NORTHWEST FLORIDA STATE COLLEGE FOUNDATION, INC.

A COMPONENT UNIT OF NORTHWEST FLORIDA STATE COLLEGE

FINANCIAL STATEMENTS

YEARS ENDED JUNE 30, 2022 AND 2021

NORTHWEST FLORIDA STATE COLLEGE FOUNDATION, INC. FINANCIAL STATEMENTS YEARS ENDED JUNE 30, 2022 AND 2021

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INDEPENDENT AUDITOR'S REPORT

Board of Directors Northwest Florida State College Foundation, Inc. Niceville, Florida

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Northwest Florida State College Foundation, Inc. (the "Foundation"), a direct support organization and component unit of the Northwest Florida State College as of and for the years ended June 30, 2022 and 2021, and the related notes to the financial statements, which collectively comprise the Foundation's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Foundation as of June 30, 2022 and 2021, and the respective changes in financial position and cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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 Northwest Florida State College Foundation, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. 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 these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

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 Foundation'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 opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are
 appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of
 the Foundation'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 Foundation'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 11 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated November 23, 2022, on our consideration of the Foundation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, 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 Foundation'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 Foundation's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Bradenton, Florida November 23, 2022

INTRODUCTION

The following discussion and analysis provides an overview of the financial position and activities of the Northwest Florida State College Foundation, Inc. (the "Foundation") for the fiscal year ended June 30, 2022, with comparative information for fiscal years ending 2021 and 2020, and should be read in conjunction with the financial statements and notes thereto. This report includes financial statements presented and prepared with the accounting principles and reporting guidelines established by the Governmental Accounting Standards Board (GASB) as this is the presentation used in the Northwest Florida State College (the "College") Annual Financial Report. Foundation management has prepared the financial statements and related note disclosures along with the discussion and analysis. The responsibility for the completeness and fairness of this information rests with Foundation management.

The Foundation is a Florida not-for-profit corporation formed in 1988 to encourage, solicit, receive and administer gifts and bequests of property and funds to support the College and advance its mission and objectives. The Foundation is a direct support organization of the College.

FINANCIAL HIGHLIGHTS

The Foundation's financial position remained strong at June 30, 2022 with total assets of \$57,496,600 and liabilities of \$140,384, resulting in a net position of \$57,356,216 at June 30, 2022. Net position decreased from July 1, 2021 to June 30, 2022 by 12.35%.

The Foundation's investments declined 7.25% from July 1, 2021 to June 30, 2022 after a reported increase of 29.35% from July 1, 2020 to June 30, 2021. The increase and subsequent decline were principally due to financial market conditions. The Foundation maintains an investment policy that is well diversified and moderately invested, targeting 55% equity and 30% fixed income, with the remainder in alternative investments and cash.

The Foundation disposed of capital assets totaling \$3,450,000 in fiscal year 2022. The asset dispositions included a 62 unit apartment complex that was utilized to support housing for student athletes and certain Athletic Department employees. This sale occurred due to the results of a reserve study, favorable real estate market conditions and the College's interest in pursuing on-campus housing. The \$2,496,000 gain on the sale allowed the Foundation to provide additional program support to the college in support of on-campus student housing initiatives.

USING THIS ANNUAL REPORT

The financial statements consist of three basic financial statements: (1) the statement of net position; (2) the statement of revenues, expenses and changes in net position; and (3) the statement of cash flows. These financial statements are prepared in accordance with GASB accounting principles and guidelines, which establish standards for external financial reporting for public colleges, universities and other governmental entities. The Foundation is required to prepare its Annual Report in accordance with GASB due to its formation under Florida Statute 1004.70 and the component unit relationship with the College. These statements present a long-term view of the Foundation's finances.

THE STATEMENT OF NET POSITION

The statement of net position presents the financial position of the Foundation at the end of the fiscal year and includes all assets and liabilities of the Foundation. The difference between total assets and total liabilities – net position – is an indicator of the current financial condition of the Foundation. The change in net position is an indicator of whether the overall financial condition has improved or worsened during the year. Assets and liabilities are generally measured using current values. One notable exception is capital assets, which are stated at historical costs less an allowance for depreciation.

A summarized comparison of the Foundation's assets, liabilities and net position at June 30, 2022, June 30, 2021, and June 30, 2020 is presented in the following table:

NET ASSETS

(In Thousands)

	Foundation						
	June 2022			ne 2021	Ju	ne 2020	
Assets							
Current assets	\$	18,062	\$	24,875	\$	14,216	
Capital assets, net		13		3,463		3,611	
Other noncurrent assets		39,422		37,134		34,784	
Total Assets	\$	57,497	\$	65,472	\$_	52,611	
Liabilities							
Current liabilities	\$	141	_\$	31	\$_	47	
Total Liabilities	\$	141	\$	31	\$_	47	
Net Position							
Invested in capital assets	\$	13	\$	3,463	\$	3,611	
Restricted		55,826		62,819		50,594	
Unrestricted		1,517		(841)		(1,641)	
Total Net Position		57,356		65,441		52,564	
Total Liabilities and Net Position	\$	57,497	\$	65,472	\$	52,611	

