continued

<b>Fixed Income Securities, continued</b>	<u>Cost</u>	<u>Fair Value</u>
<b>Corporate Bonds, continued</b>		
Vici Properties 2 LP @ 4.500%, due 01/15/28	275,727	248,300
Western Midstream Operating LP @ 4.500%, due 03/01/28	270,806	235,300
<b>Subtotal - Chartwell</b>	<u>14,716,825</u>	<u>12,472,836</u>
<b>Total Corporate Bonds</b>	<u>18,324,927</u>	<u>15,337,050</u>
<b>Domestic Convertible Corporate Bonds</b>		
2020 Cash Mandatory Exchangeable Trust @ 5.250%, due 06/01/23	100,336	97,849
Air Transport Services Group Inc @ 1.125%, due 10/15/24	33,964	28,928
Airbnb Inc @ 0.000%, due 03/15/26	65,784	53,820
Akamai Technologies Inc @ 0.375%, due 09/01/27	94,558	75,370
Alnylam Pharmaceuticals Inc @ 1.000%, due 09/15/27	32,021	31,072
Alteryx Inc @ 1.000%, due 08/01/26	24,929	24,150
American Electric Power Company Inc @ 6.125%, due 08/15/23	44,274	41,580
Array Technologies Inc @ 1.000%, due 12/01/28	29,985	22,998
ATI Inc @ 3.500%, due 06/15/25	30,506	27,292
Beauty Health Co @ 1.250%, due 10/01/26	62,402	47,495
Becton Dickinson and Co @ 6.000%, due 06/01/23	52,509	45,491
Bentley Systems Inc @ 0.125%, due 01/15/26	53,140	42,559
Bill. Com Holdings Inc @ 0.000%, due 12/01/25	58,306	54,850
Biomarin Pharmaceutical Inc @ 0.599%, due 08/01/24	81,768	78,274
Block Inc @ 0.125%, due 03/01/25	94,099	74,313
Bloom Energy Corp @ 2.500%, due 08/15/25	33,883	31,982
Booking Holdings Inc @ 0.750%, due 05/01/25	59,647	61,266
Boston Scientific Corp @ 5.500%, due 06/01/23	50,562	42,513
Box Inc @ 0.000%, due 01/15/26	52,035	49,545
Burlington Stores Inc @ 2.250%, due 04/15/25	54,449	37,050
Cerevel Therapeutics Holdings Inc @ 2.500%, due 08/15/27	30,320	26,782
Chart Industries Inc @ 1.000%, due 11/15/24	41,360	62,856
Cloudflare Inc @ 0.000%, due 08/15/26	145,051	112,665
Coherus Biosciences Inc @ 1.500%, due 04/15/26	35,513	28,907
Confluent Inc @ 0.000%, due 01/15/27	64,177	44,330
Coupa Software Inc @ 0.125%, due 06/15/25	66,931	58,202
Credit Suisse Ag London Branch @ 0.125%, due 08/17/27	133,920	112,666
Cutera Inc @ 2.250%, due 06/01/28	91,215	97,830
Cyberark Software Ltd @ 0.000%, due 11/15/24	55,834	52,326
Cytokinetics Inc @ 3.500%, due 07/01/27	30,420	31,018
Danaher Corp @ 5.000%, due 04/15/23	103,316	79,502
Datadog Inc @ 0.125%, due 06/15/25	29,548	26,125
Dexcom Inc @ 0.250%, due 11/15/25	233,561	194,382
Dick's Sporting Goods Inc @ 3.250%, due 04/15/25	13,312	42,425
Digitalocean Holdings Inc @ 0.000%, due 12/01/26	56,018	44,950
Dropbox Inc @ 0.000%, due 03/01/28	57,111	45,900
DTE Energy Co @ 6.250%, due 11/01/22	35,656	33,343
Elevance Health Inc @ 2.750%, due 10/15/24	52,372	71,112
Enphase Energy Inc @ 0.000%, due 03/01/28	154,680	160,245
Envestnet Inc @ 0.750%, due 08/15/25	39,434	38,467
Envista Holdings Corp @ 2.375%, due 06/01/25	21,942	26,296
EQT Corp @ 1.750%, due 05/01/26	50,437	71,649
Etsy Inc @ 0.125%, due 09/01/27	170,813	126,504
Expedia Group Inc @ 0.000%, due 02/15/26	69,071	51,896
Five9 Inc @ 0.500%, due 06/01/25	55,329	46,257
Ford Motor Co @ 0.000%, due 03/15/26	78,813	67,671
Green Plains Inc @ 2.250%, due 03/15/27	57,349	54,888
Greenbrier Companies Inc @ 2.875%, due 04/15/28	25,470	19,612
H World Group Ltd @ 3.000%, due 05/01/26	40,142	38,091
Haemonetics Corp @ 0.000%, due 03/01/26	36,915	36,568
Halozyme Therapeutics Inc @ 1.000%, due 08/15/28	52,400	47,622
Hannon Armstrong Sustainable Infrastructure Capita @ 0.000%, due 08/15/23	29,245	27,260
Insmid Inc @ 0.750%, due 06/01/28	39,294	31,727
Insulet Corp @ 0.375%, due 09/01/26	72,960	65,995



**Marianas Public Land Trust**  
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Schedule of Investments – General Fund, continued