Current assets primarily consist of cash, cash equivalents, accounts receivables and investments. Noncurrent assets consist of net capital assets and endowment investments. A review of the Foundation's statement of net position at June 30, 2022 and June 30, 2021 shows that the Foundation total liabilities and net position decreased by 12.18% from year to year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

CAPITAL ASSETS

The Foundation capitalizes assets with a value of \$5,000 and greater for financial reporting purposes. As of June 30, 2022, there was \$13,000 invested in capital assets net of accumulated depreciation. Capital assets of the Foundation at June 30, 2022, June 30, 2021, and June 30, 2020 are presented in the following table:

CAPITAL ASSETS

(In Thousands)

	Foundation						
Capital Assets	June	2022	June	2021	Jun	e 2020	
Nondepreciable capital assets:							
Land	\$	13	\$	254	\$	254	
Total Nondepreciable Capital Assets		13		254		254	
Depreciable capital assets:							
Apartment buildings				3,209		3,357	
Total Depreciable Capital Assets, Net of Depreciation				3,209		3,357	
Capital Assets, Net of Depreciation	\$	13	\$	3,463	\$	3,611	

DEBT

All capital improvements are through internal financing and therefore the Foundation does not carry any long-term debt.

THE STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

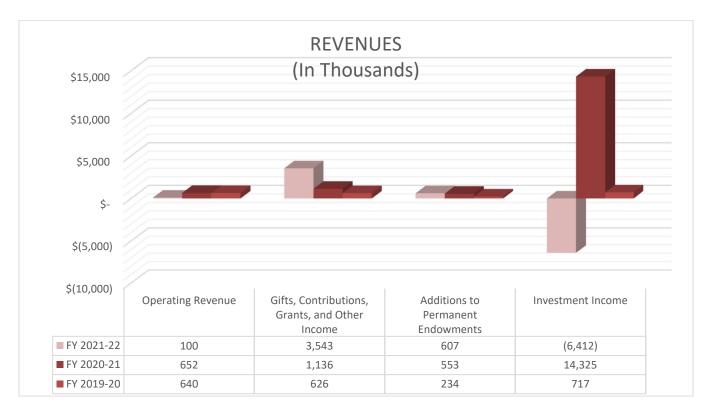
The statement of revenues, expenses and changes in net position presents the Foundation's results of operations. In accordance with GASB reporting principles, revenues and expenses are classified as either operating or nonoperating. A summary of the Foundation's revenues, expenses, and changes in net position for the fiscal years ended June 30, 2022, June 30, 2021, and June 30, 2020 is presented in the following table:

REVENUES, EXPENSES AND CHANGES IN NET POSITION

(In Thousands)

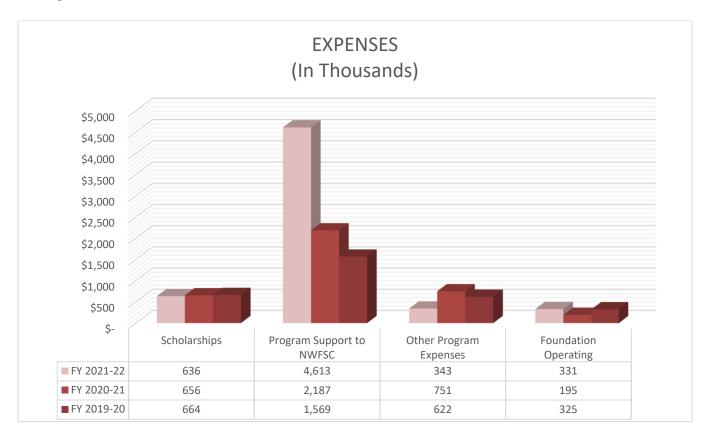
	Foundation						
	June 2022	June 2021	June 2020				
Operating Revenues							
Rental income	\$ 46		19 \$ 583				
Membership revenue	54_		33 57				
Total Operating Revenues	100	65	52 640				
Less Operating Expenses	5,923	3,78	3,180				
Operating Loss	(5,823)	(3,13	7) (2,540)				
Nonoperating Revenues							
Gifts and grants	668	80	03 455				
Pledge income	24		68 130				
Investment income	1,380	1,18					
Realized gain on investments	3,569	2,57	,				
Unrealized gain (loss) on investments	(11,361)	10,56	69 (2,423)				
Gain on sale of property	2,688						
Miscellaneous income	163		<u> </u>				
Nonoperating Revenues	(2,869)	15,46	61 1,344				
Gain (Loss) Before Additions to Permanent Endowments	(8,692)	12,32	24 (1,196)				
Additions to Permanent Endowments	607	5	53 234				
Increase (Decrease) in Net Assets	(8,085)	12,87	77 (962)				
Net Position, Beginning of Year	65,441	52,56	53,526				
Net Position, End of Year	\$ 57,356	\$ 65,44	<u>\$ 52,564</u>				
Increase (Decrease) in Net Assets	(12.35%)	24.50	% (1.80%)				

The following is a graphical presentation of Foundation revenues for fiscal year ended June 30, 2022, as compared to fiscal years ended June 30, 2021 and June 30, 2020:



Operating revenue declined in fiscal year 2022 as compared to prior fiscal years reported. The decline was due to the sale of the apartment complex in July 2021 that had consistently generated rental income in prior fiscal years. The total gifts, contributions, grants and other income increased by \$2,407,000 in fiscal year 2022. The increase includes a \$2,496,000 gain on the sale of the 62 unit apartment complex and a \$192,000 gain on the sale of a 39 acre timber property. Additions to permanent endowments increased by \$54,000 from the prior year. Investment income decreased by \$20.7 million from 2021 to 2022. This is attributed to market declines in 2022 as compared to the tremendous market growth experienced in 2021.

In addition to presenting expenses by natural classification, as shown on the statement of revenues, expenses and changes in net position, it is also informative to review operating expenses by functional activity. A comparative summary of Foundation expenses by functional classification for fiscal years 2022, 2021, and 2020 are shown in the following table:



Overall expenses increased \$2,134,000 from 2022 to 2021. The Foundation was able to increase program support by \$2,426,000 primarily due to the sale of the apartment complex which provided the college support for student housing needs. The scholarship expenses paid to the College decreased by \$20,000 from fiscal year 2022 to 2021. Outside of the support provided by the sale of the apartment complex, both types of expense allocations, program support and scholarships, are funded mainly by endowment earnings in accordance with the Foundation's spending policy – awards of up to 4%, calculated by using the average of the prior three year-end balances for each endowment when earnings are available.

Other program expenses, not transferred to the College but expended through the Foundation for program initiatives, including those associated with managing the College Courtyard apartment complex, decreased \$420,000. This decrease is primarily due to the sale of the apartment complex.

Foundation operating expenses increased \$136,000 from 2021 to 2022. This increase comprised internal support staffing expense increases in fiscal year 2022 and a full year of consulting fees in fiscal year 2022 as compared to a partial year in fiscal year 2021.

THE STATEMENT OF CASH FLOWS

The statement of cash flows provides additional information about the Foundation's financial results by reporting the major sources and uses of cash. Its primary purpose is to provide relevant information about the cash receipts and cash payments of an entity during a period. The statement of cash flows also helps users assess:

- > An entity's ability to generate future net cash flows.
- Its ability to meet its obligations as they come due.
- > Its need for external financing.

A comparative summary of the statement of cash flows for the Foundation for the fiscal years ended June 30, 2022, June 30, 2021, and June 30, 2020 is shown in the following table:

CASH FLOWS

(In Thousands)

	Foundation								
	Ju	ne 2022	Jun	e 2021	June	2020			
Cash Provided (Used) by: Operating activities Noncapital and capital financing activities Investing activities	\$	(5,684) 7,915 (1,975)	\$	(3,009) 1,559 1,109	\$ (2,229) 815 1,867			
Net Decrease in Cash and Cash Equivalents		256		(341)		453			
Cash and Cash Equivalents, Beginning of the Year		304		645		192			
Cash and Cash Equivalents, End of Year	\$	560	\$	304	\$	645			

The Foundation's liquidity remained stable during the reporting year. For the purpose of cash flows, the Foundation considers cash equivalents to include time deposits, certificates of deposit and all highly liquid debt instruments with original maturities of three months or less. The following discussion presents an overview of cash flows:

During the fiscal year ended June 30, 2022, cash and cash equivalents increased \$256,000. The Foundation has adequate funds on hand to pay invoices upon demand and approval.

ECONOMIC FACTORS THAT WILL AFFECT THE FUTURE

The economic position of the Northwest Florida State College Foundation is closely tied to Okaloosa and Walton Counties and the State of Florida.

Investment income plays a key role in generating revenues for the Foundation. Also tied to investment earnings is the ability to provide scholarships and program support to Northwest Florida State College through various endowments. Foundation investment accounts remain well-diversified and moderately invested, targeting 55% equity and 30% fixed income, with the remainder in alternative investments and cash.

The Foundation's Board of Directors and management carefully monitor the status of all endowed funds, particularly those underwater funds in which the total fund balance is less than the corpus, or principal. Foundation policy states that endowments with a fair market value below corpus will receive no spending allocation. This deficit can only be overcome through positive investment earnings. From fiscal year 2016 to 2021, the number of underwater funds dropped from 15 to zero. As of June 30, 2022, the Foundation held 332 endowed funds and 18 of these funds were in an underwater status. The 18 funds in underwater status were endowments established within the past two fiscal years and were impacted by current fiscal year market conditions.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the Foundation's finances for all those with an interest in the Foundation's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Foundation.