<b>Fixed Income Securities, continued</b>	<u>Cost</u>	<u>Fair Value</u>
<b>Domestic Convertible Corporate Bonds, continued</b>		
Ionis Pharmaceuticals Inc @ 0.000%, due 04/01/26	39,732	42,490
Ironwood Pharmaceuticals Inc @ 1.500%, due 06/15/26	31,537	29,453
Itron Inc @ 0.000%, due 03/15/26	39,681	38,269
Jazz Investments I Ltd @ 2.000%, due 06/15/26	125,995	109,140
John Bean Technologies Corp @ 0.250%, due 05/15/26	48,133	37,215
Kite Realty Group LP @ 0.750%, due 04/01/27	20,035	16,950
Li Auto Inc @ 0.250%, due 05/01/28	30,870	24,632
Liberty Media Corp @ 0.500%, due 12/01/50	48,972	41,400
Liberty Media Corp @ 1.375%, due 10/15/23	47,025	44,307
Liberty Media Corp @ 2.250%, due 08/15/27	38,404	34,244
Live Nation Entertainment Inc @ 2.000%, due 02/15/25	62,478	50,439
Livent Corp @ 4.125%, due 07/15/25	29,516	28,812
Lumentum Holdings Inc @ 0.500%, due 12/15/26	83,691	66,206
Lyft Inc @ 1.500%, due 05/15/25	62,084	39,214
Macom Technology Solutions Holdings Inc @ 0.250%, due 03/15/26	50,743	46,938
MakeMyTrip Ltd @ 0.000%, due 02/15/28	49,024	49,417
Marriott Vacations Worldwide Corp @ 0.000%, due 01/15/26	35,791	30,325
Match Group FinanceCo 2 Inc @ 0.875%, due 06/15/26	62,199	29,172
MGP Ingredients Inc @ 1.875%, due 11/15/41	36,949	38,557
Microchip Technology Inc @ 0.125%, due 11/15/24	130,354	108,343
Mongodb Inc @ 0.250%, due 01/15/26	48,157	26,818
MP Materials Corp @ 0.250%, due 04/01/26	55,216	46,308
NCL Corporation Ltd @ 5.375%, due 08/01/25	27,142	23,556
Neurocrine Biosciences Inc @ 2.250%, due 05/15/24	29,780	29,463
Nextera Energy Inc @ 5.279%, due 03/01/23	181,317	173,482
Nextera Energy Inc @ 6.926%, due 09/01/25	57,303	57,040
Nisource Inc @ 7.750%, due 12/01/23	50,579	44,763
Okta Inc @ 0.125%, due 09/01/25	106,836	76,820
On Semiconductor Corp @ 0.000%, due 05/01/27	90,930	90,977
Ormat Technologies Inc @ 2.500%, due 07/15/27	33,000	37,818
Pacira Biosciences Inc @ 0.750%, due 08/01/25	60,508	51,025
Palo Alto Networks Inc @ 0.750%, due 07/01/23	172,515	222,480
Parsons Corp @ 0.250%, due 08/15/25	36,600	34,986
Pebblebrook Hotel Trust @ 1.750%, due 12/15/26	62,319	50,327
Perficient Inc @ 0.125%, due 11/15/26	52,126	37,740
PG&E Corp @ 5.500%, due 08/16/23	49,613	47,981
Pioneer Natural Resources Co @ 0.250%, due 05/15/25	75,897	99,636
PTC Therapeutics Inc @ 1.500%, due 09/15/26	35,543	37,488
Pure Storage Inc @ 0.125%, due 04/15/23	19,941	20,322
Revance Therapeutics Inc @ 1.750%, due 02/15/27	59,287	66,185
Ringcentral Inc @ 0.000%, due 03/01/25	40,534	42,063
Royal Caribbean Cruises Ltd @ 6.000%, due 08/15/25	33,806	34,767
Sarepta Therapeutics Inc @ 1.250%, due 09/15/27	92,358	92,657
SEA Ltd @ 2.375%, due 12/01/25	34,183	26,497
Shift4 Payments Inc @ 0.000%, due 12/15/25	59,224	48,537
Silicon Laboratories Inc @ 0.625%, due 06/15/25	28,875	24,860
Snap Inc @ 0.125%, due 03/01/28	173,635	112,560
Southwest Airlines Co @ 1.250%, due 05/01/25	134,501	102,734
Splunk Inc @ 1.125%, due 09/15/25	132,607	119,669
Summit Hotel Properties Inc @ 1.500%, due 02/15/26	49,174	39,792
Sunnova Energy International Inc @ 2.625%, due 02/15/28	53,799	46,228
Techtarget Inc @ 0.000% @ 12/15/26	40,000	30,700
Topgolf Callaway Brands Corp @ 2.750%, due 05/01/26	25,208	20,640
Traverse Therapeutics Inc @ 2.250%, due 03/01/29	40,170	39,683
Twitter Inc @ 0.250%, due 06/15/24	51,061	44,638
Tyler Technologies Inc @ 0.250%, due 03/15/26	38,865	30,240
Uber Technologies Inc @ 0.000%, due 12/15/25	110,051	93,780
Vail Resorts Inc @ 0.000%, due 01/01/26	69,480	59,203
Verint Systems Inc @ 0.250%, due 04/15/26	63,037	49,771
Vishay Intertechnology Inc @ 2.250%, due 06/15/25	36,352	34,388
Wells Fargo & Co @ 7.500%, no maturity date	117,889	115,584

**Marianas Public Land Trust**  
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Schedule of Investments – General Fund, continued