NORTHWEST FLORIDA STATE COLLEGE FOUNDATION, INC. STATEMENTS OF NET POSITION

		Jur	e 30,	
		2022		2021
ASSETS				
Current assets				
Cash and cash equivalents	\$	560,017	\$	304,350
Accounts receivable		3,500		-
Due from college		-		10,487
Prepaid expenses and other current assets		3,101		28,585
Total current assets		566,618		343,422
Restricted current assets				
Accounts receivable		3,000		-
Pledge receivable		93,178		211,862
Investments, nonendowed		17,398,478		24,319,447
Total restricted current assets	_	17,494,656		24,531,309
Noncurrent assets				
Pledge receivable, long-term		49,606		246,036
Endowment investments		39,372,890		36,888,726
Nondepreciable capital assets		12,830		254,001
Depreciable capital assets, net		-		3,208,634
Total noncurrent assets		39,435,326		40,597,397
TOTAL ASSETS	\$	57,496,600	\$	65,472,128
LIABILITIES AND NET POSITION				
Current liabilities				
Accounts payable	\$	8,194	\$	3,474
Due to college		132,190		28,143
Total current liabilities		140,384		31,617
TOTAL LIABILITIES		140,384		31,617
NET POSITION				
Investment in capital assets		12,830		3,462,635
Restricted, nonexpendable, endowment		38,328,700		37,721,413
Restricted, other		17,497,882		25,097,688
Unrestricted		1,516,804	_	(841,225)
Total net position		57,356,216		65,440,511
TOTAL LIABILITIES AND NET POSITION	\$	57,496,600	\$	65,472,128

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

NORTHWEST FLORIDA STATE COLLEGE FOUNDATION, INC. STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

	Year Ended June 30,						
	2022	2021					
Operating revenues							
Rental income	\$ 46,492	\$ 619,162					
Membership revenue	53,775	33,180					
Total operating revenues	100,267	652,342					
Operating expenses							
Scholarships and waivers	636,030	656,205					
Utilities and communications	15,522	127,769					
Other services and expenses	619,977	644,605					
Support to college	4,613,368	2,182,029					
Materials and supplies	38,130	25,317					
Depreciation	· <u>-</u>	153,366					
Total operating expenses	5,923,027	3,789,291					
Operating loss	(5,822,760)	(3,136,949)					
Nonoperating revenues							
Gifts and grants	692,178	1,071,404					
Investment income	1,379,957	1,183,607					
Gain on sale of property and equipment	2,687,966	-					
Other income	163,072	65,035					
Realized gain on investments	3,569,217	2,571,575					
Net unrealized gain (loss) on investments	(11,361,212)	10,568,923					
Total nonoperating revenues	(2,868,822)	15,460,544					
Gain (loss) before additions to permanent endowments	(8,691,582)	12,323,595					
Additions to permanent endowments	607,287	553,073					
Increase (decrease) in net position	(8,084,295)	12,876,668					
Net position, beginning of the year	65,440,511	52,563,843					
Net position, end of the year	\$ 57,356,216	\$ 65,440,511					

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

NORTHWEST FLORIDA STATE COLLEGE FOUNDATION, INC. STATEMENTS OF CASH FLOWS

	Year Ende	ed June 30,		
	 2022		2021	
Cash flows from operating activities				
Receipts from other sources	\$ 47,275	\$	36,180	
Receipts from rental income	46,492		619,162	
Payments to the College for scholarships	(636,030)		(656,205)	
Payments to the College as gifts and contributions	(4,498,834)		(2,190,582)	
Payments to suppliers and others	 (643,425)		(817,982)	
Net cash used in operating activities	 (5,684,522)		(3,009,427)	
Cash flows from noncapital financing activities				
Gifts and grants received for other than capital or endowment purposes	1,007,292		946,010	
Private gifts for endowment purposes	607,287		553,073	
Other	 163,072		65,035	
Net cash provided by noncapital financing activities	 1,777,651		1,564,118	
Cash flows from capital and related financing activities				
Acquisition of capital assets	-		(4,917)	
Proceeds from sale of property and equipment	 6,137,771			
Net cash provided by (used in) capital and related financing activities	 6,137,771	_	(4,917)	
Cash flows from investing activities				
Purchase of investments	(25,221,881)		(7,033,634)	
Proceeds from sales and maturities of investments	21,866,691		6,959,211	
Investment income	1,379,957		1,183,607	
Net cash provided by (used in) investing activities	(1,975,233)		1,109,184	
Net increase (decrease) in cash and cash equivalents	255,667		(341,042)	
Cash at beginning of year	 304,350		645,392	
Cash at end of year	\$ 560,017	\$	304,350	
Reconciliation of operating loss to net cash used in operating activities				
Operating loss	\$ (5,822,760)	\$	(3,136,949)	
Adjustments to reconcile operating loss to net cash used in operating activities			,	
Depreciation expense	-		153,366	
Changes in assets and liabilities				
Prepaid insurance	25,484		(3,440)	
Accounts receivable and due from other funds	3,987		(6,704)	
Accounts payable and due to college	 108,767		(15,700)	
Net cash used in operating activities	\$ (5,684,522)	\$	(3,009,427)	
Noncash investing activities				
Net unrealized gain (loss) on investments	\$ (11,361,212)	\$	10,568,923	

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity: The governing body of the Northwest Florida State College Foundation, Inc. (the "Foundation") is a 28 member Board of Directors that constitutes a corporation. The Board of Directors is directly responsible for the day-to-day operations and control of the Foundation within the framework of applicable state law and State Board of Education rules. The Foundation is a component unit and direct support organization of Northwest Florida State College (the "College") as defined in Section 1004.70, Florida Statutes. The Foundation is legally separate from the College, but is financially accountable to the College. The Foundation receives, holds, invests, and administers property and makes expenditures to or for the benefit of the College.

<u>Basis of Presentation</u>: The Foundation's accounting policies conform to accounting principles generally accepted in the United States of America applicable to colleges and universities as prescribed by the Governmental Accounting Standards Board (GASB).

<u>Basis of Accounting</u>: The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as current financial resources or economic resources. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The Foundation's financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Revenues, expenses, gains, losses, assets, and liabilities resulting from nonexchange activities are generally recognized when all applicable eligibility requirements, including time requirements, are met.

The statement of net position is presented in a classified format to distinguish between current and noncurrent assets and liabilities. When both restricted and unrestricted resources are available to fund certain programs, it is the Foundation's policy to first apply the restricted resources to such programs followed by the use of the unrestricted resources.

The Foundation's principal operating activity is College program support and student scholarships. Operating revenues include rental income and expenses and all fiscal transactions related to College support, Foundation management, fund raising, and depreciation of capital assets. Nonoperating revenues include state appropriations, grants, individual gifts, investment income, and capital funding.

<u>Cash and Cash Equivalents</u>: The amount reported as cash and cash equivalents consists of cash on hand and cash in demand accounts. Cash placed in money market accounts with Merrill Lynch are reported as investments. Cash deposits of the Foundation are held by banks qualified as public depositories under Florida Statute, Chapter 280. Therefore, all such deposits are covered by the FDIC limit of \$250,000 or were fully collateralized with securities held by the Foundation's financial institution.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Accounts Receivable: The Foundation records accounts receivable at their net realizable value. An allowance for doubtful accounts is established based on specific assessment of all amounts that remain unpaid following normal payment periods. All amounts deemed to be uncollectible are charged against the allowance for doubtful accounts in the period the determination is made. The allowance for doubtful accounts was \$25,500 and \$23,000 for the years ended June 30, 2022 and 2021, respectively.

<u>Investments</u>: Investments in marketable securities with readily determinable fair values and all investments in debt securities are reported at their fair values in the statement of net position. Realized and unrealized gains and losses are included in the statement of revenues, expenses and changes in net position. Investment income includes interest and dividend income and is included in the statement of revenues, expenses and changes in net position separate from gains and losses.

<u>Capital Assets</u>: The Foundation's capital assets consist of land, buildings, furniture, and equipment and are stated at historical cost or estimated fair value if donated or acquired at nominal cost. The Foundation has a capitalization threshold of \$5,000 for capital assets. Depreciation is computed on the straight-line basis over the following estimated useful lives:

Buildings 38 Years
Building improvements and equipment 7 Years

<u>Estimates</u>: 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 certain reported amounts and disclosures. Accordingly, actual amounts could differ from the estimates.

Implemented Accounting Pronouncements: Effective July 1, 2021, the Foundation implemented Governmental Accounting Standards Board Statement 87 (GASB 87), Leases. This standard requires the Foundation to recognize a lease liability and an intangible right-to-use lease asset in the financial statements. Upon implementation, management determined there were no material leases that met the definition under GASB 87 that would require recognition in the financial statements.

NOTE 2. CASH AND INVESTMENTS

Cash and investments held by the Foundation consisted of the following classifications at June 30:

 Cash and cash equivalents
 2022
 2021

 Unrestricted
 \$ 560,017
 \$ 304,350

NOTE 2. CASH AND INVESTMENTS (CONTINUED)

Investments held by the Foundation are reported at fair value and were as follows at June 30 2022:

					1	Investment Ma	aturity	y in Years		
Investment Type	Fair Value		Less than 1		1 - 5		6 - 10		More than 10	
Cash and cash equivalents	\$	2,365,626	\$	2,365,626	\$	-	\$	-	\$	-
Life insurance/annuities		1,877,021		1,877,021		-		-		-
United States Government securities										
United States Government		3,644,971		-		3,476,857		130,569		37,545
Total United States Government securities		3,644,971		-		3,476,857		130,569		37,545
Corporate bonds		9,120,612		784,994		4,704,377		3,631,241		-
Alternative investments		5,537,376		5,537,376		-		-		-
Corporate stocks		28,549,847		N/A		-		-		-
Equities and mutual funds		5,675,915		N/A						-
Total investments	\$	56,771,368	\$	10,565,017	\$	8,181,234	\$	3,761,810	\$	37,545