<b>Fixed Income Securities, continued</b>	<u>Cost</u>	<u>Fair Value</u>
<b>Domestic Convertible Corporate Bonds, continued</b>		
Wolfspeed Inc @ 0.250%, due 02/15/28	65,685	63,957
Ziff Davis Inc @ 1.750%, due 11/01/26	44,914	33,245
Zscaler Inc @ 0.125%, due 07/01/25	60,874	57,308
ZTO Express (Cayman) Inc @ 1.500%, due 09/01/27	<u>25,542</u>	<u>23,775</u>
<b>Total Domestic Convertible Corporate Bonds - SSI Convertible</b>	<u>7,378,732</u>	<u>6,612,480</u>
<b>Total Fixed Income Securities</b>	<u>31,926,514</u>	<u>27,478,288</u>
<b>Total Equities and Fixed Income Securities</b>	<u>\$ 88,078,608</u>	<u>\$ 82,804,348</u>

**Marianas Public Land Trust**  
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Schedule of Investments – Park Fund

September 30, 2022

<b>Equities</b>	Cost	Fair Value
<b>Domestic Common Stock</b>		
Advanced Micro Devices Ord	\$ 18,510	\$ 12,989
Allstate Ord	9,193	8,094
Alphabet Cl A Ord	47,837	57,390
Amazon Com Ord	61,979	72,885
American Express Ord	16,614	12,816
Apple Ord	34,162	113,324
AT&T Ord	13,990	10,354
Bank of America Ord	22,321	22,348
Boston Scientific Ord	25,538	23,820
Broadcom Ord	32,738	26,196
Coca-Cola Ord	22,340	19,607
Conocophillips Ord	8,934	16,374
Costco Wholesale Ord	24,043	26,920
Crown Castle Ord	36,720	28,188
CVS Health Ord	26,267	24,796
Elevance Health Ord	41,767	46,787
Eli Lilly Ord	17,135	30,718
EOG Resources Ord	5,081	7,821
Exxon Mobil Ord	26,208	33,614
HCA Healthcare Ord	16,338	11,947
Honeywell International Ord	9,897	10,853
Johnson & Johnson Ord	26,588	30,221
Lululemon Athletica Ord	17,489	13,139
McDonald's Ord	37,421	34,611
Medtronic Ord	33,354	25,436
Merck & Co. Inc.	36,649	41,338
Meta Platforms Cl A Ord	30,693	14,382
Microsoft Ord	31,060	101,312
Morgan Stanley Ord	31,570	32,789
Netflix Ord	15,693	16,480
Nextera Energy Ord	14,623	13,330
Norfolk Southern Ord	21,137	22,013
Palo Alto Networks Ord	26,173	29,974
PayPal Holdings Ord	32,924	28,834
PNC Financial Services Group Ord	16,045	15,689
Salesforce Ord	37,813	25,892
T Mobile US Ord	33,104	36,226
Tesla Ord	33,058	35,013
UnitedHealth Grp Ord	26,826	54,040
Vertex Pharmaceuticals Ord	14,598	14,477
Visa Cl A Ord	15,763	16,877
Walmart Ord	21,509	18,157
Walt Disney Ord	23,753	16,979
Wells Fargo Ord	19,494	20,713
	<b>1,114,949</b>	<b>1,275,763</b>
<b>Subtotal - Atalanta</b>		
Adobe Ord	8,980	33,850
Alcon Ord	26,325	28,100
Ameriprise Finance Ord	14,800	39,304
Amgen Ord	29,577	41,473
Ansys Ord	14,348	33,920
Atmos Energy Ord	36,166	36,157
Autodesk Ord	35,803	34,932
Blackstone Ord	39,040	30,634
Capital One Financial Ord	27,525	29,402
Cincinnati Financial Ord	25,161	29,648
Coca-Cola Ord	27,509	36,693
Commerce Bancshares Ord	16,090	20,708
Constellation Brands Cl A Ord	28,871	30,318
Corteva Ord	25,208	58,179
Coterra Energy Ord	30,854	44,091

**Marianas Public Land Trust**  
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Schedule of Investments – Park Fund, continued

<b>Equities, continued</b>	<u>Cost</u>	<u>Fair Value</u>
<b>Domestic Common Stock, continued</b>		
Crown Castle Ord	37,679	34,692
Cullen Frost Bankers Ord	19,073	30,543
Danaher Ord	15,018	48,042
Ecolab Ord	41,254	28,017
Equity Lifestyle Prop REIT Ord	16,848	20,926
General Dynamics Ord	19,796	36,069
Honeywell International Ord	42,153	31,557
Lennar Cl A Ord	20,787	37,051
Lennar Cl B Ord	356	595
Martin Marietta Materials Ord	14,358	36,718
Medtronic Ord	26,625	27,939
Merck & Co. Inc.	36,294	34,190
Michelin Compagnie Generale Des Adr	31,173	22,423
Microchip Technology Ord	13,094	37,717
Microsoft Ord	10,677	59,389
Mitsubishi UFJ Fncl Grp Ads Rep Ord	16,495	11,858
Oshkosh Ord	26,997	17,994
Parker Hannifin Ord	27,264	39,012
PayPal Holdings Ord	4,060	11,706
Phillips 66 Ord	21,117	21,149
PNC Financial Services Group Ord	24,270	31,528
Procter & Gamble Ord	37,809	35,224
Qualcomm Ord	25,867	40,221
RPM Ord	20,391	35,740
Sony Group Adr Rep Ord	20,208	25,940
Tyson Foods Cl A Ord	30,488	24,592
Xcel Energy Ord	39,953	38,144
Xylem Ord	31,467	33,284
<b>Subtotal - Aristotle</b>	<u>1,057,828</u>	<u>1,379,669</u>
<b>Total Domestic Common Stock</b>	<u>2,172,777</u>	<u>2,655,432</u>
<b>International Common Stock</b>		
Advantest Corporation	12,296	6,943
AIA Group Adr	11,902	8,538
Atlas Copco Adr Rep Cl A Ord	12,518	7,631
Baidu Ads Rep 8 Cl A Ord	9,461	6,932
Bandai Namco Hldgs Adr	12,513	11,274
Bank Nova Scotia Ord	14,872	10,132
Brookfield Asset Management Cl A Ord	24,187	17,624
CAE Ord	17,843	9,244
Capgemini Se Unsponsored Adr	11,530	9,728
CDN Natural Resource Ord	11,107	9,593
CGI Ord	13,136	11,286
China Mengniu Dairy Company Adr	12,921	8,056
Chubb Ord	13,949	14,187
Controladora Vuel Adr Rep 10 Ord Cpo	13,185	4,991
D Ieteren Group Unsponsored Adr	28,247	26,619
Fabrinet Ord	13,610	12,790
Fujifilm Holdings Adr	27,662	16,803
Getinge Adr	17,488	7,549
Glencore Adr	16,957	15,522
Grupo Financiero Banorte Adr	13,535	15,526
Headhunter Group Adr	5,904	1,634
Helen of Troy Ord	14,332	5,979
Icici Bank Adr Rep 2 Ord	15,529	24,304
Icon Ord	19,655	13,600
Israel Discount Bank Adr	11,922	11,119
KBC Group Nv Unsponsored Belgium Adr	14,018	7,246
Kulicke and Soffa Industries Ord	15,205	9,633
Merck KGAA Darmstadt Germany Spo Adr	19,910	15,850