Investments held by the Foundation are reported at fair value and were as follows at June 30 2021:

			Investment Maturity in Years								
Investment Type		Fair Value		Less than 1		1 - 5		6 - 10		re than 10	
Cash and cash equivalents	\$	2,016,220	\$	2,016,220	\$	-	\$	-	\$	-	
Life insurance/annuities		2,472,698		2,472,698		-		-		-	
United States Government securities											
United States Government		2,509,550		-		2,230,096		225,639		53,815	
Total United States Government securities	_	2,509,550		-		2,230,096		225,639		53,815	
Corporate bonds		8,431,385		830,974		3,733,432		3,866,979		-	
Alternative investments		5,171,015		5,171,015		-		-		-	
Corporate stocks		33,320,730		N/A		-		-		-	
Equities and mutual funds		7,286,575		N/A							
Total investments	\$	61,208,173	\$	10,490,907	\$	5,963,528	\$	4,092,618	\$	53,815	

Investments are managed in accordance with an investment policy. The investment policy sets target allocations of investments of 25% to 45% for fixed income, 45% to 65% for equities, 5% to 15% for alternative investments and 2% to 8% for cash and cash equivalents, in order to reduce risk by investing in a diversified portfolio of financial assets, primarily stock funds, bonds or bond funds, and cash equivalents.

NOTE 2. CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk: Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The investment policy for the Foundation states at least 50% of the short-term funds shall be invested in instruments having maturities no greater than two years. No more than 25% may be invested in instruments that have maturities greater than two years and less than five years and no more than 25% may be invested in instruments that have maturities greater than five years. The short-term funds are required to be invested in any of the following: obligations of the U.S. Government or agencies, obligations of agencies with implied federal sponsorship and guarantees, certificates of deposit, deposits that are insured by the FDIC, repurchase agreements, money market accounts, or government security mutual funds. The investments meet the Foundation's investment policy restrictions.

<u>Credit Risk</u>: Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Common stocks should be held in seasoned, quality, well-managed, and highly marketable companies whose prospects appear good for growth of earnings, dividends and appreciation. Fixed income securities should be of the four highest bond ratings or the two highest commercial paper ratings. Corporate bonds held by the Foundation were rated as follows at June 30:

	 2022	 2021	Rating		
Corporate bonds Corporate bonds	\$ 4,371,138 4,749,474	\$ 3,787,463 4,643,922	AAA to A- BBB+ to BBB -		
Total corporate bonds	\$ 9,120,612	\$ 8,431,385			

<u>Concentration of Credit Risk</u>: Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. The Foundation's investment policy requires that investments are to be diversified to the extent that no more than 4% of the funds may be invested in any one security, no more than 30% in any one industry and the Foundation should not control more than 10% of the debt or stock in any one company. These restrictions do not apply to obligations of the federal government. As of June 30, 2022, the Foundation does not have a concentration of credit risk.

<u>Custodial Credit Risk</u>: The Foundation will address investment custodial credit risk by permitting brokers that obtained investments for the Foundation to hold them only to the extent there is Securities Investor Protection Corporation (SIPC) and excess SIPC coverage available. Securities purchased that exceed available SIPC coverages shall be transferred to the Foundation's custodian.

<u>Foreign Currency Risk</u>: Foreign currency risk is the risk that the changes in exchange rates will adversely affect the fair value of an investment or a deposit. The Foundation's investment policy permits the hedging of non U.S. dollar investments as long as the methods used to do such do not place the investments in a leveraged position, use investment securities purchased or a margin or result in open-hedge positions.

NOTE 2. CASH AND INVESTMENTS (CONTINUED)

<u>Fair Value Measurements</u>: The Foundation 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; and Level 3 inputs are significant unobservable inputs.

The Foundation has the following recurring fair value measurements as of June 30, 2022:

Investment Type										
U.S. Gov't and Federally	Fair Value Hierarchy									
Guaranteed Bonds:	Fair Value		Level 1			Level 2		Level 3	Total	
Federal National Mortgage Assoc.	\$ 1,0	62,351	\$	-	\$	1,062,351	\$	-	\$	1,062,351
Federal Home Loan Mortgage Corp		79,262		-		79,262		-		79,262
Federal Home Loan Bank	1,3	00,707		-		1,300,707				1,300,707
Federal Home Credit Bank	1,2	02,652		-		1,202,652		-		1,202,652
Corporate Bonds	9,1	20,611		-		9,120,611		-		9,120,611
Total U.S. Government and Bonds	12,7	65,583		-		12,765,583		-		12,765,583
Equity Mutual Funds:										
Alternative Investments	5,5	37,376		-		-		5,537,376		5,537,376
Equities	28,1	34,306		28,134,306		-		-		28,134,306
Vanguard	4	15,541		415,541		-		-		415,541
Ishares Core S&P MID CAP	4,1	60,143		4,160,143		-		-		4,160,143
Ishares TR Russell 2000	1,5	15,772		1,515,772		-		-		1,515,772
Total Equity Mutual Funds	39,7	63,138		34,225,762		-		5,537,376		39,763,138
Life Insurance/Annuities	1,8	77,021		-		-		1,877,021		1,877,021
Cash and Equivalents	2,3	65,626		2,365,626						2,365,626
Total Investments	\$ 56,7	71,368	\$	36,591,388	\$	12,765,583	\$	7,414,397	\$	56,771,368

The Foundation has the following recurring fair value measurements as of June 30, 2021:

Investment Type					
U.S. Govt and Federally			Fair Value Hierarchy	/	
Guaranteed Bonds:	Fair Value	Level 1	Level 2	Level 3	Total
U.S. Gov't Obligations	\$ -	\$ -	\$ -	\$ -	\$ -
Federal National Mortgage Assoc.	1,311,994	-	1,311,994	-	1,311,994
Federal Home Loan Mortgage Corp	398,384	-	398,384	-	398,384
Federal Home Loan Bank	799,172	-	799,172	-	799,172
Corporate Bonds	8,431,385	-	8,431,385	-	8,431,385
Total U.S. Government and Bonds	10,940,935	-	10,940,935	-	10,940,935
Equity Mutual Funds:					
Alternative Investments	5,171,015	-	-	5,171,015	5,171,015
Equities	32,997,213	32,997,213	-	-	32,997,213
Vanguard	330,626	330,626	-	-	330,626
Ishares Core S&P MID CAP	5,153,435	5,153,435	-	-	5,153,435
Ishares TR Russell 2000	2,126,031	2,126,031	-	-	2,126,031
Total Equity Mutual Funds	45,778,320	40,607,305	-	5,171,015	45,778,320
Life Insurance/Annuities	2,472,698	-	-	2,472,698	2,472,698
Cash and Equivalents	2,016,220	2,016,220			2,016,220
Total Investments	\$ 61,208,173	\$ 42,623,525	\$ 10,940,935	\$ 7,643,713	\$ 61,208,173

NOTE 3. PLEDGE RECEIVABLE

The Foundation has a major gifts campaign to assist the College in seeking partnerships and investment opportunities to help build a re-engineered launch pad for current students and generations to come. Pledge receivables are due to be collected as follows at June 30:

	2022	2021
Gross amounts due in	 	
One year	\$ 93,178	\$ 211,862
Two to five years	75,106	269,036
Allowance for doubtful accounts	(25,500)	(23,000)
Total pledge receivables	\$ 142,784	\$ 457,898

NOTE 4. CAPITAL ASSETS

Capital assets activity for the year ended June 30, 2022 is shown as follows:

	Ju	Balance ine 30, 2021	Add	itions	Deletions	_	alance e 30, 2022
Capital assets, not being depreciated							
Land	\$	254,001	\$	-	\$ (241,171)	\$	12,830
Capital assets, being depreciated							
Apartment buildings and improvements		921,562		-	(921,562)		-
Apartment building, new		4,074,381		-	(4,074,381)		-
Apartment building, remodeled		669,380		-	(669,380)		-
Total capital assets being depreciated		5,665,323		-	(5,665,323)		_
Accumulated depreciation		(2,456,689)		-	2,456,689		-
Total capital assets being depreciated, net		3,208,634		-	(3,208,634)		-
Total capital assets, net	\$	3,462,635	\$		\$ (3,449,805)	\$	12,830

Capital assets activity for the year ended June 30, 2021 is shown as follows:

		Balance						Balance
	June 30, 2020		Additions		Deletions		June 30, 2021	
Capital assets, not being depreciated								
Land	\$	254,001	\$	-	\$	-	\$	254,001
Capital assets, being depreciated								
Apartment buildings and improvements		921,562		-		-		921,562
Apartment building, new		4,074,381		-		-		4,074,381
Apartment building, remodeled		664,463		4,917		-		669,380
Total capital assets being depreciated		5,660,406		4,917		-		5,665,323
Accumulated depreciation		(2,303,323)		(153,366)		-		(2,456,689)
Total capital assets being depreciated, net		3,357,083		(148,449)				3,208,634
Total capital assets, net	\$	3,611,084	\$	(148,449)	\$		\$	3,462,635

NOTE 5. RELATIONSHIP WITH THE COLLEGE

The Foundation made contributions and payments to the College for the following purposes as of June 30:

2022			2021	
Scholarships and waivers	\$	636,030	\$	656,205
Gifts and contributions		4,613,368		2,187,487
	\$	5,249,398	\$	2,843,692

Of the amounts above, the Foundation had an outstanding balance payable to the College of \$132,190 and \$28,143 for the years ended June 30, 2022 and 2021, respectively. The Foundation had an outstanding receivable from the College in the amount of \$- and \$10,487 for the years ended June 30, 2022 and 2021, respectively. The above related-party transactions are not necessarily indicative of the terms and amounts that would have been incurred had a comparable transaction been entered into with independent parties.