**Marianas Public Land Trust**  
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Schedule of Investments – Park Fund, continued

<b>Equities, continued</b>	<u>Cost</u>	<u>Fair Value</u>
<b>International Common Stock, continued</b>		
Mowi ASA Sponsored Adr	10,648	5,160
Nice Adr Rep 1 Ord	11,891	8,471
Open Text Ord	11,211	6,028
Recruit Holding 5 Unspn Adr Rep Ord	9,940	10,078
Relx Adr Rep Ord	13,427	13,467
Roche Holdings Adr	12,237	10,475
Royal DSM Nv Sponsored Netherlan Adr	9,039	6,213
Sandvik A B Sponsored Sweden Adr	7,711	7,904
Schlumberger Ord	9,922	10,124
Sony Group Adr Rep Ord	23,109	13,963
Square Enix 2 Unspn Adr Rep Ord	19,886	17,023
Taiwan Semiconductor Mnfig Adr 5 Ord	5,640	8,022
TE Connectivity Ord	11,603	8,719
Techtronic Industries Company Adr	14,498	7,150
Tokyo Electron Adr Rep 2 Ord	12,535	7,399
Trane Technologies Ord	15,761	12,888
<b>Subtotal - WCM International VA</b>	<u>624,452</u>	<u>473,417</u>
Sberbank of Russia Adr	26,408	1,292
<b>Subtotal - OFAC</b>	<u>26,408</u>	<u>1,292</u>
<b>Total International Common Stock</b>	<u>650,860</u>	<u>474,709</u>
<b>Real Estate Investment Trusts</b>		
Alexander and Baldwin Ord	15,032	11,855
Alexandria Real Estate Eq REIT Ord	33,071	31,262
American Homes 4 Rent Cl A REIT Ord	22,253	22,673
American Tower REIT	18,314	18,038
Boston Properties REIT Ord	41,314	26,917
Camden Property REIT Ord	44,552	50,528
Digital Realty REIT Ord	26,343	20,134
Duke Realty REIT Ord	37,978	55,911
Eastgroup Properties REIT Ord	12,531	12,846
Equinix REIT Ord	85,354	91,585
Equity Lifestyle Prop REIT Ord	27,529	26,644
Equity Residential REIT Ord	76,875	68,361
Essex Property REIT Ord	58,149	49,412
Extra Space Storage REIT Ord	31,618	50,603
Federal REIT Ord	15,593	11,625
Global Medical REIT Ord	13,821	7,744
Healthcare Realty Trust Cl A Ord	16,370	11,155
Invitation Homes Ord	39,949	47,277
Kilroy Realty REIT Ord	36,595	22,531
Kimco Realty REIT Ord	44,291	49,321
Playa Hotels Resorts Ord	17,709	14,066
Prologis REIT	112,440	124,050
Public Storage REIT Ord	71,889	64,419
Retail Opportunity Invest REIT Ord	9,722	10,870
Ryman Hospitality Prop REIT Ord	14,018	19,648
Simon Prop Grp REIT Ord	69,696	43,978
Sun Communities REIT Ord	27,431	23,412
Ventas REIT Ord	34,352	24,704
Veris Residential Ord	16,921	11,347
Welltower Ord	61,611	57,182
Xenia Hotels and Resorts REIT Ord	15,127	11,500
<b>Total Real Estate Investment Trusts - Adelante</b>	<u>1,148,448</u>	<u>1,091,598</u>

**Marianas Public Land Trust**  
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Schedule of Investments – Park Fund, continued

<b>Equities, continued</b>	<u>Cost</u>	<u>Fair Value</u>
<b>Smash Shares</b>		
WA Smash Ser Core Comp	579,680	393,449
WA Smash Series C	428,193	373,273
WA Smash Series M	<u>373,222</u>	<u>274,149</u>
<b>Total Smash Shares - Western Asset Core FI</b>	<u>1,381,095</u>	<u>1,040,871</u>
<b>Infrastructure - Global</b>		
Lazard: GL Lstd Infr Inst	<u>906,589</u>	<u>843,394</u>
<b>Total Infrastructure - Global - Infrastructure Lazard</b>	<u>906,589</u>	<u>843,394</u>
<b>Infrastructure - U.S.</b>		
iShares: US Infra	<u>370,384</u>	<u>328,972</u>
<b>Total Infrastructure - U.S. - iShares US Infra - Blackrock</b>	<u>370,384</u>	<u>328,972</u>
<b>Private Equity</b>		
iCapital BTAS LP	<u>229,722</u>	<u>269,767</u>
<b>Subtotal - Blackstone</b>	<u>229,722</u>	<u>269,767</u>
iCapital BTAS LP VIII	<u>45,403</u>	<u>43,229</u>
<b>Subtotal - BTAS VIII</b>	<u>45,403</u>	<u>43,229</u>
<b>Total Private Equity</b>	<u>275,125</u>	<u>312,996</u>
<b>Total Equities</b>	<u>6,905,278</u>	<u>6,747,972</u>
<b>Fixed Income Securities</b>		
	<u>Cost</u>	<u>Fair Value</u>
<b>Mortgage &amp; Asset Backed Securities</b>		
FH RA6815 @ 2.500%, due 02/01/52	33,743	31,262
FH RB5163 @ 3.000%, due 05/01/42	23,068	22,472
FH SD8195 @ 3.000%, due 02/01/52	36,439	32,479
FH SD8255 @ 3.500%, due 10/01/52	44,441	43,253
FN FS0957 @ 3.000%, due 03/01/52	36,531	32,743
FN MA4438 @ 2.500%, due 10/01/51	79,171	68,420
FN MA4587 @ 2.500%, due 04/01/42	37,492	32,412
FN MA4656 @ 4.500%, due 07/01/52	53,191	50,535
FN MA4732 @ 4.000%, due 08/01/52	<u>21,822</u>	<u>21,258</u>
<b>Total Mortgage &amp; Asset Backed Securities - Western Asset Core FI</b>	<u>365,898</u>	<u>334,834</u>
<b>Government Bonds</b>		
United States Treasury @ 0.375%, due 11/30/25	44,340	39,898
United States Treasury @ 0.375%, due 12/31/25	86,570	77,815
United States Treasury @ 0.750%, due 05/31/26	31,894	28,260
United States Treasury @ 0.875%, due 09/30/26	56,261	50,145
United States Treasury @ 1.250%, due 12/31/26	72,616	65,730
United States Treasury @ 2.000%, due 02/15/50	79,915	59,768
United States Treasury @ 2.750%, due 02/15/28	<u>91,260</u>	<u>77,724</u>
<b>Total Government Bonds - Western Asset Core FI</b>	<u>462,856</u>	<u>399,340</u>
<b>Corporate Bonds</b>		
Amazon.com Inc @ 1.500%, due 06/03/30	39,752	32,345
Apple Inc @ 1.700%, due 08/05/31	39,805	32,130
Bank of America Corp @ 2.496%, due 02/13/31	41,308	32,351
Citigroup Inc @ 3.668%, due 07/24/28	40,995	33,310
Comcast Corp @ 1.950%, due 01/15/31	40,448	32,647
CVS Health Corp @ 4.300%, due 03/25/28	38,981	32,067
Enterprise Products Operating LLC @ 2.800%, due 01/31/30	27,164	21,712
Goldman Sachs Group Inc @ 2.600%, due 02/07/30	41,069	32,255
JPMorgan Chase & Co @ 4.203%, due 07/23/29	53,915	42,767
UnitedHealth Group Inc @ 2.750%, due 05/15/40	<u>44,138</u>	<u>32,208</u>

**Marianas Public Land Trust**  
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Schedule of Investments – Park Fund, continued