NOTE 6. RESTRICTED NET POSITION

Expendable restricted net position is restricted for scholarships or other similar purposes and totaled \$17,497,882 and \$25,097,688 for the years ended June 30, 2022 and 2021, respectively.

Nonexpendable restricted net position (endowments) is donor-directed contributions restricted in perpetuity for scholarships, program instruction, the Arts Center, and other similar purposes. Nonexpendable restricted net position totaled \$38,328,700 and \$37,721,413 for the years ended June 30, 2022 and 2021, respectively.

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

The Foundation has adopted investment and spending policies for endowment assets that attempt to protect the principal of the fund, provide consistent long-term income returns and protect the Foundation against long-term inflation trends. To satisfy its long-term rate-of-return objectives, the Foundation relies on a total return strategy in which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). The Foundation targets a diversified asset allocation that places a greater emphasis on equity-based investments to achieve its long-term return objectives within prudent risk constraints.

The Foundation limits spending on endowments to a maximum of 4% of the average of the three most recent prior year-end endowment fund balances provided net earnings are available.

NOTE 7. RENTAL INCOME

The Foundation rents apartments in a 62 apartment unit complex which is owned by the Foundation. The apartments are rented to either students with athletic scholarships, which are financed by the College, or members of the local community. As of June 30, 2021, the historical cost of the apartments of \$5,665,323 net of accumulated depreciation of \$2,456,689 has a carrying value of \$3,208,634. Rentals are commonly under agreements for one year or less. Rental income earned by the Foundation for the year ended June 30, 2022, for the apartment rentals totaled \$46,492, of which \$- was paid to the Foundation by the College for units rented by students with athletic scholarships. For the year ended June 30, 2021, rental income for the apartments totaled \$619,959, of which \$285,938 was paid by the College for units rented by students with athletic scholarships.

The Foundation sold the 62 apartment unit complex in Niceville, Florida to an unrelated party on July 26, 2021 for \$6,400,000.

The Foundation owns rights to broadband waves which are leased to a telecommunication entity. The initial five year lease agreement became effective October 2, 2006, and has five automatic additional five year renewals, for a maximum of 30 years, unless the telecommunication entity notifies the Foundation in writing at least six months prior to the end of any renewal term that it declines to renew the agreement. The Foundation has not recognized the broadband waves as an asset since there was no cost incurred by the Foundation for its rights. Rental income earned by the Foundation for the years ended June 30, 2022 and 2021 under this rental agreement totaled \$39,984 and \$45,000, respectively. Minimum future rental income is as follows:

2023 2024	\$	42,000 42,000
2025		42,000
2026		42,000
2027	<u></u>	48,000
	\$	216,000

NOTE 8. NATURAL CLASSIFICATION OF EXPENSES

The expenses recognized by the Foundation in the statement of revenues, expenses and changes in net assets are classified based on function, that is, the purpose for which they are incurred. The Foundation's expenses on a natural classification basis are as follows as of June 30:

	2022 2021			2021
Accounting and auditing	\$	16,500	\$	16,000
Advertising		433		547
Bad debt expense		2,500		23,000
Bank fees		663		821
Depreciation		-		153,366
Food and beverage		34,804		21,627
Gifts and contributions to College		4,613,368		2,187,487
Gifts, prizes and awards		1,025		3,525
Insurance		13,016		39,438
Internal support services		195,246		111,099
Investment management fee		282,743		235,866
Miscellaneous supplies		3,428		5,129
Other expenses		-		1,554
Postage and freight		-		110
Printing and distribution		2,140		1,077
Professional fees		3,624		31,502
Professional development fees		91,503		54,206
Repairs and maintenance		9,516		98,112
Scholarships		636,030		656,205
Taxes and licenses		966		20,841
Travel		-		10
Utilities		15,522		127,769
	\$	5,923,027	\$	3,789,291

NOTE 9. SUBSEQUENT EVENTS

The Foundation did not have any other subsequent events through November 23, 2022 which is the date the financial statements were available to be issued, for events requiring recording or disclosure in the financial statements for the year ended June 30, 2022.



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

Board of Directors Northwest Florida State College Foundation, Inc. Niceville, Florida

We have audited in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Northwest Florida State College Foundation, Inc. (the "Foundation"), a direct support organization and component unit of the Northwest Florida State College, as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the Foundation's basic financial statements, and have issued our report thereon dated November 23, 2022.

Report on Internal Control Over Financial Reporting

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

Mauldin & Jenkins, LLC

Bradenton, Florida November 23, 2022