<b>Fixed Income Securities, continued</b>	<u>Cost</u>	<u>Fair Value</u>
<b>Corporate Bonds, continued</b>		
Verizon Communications Inc @ 2.550%, due 03/21/31	41,955	32,736
Wells Fargo & Co @ 2.572%, due 02/11/31	27,646	21,612
<b>Subtotal - Western Asset Core FI</b>	<u>477,176</u>	<u>378,140</u>
ADT Security Corp @ 4.125%, due 06/15/23	20,543	19,815
Allegheny Ludlum LLC @ 6.950%, due 12/15/25	10,406	9,800
AMC Networks Inc @ 4.750%, due 08/01/25	20,531	17,871
AMC Networks Inc @ 5.000%, due 04/01/24	4,071	3,817
American Axle & Manufacturing Inc @ 6.875%, due 07/01/28	21,474	17,200
Amerigas Partners LP @ 5.875%, due 08/20/26	22,025	18,123
Ball Corp @ 2.875%, due 08/15/30	14,683	11,512
Ball Corp @ 5.250%, due 07/01/25	10,175	9,773
Bath & Body Works Inc @ 5.250%, due 02/01/28	26,335	21,662
Carpenter Technology Corp @ 7.625%, due 03/15/30	20,000	19,256
CCO Holdings LLC @ 4.500%, due 05/01/32	23,979	17,541
CDW LLC @ 4.250%, due 04/01/28	19,305	18,690
Centene Corp @ 3.375%, due 02/15/30	15,522	12,262
Cheniere Energy Partners LP @ 4.500%, due 10/01/29	26,420	22,010
Commercial Metals Co @ 3.875%, due 02/15/31	24,932	19,605
Crown Americas LLC @ 4.750%, due 02/01/26	4,629	4,657
CSC Holdings LLC @ 5.250%, due 06/01/24	21,381	18,500
DCP Midstream Operating LP @ 5.125%, due 05/15/29	21,412	18,740
Encompass Health Corp @ 4.625%, due 04/01/31	23,582	18,176
Enlink Midstream Partners LP @ 4.850%, due 07/15/26	24,009	22,960
Ford Motor Co @ 6.625%, due 10/01/28	21,663	17,505
Freeport- McMoran Inc @ 4.625%, due 08/01/30	22,174	17,524
Genesis Energy LP @ 6.500%, due 10/01/25	24,559	22,602
GLP Capital LP @ 5.375%, due 04/15/26	10,119	9,566
Griffon Corp @ 5.750%, due 03/01/28	26,500	21,500
HCA Inc @ 3.500%, due 09/01/30	20,886	17,340
Howmet Aerospace Inc @ 6.750%, due 01/15/28	9,575	9,950
Icahn Enterprises LP @ 6.375%, due 12/15/25	20,536	18,952
Istar Inc @ 5.500%, due 02/15/26	20,436	20,127
Kennedy Wilson Inc @ 4.750%, due 03/01/29	22,720	16,790
Liberty Interactive LLC @ 8.500%, due 07/15/29	27,884	16,375
Lumen Technologies Inc @ 6.875%, due 01/15/28	22,802	17,100
Mercer International Inc @ 5.125%, due 02/01/29	10,163	7,969
MPT Operating Partnership LP @ 5.250%, due 08/01/26	10,493	9,157
Navient Corp @ 6.750%, due 06/15/26	23,148	19,062
Onemain Finance Corp @ 6.125%, due 03/15/24	21,405	19,264
Oppenheimer Holdings Inc @ 5.500%, due 10/01/25	10,175	9,925
Penske Automotive Group Inc @ 3.750%, due 06/15/29	23,172	18,280
QVC Inc @ 5.450%, due 08/15/34	25,971	15,399
Sabra Health Care LP @ 5.125%, due 08/15/26	13,713	12,197
Safeway Inc @ 7.450%, due 09/15/27	23,024	19,639
SBA Communications Corp @ 3.875, due 02/15/27	20,534	17,738
Scotts Miracle-Gro Co @ 4.000%, due 04/01/31	12,537	10,560
Silgan Holdings Inc @ 4.125%, due 02/01/28	27,040	23,062
Starwood Property Trust Inc @ 4.750%, due 03/15/25	20,928	18,177
Suburban Propane Partners LP @ 5.875%, due 03/01/27	20,719	18,868
Sunoco LP @ 4.500%, due 05/15/29	22,383	18,250
Targ Resources Partners LP @ 5.000%, due 01/15/28	20,914	18,501
T-Mobile USA Inc @ 2.875%, due 02/15/31	26,094	20,952
Transdigm Inc @ 6.375%, due 06/15/26	20,780	18,895
Transdigm UK Holdings Plc @ 6.875%, due 05/15/26	17,216	17,068
Transmontaigne Partners LLC @ 6.125%, due 02/15/26	10,038	8,350
Travel + Leisure Co @ 6.000%, due 04/01/27	22,152	18,023
Tri Pointe Homes Inc ( Delaware ) @ 5.250%, due 06/01/27	26,310	21,616
United Rentals (North America) Inc @ 4.875%, due 01/15/28	21,188	18,337

**Marianas Public Land Trust**  
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Schedule of Investments – Park Fund, continued

<b>Fixed Income Securities, continued</b>	<u>Cost</u>	<u>Fair Value</u>
<b>Corporate Bonds, continued</b>		
Vici Properties 2 LP @ 4500%, due 01/15/28	23,331	21,010
Western Midstream Operating LP @ 4.500%, due 03/01/28	<u>20,740</u>	<u>18,100</u>
<b>Subtotal - Chartwell</b>	<u>1,119,436</u>	<u>945,700</u>
<b>Total Corporate Bonds</b>	<u>1,596,612</u>	<u>1,323,840</u>
<b>Domestic Convertible Corporate Bonds</b>		
2020 Cash Mandatory Exchangeable Trust @ 5.250%, due 06/01/23	15,569	15,568
Air Transport Services Group Inc @ 1.125%, due 10/15/24	5,856	4,987
Airbnb Inc @ 0.000%, due 03/15/26	10,103	8,280
Akamai Technologies Inc @ 0.375%, due 09/01/27	15,175	12,096
Alnylam Pharmaceuticals Inc @ 1.000%, due 09/15/27	5,003	4,855
Alteryx Inc @ 1.000%, due 08/01/26	4,155	4,025
American Electric Power Company Inc @ 6.125%, due 08/15/23	7,116	6,683
Array Technologies Inc @ 1.000%, due 12/01/28	4,613	3,538
ATI Inc @ 3.500%, due 06/15/25	4,067	3,639
Beauty Health Co @ 1.250%, due 10/01/26	10,580	8,050
Becton Dickinson and Co @ 6.000%, due 06/01/23	8,434	7,306
Bentley Systems Inc @ 0.125%, due 01/15/26	8,582	6,676
Bill. Com Holdings Inc @ 0.000%, due 12/01/25	9,303	8,776
Biomarin Pharmaceutical Inc @ 0.599%, due 08/01/24	13,414	12,880
Block Inc @ 0.125%, due 03/01/25	14,972	11,781
Bloom Energy Corp @ 2.500%, due 08/15/25	5,897	5,562
Booking Holdings Inc @ 0.750%, due 05/01/25	9,026	9,609
Boston Scientific Corp @ 5.500%, due 06/01/23	7,744	6,579
Box Inc @ 0.000%, due 01/15/26	6,938	6,606
Burlington Stores Inc @ 2.250%, due 04/15/25	8,323	5,700
Cerevel Therapeutics Holdings Inc @ 2.500%, due 08/15/27	5,240	4,617
Chart Industries Inc @ 1.000%, due 11/15/24	5,456	9,429
Cloudflare Inc @ 0.000%, due 08/15/26	23,028	17,871
Coherus Biosciences Inc @ 1.500%, due 04/15/26	5,759	4,687
Confluent Inc @ 0.000%, due 01/15/27	10,376	7,150
Coupa Software Inc @ 0.125%, due 06/15/25	10,645	9,278
Credit Suisse Ag London Branch @ 0.125%, due 08/17/27	21,600	18,172
Cutera Inc @ 2.250%, due 06/01/28	14,161	15,218
Cyberark Software Ltd @ 0.000%, due 11/15/24	8,620	7,962
Cytokinetics Inc @ 3.500%, due 07/01/27	4,680	4,772
Danaher Corp @ 5.000%, due 04/15/23	17,491	13,475
Datadog Inc @ 0.125%, due 06/15/25	4,032	3,562
Dexcom Inc @ 0.250%, due 11/15/25	37,569	31,323
Dick's Sporting Goods Inc @ 3.250%, due 04/15/25	2,048	6,527
DigitalOcean Holdings Inc @ 0.000%, due 12/01/26	9,102	7,250
Dropbox Inc @ 0.000%, due 03/01/28	9,276	7,650
DTE Energy Co @ 6.250%, due 11/01/22	5,889	5,515
Elevance Health Inc @ 2.750%, due 10/15/42	4,538	6,465
Enphase Energy Inc @ 0.000%, due 03/01/28	24,797	26,114
Investnet Inc @ 0.750%, due 08/15/25	6,001	5,854
Envista Holdings Corp @ 2.375%, due 06/01/25	3,502	4,931
EQT Corp @ 1.750%, due 05/01/26	7,474	11,023
Etsy Inc @ 0.125%, due 09/01/27	27,536	20,207
Expedia Group Inc @ 0.000%, due 02/15/26	11,504	8,650
Five9 Inc @ 0.500%, due 06/01/25	8,679	7,256
Ford Motor Co @ 0.000%, due 03/15/26	12,417	10,973
Green Plains Inc @ 2.250%, due 03/15/27	9,564	9,148
Greenbrier Companies Inc @ 2.875%, due 04/15/28	6,117	4,706
H World Group Ltd @ 3.000%, due 05/01/26	6,881	6,530
Haemonetics Corp @ 0.000%, due 03/01/26	5,617	5,565
Halozyme Therapeutics Inc @ 1.000%, due 08/15/28	8,204	7,469
Hannon Armstrong Sustainable Infrastructure Capita @ 0.000%, due 08/15/23	5,381	4,700
Inmed Inc @ 0.750%, due 06/01/28	6,744	5,440
Inuslet Corp @ 0.375%, due 09/01/26	11,403	10,607



**Marianas Public Land Trust**  
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Schedule of Investments – Park Fund, continued

<b>Fixed Income Securities, continued</b>	<u>Cost</u>	<u>Fair Value</u>
<b>Domestic Convertible Corporate Bonds, continued</b>		
Ionis Pharmaceuticals Inc @ 0.000%, due 04/01/26	6,468	6,917
Ironwood Pharmaceuticals Inc @ 1.500%, due 06/15/26	5,437	5,078
Itron Inc @ 0.000%, due 03/15/26	6,478	6,248
Jazz Investments I Ltd @ 2.000%, due 06/15/26	19,538	17,120
John Bean Technologies Corp @ 0.250%, due 05/15/26	7,407	5,789
Kite Realty Group LP @ 0.750%, due 04/01/27	5,005	4,238
Li Auto Inc @ 0.250%, due 05/01/28	5,145	4,105
Liberty Media Corp @ 0.500%, due 12/01/50	8,570	7,245
Liberty Media Corp @ 1.375%, due 10/15/23	7,402	7,186
Liberty Media Corp @ 2.250%, due 08/15/27	6,208	5,553
Live Nation Entertainment Inc @ 2.000%, due 02/15/25	9,805	7,912
Livent Corp @ 4.125%, due 07/15/25	3,689	3,602
Lumentum Holdings Inc @ 0.500%, due 12/15/26	12,996	10,257
Lyft Inc @ 1.500%, due 05/15/25	9,816	5,969
Macom Technology Solutions Holdings Inc @ 0.250%, due 03/15/26	8,120	7,510
MakeMyTrip Ltd @ 0.000%, due 02/15/28	8,173	8,236
Marriott Vacations Worldwide Corp @ 0.000%, due 01/15/26	5,347	4,595
Match Group FinanceCo 2 Inc @ 0.875%, due 06/15/26	9,320	4,420
MGP Ingredients Inc @ 1.875%, due 11/15/41	5,959	6,219
Microchip Technology Inc @ 0.125%, due 11/15/24	18,333	15,188
Mongodb Inc @ 0.250%, due 01/15/26	7,794	4,664
MP Materials Corp @ 0.250%, due 04/01/26	8,722	7,264
NCL Corporation Ltd @ 5.375%, due 08/01/25	4,524	3,926
Neurocrine Biosciences Inc @ 2.250%, due 05/15/24	4,254	4,209
Nextera Energy Inc @ 5.279%, due 03/01/23	28,969	27,629
Nextera Energy Inc @ 6.926%, due 09/01/25	9,011	8,970
Nisource Inc @ 7.750%, due 12/01/23	7,951	7,041
Okta Inc @ 0.125%, due 09/01/25	16,827	12,525
On Semiconductor Corp @ 0.000%, due 05/01/27	14,537	14,503
Ormat Technologies Inc @ 2.500%, due 07/15/27	5,000	5,730
Pacira Biosciences Inc @ 0.750%, due 08/01/25	9,251	7,849
Palo Alto Networks Inc @ 0.750%, due 07/01/23	25,713	35,226
Parsons Corp @ 0.250%, due 08/15/25	5,382	5,145
Pebblebrook Hotel Trust @ 1.750%, due 12/15/26	9,664	7,677
Perficient Inc @ 0.125%, due 11/15/26	8,174	5,920
PG&E Corp @ 5.500%, due 08/16/23	7,682	7,426
Pioneer Natural Resources Co @ 0.250%, due 05/15/25	11,489	15,162
PTC Therapeutics Inc @ 1.500%, due 09/15/26	5,554	5,857
Pure Storage Inc @ 0.125%, due 04/15/23	2,234	2,258
Revance Therapeutics Inc @ 1.750%, due 02/15/27	9,643	10,850
Ringcentral Inc @ 0.000%, due 03/01/25	6,486	6,730
Royal Caribbean Cruises Ltd @ 6.000%, due 08/15/25	5,134	5,267
Sarepta Therapeutics Inc @ 1.250%, due 09/15/27	14,372	14,412
SEA Ltd @ 2.375%, due 12/01/25	5,048	3,925
Shift4 Payments Inc @ 0.000%, due 12/15/25	9,935	7,942
Silicon Laboratories Inc @ 0.625%, due 06/15/25	4,125	3,551
Snap Inc @ 0.125%, due 03/01/28	27,906	18,090
Southwest Airlines Co @ 1.250%, due 05/01/25	20,756	15,982
Splunk Inc @ 1.125%, due 09/15/25	21,469	19,360
Summit Hotel Properties Inc @ 1.500%, due 02/15/26	8,323	6,632
Sunnova Energy International Inc @ 2.625%, due 02/15/28	8,267	7,112
Techtarget Inc @ 0.000%, due 12/15/26	6,000	4,605
Topgolf Callaway Brands Corp @ 2.750%, due 05/01/26	4,727	3,870
Traverse Therapeutics Inc @ 2.250%, due 03/01/29	6,180	6,105
Twitter Inc @ 0.250%, due 06/15/24	8,400	7,102
Tyler Technologies Inc @ 0.250%, due 03/15/26	6,068	4,725
Uber Technologies Inc @ 0.000%, due 12/15/25	17,388	14,940
Vail Resorts Inc @ 0.000%, due 01/01/26	9,219	7,836
Verint Systems Inc @ 0.250%, due 04/15/26	10,495	8,294
Vishay Intertechnology Inc @ 2.250%, due 06/15/25	5,895	5,576
Wells Fargo & Co @ 7.500%, no maturity date	18,523	18,060

**Marianas Public Land Trust**  
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Schedule of Investments – Park Fund, continued

<b>Fixed Income Securities, continued</b>	<u>Cost</u>	<u>Fair Value</u>
<b>Domestic Convertible Corporate Bonds, continued</b>		
Wolfspeed Inc @ 0.250%, due 02/15/28	10,726	10,484
Ziff Davis Inc @ 1.750%, due 11/01/26	7,478	5,542
Zscaler Inc @ 0.125%, due 07/01/25	8,705	8,914
ZTO Express (Cayman) Inc @ 1.500%, due 09/01/27	<u>4,087</u>	<u>3,804</u>
<b>Total Domestic Convertible Corporate Bonds - SSI Convertible</b>	<u>1,163,504</u>	<u>1,045,370</u>
<b>Total Fixed Income Securities</b>	<u>3,588,870</u>	<u>3,103,384</u>
<b>Total Equities and Fixed Income Securities</b>	<u>\$ 10,494,148</u>	<u>\$ 9,851,356</u>

**Marianas Public Land Trust**  
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Schedule of Administrative Expenses Compared to Budget

	<u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
Money manager fees	\$ 555,394	\$ 526,475	\$ 28,919
Salaries and benefits	190,650	196,113	( 5,463 )
Consultancy fees	158,450	158,031	419
Contract services	71,960	75,600	( 3,640 )
Miscellaneous expense	43,275	73,217	( 29,942 )
Loan administration fees	65,500	60,673	4,827
Office supplies	55,795	57,103	( 1,308 )
Trustees' expenses	31,650	41,397	( 9,747 )
Professional fees	20,270	25,755	( 5,485 )
Depreciation	25,125	23,783	1,342
Audit	16,000	34,000	( 18,000 )
Rent and utilities	11,600	13,187	( 1,587 )
Repairs and maintenance	25	13	12
<b>Total</b>	<u>\$ 1,245,694</u>	<u>\$ 1,285,347</u>	<u>\$( 39,653 )</u>

Marianas Public Land Trust  
Report on Compliance and Internal Control  
Year ended September 30, 2022



Ernst & Young (CNMI), Inc.  
Suite 209 Oleai Business Center  
P.O. Box 503198  
Saipan, MP 96950

Tel: +1 670 234 8300  
Fax: +1 670 234 8302  
ey.com

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

The Board of Trustees  
Marianas Public Land Trust

We have audited, in accordance with auditing standards generally accepted in the United States 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 Marianas Public Land Trust (the Trust), as of and for the year ended September 30, 2022, and the related notes to the financial statements, and have issued our report thereon dated May 22, 2023.

### **Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Trust'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 opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Trust's internal control. Accordingly, we do not express an opinion on the effectiveness of the Trust'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 combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

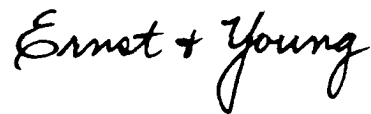
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not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

## **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Trust's financial statements are free of 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 result of that testing, and not to provide an opinion on the effectiveness of the entity's internal control over compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

The logo for Ernst + Young, featuring the company name in a stylized, handwritten-style script.

May 22, 2023