

**SOUTH FLORIDA STATE  
COLLEGE FOUNDATION, INC.**

**FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2022**

**SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.**  
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**DECEMBER 31, 2022**

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## INDEPENDENT AUDITORS' REPORT

To the Board of Directors of  
South Florida State College Foundation, Inc.

### Report on the Audit of the Financial Statements

#### *Opinion*

We have audited the accompanying financial statements of South Florida State College Foundation, Inc. (a nonprofit organization), which comprise the statement of financial position as of December 31, 2022, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements present fairly, in all material respects, the financial position of South Florida State College Foundation, Inc. as of December 31, 2022, and the changes in its net assets 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 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 South Florida State College Foundation, Inc. and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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

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

## Board of Directors (continued)

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 South Florida State College Foundation, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our 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 South Florida State College Foundation, Inc.'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 South Florida State College Foundation, Inc.'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.

### **Report on Summarized Comparative Information**

We have previously audited the South Florida State College Foundation, Inc.'s 2021 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated May 17, 2022. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2021, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Board of Directors (continued)

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

In accordance with *Government Auditing Standards*, we have also issued our report dated May 16, 2023, on our consideration of South Florida State College Foundation'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 South Florida State College 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 South Florida State College Foundation's internal control over financial reporting and compliance.

*Wicks Brown, Williams & Co. CPAs LLP*  
Wicks, Brown, Williams & Co., CPA's LLP  
Sebring, Florida

May 16, 2023

**SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.**  
**STATEMENT OF FINANCIAL POSITION**  
**DECEMBER 31, 2022**  
**WITH COMPARATIVE TOTALS AS OF DECEMBER 31, 2021**

**ASSETS**

	<b>2022</b>	<b>2021</b>
<b>Assets:</b>		
Cash and cash equivalents	\$ 1,183,976	\$ 1,456,701
Investments	1,445,901	1,590,584
Accounts receivable	98,271	67,818
Prepaid expenses	2,353	60,647
Land, buildings, and equipment, net	820,322	853,657
Restricted assets:		
Cash and cash equivalents restricted for investment in endowment	739,689	702,162
Investments	14,092,398	16,822,664
Other investments	3,602	5,232
Accounts receivable	783	50
<b>Total Assets</b>	<b>\$ 18,387,295</b>	<b>\$ 21,559,515</b>

**LIABILITIES AND NET ASSETS**

<b>Liabilities:</b>		
Accounts payable	\$ 283,943	\$ 177,802
Sales tax payable	226	120
Security deposits payable	18,900	17,900
Unearned revenue	87,331	18,230
Refundable advances	676,667	606,667
<b>Total Liabilities</b>	<b>1,067,067</b>	<b>820,719</b>
<b>Net Assets:</b>		
Without donor restrictions	2,591,544	3,318,106
With donor restrictions	14,728,684	17,420,690
<b>Total Net Assets</b>	<b>17,320,228</b>	<b>20,738,796</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 18,387,295</b>	<b>\$ 21,559,515</b>

The notes to the financial statements are an integral part of this statement.

**SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.**  
**STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**  
**WITH COMPARATIVE TOTALS FOR THE YEAR ENDED DECEMBER 31, 2021**

	Without Donor Restrictions	With Donor Restrictions	Total	2021
<b>Support and Revenue:</b>				
Public contributions and grants	\$ 426,132	\$ 684,036	\$ 1,110,168	\$ 1,087,045
Donated services	226,920	-	226,920	194,526
Rental income	390,548	-	390,548	302,150
Miscellaneous	43	-	43	39
Investment income (loss)	(427,684)	(2,328,365)	(2,756,049)	2,598,580
Gain on sale of property	-	-	-	13,472
Net assets released from restrictions:				
Restrictions satisfied				
by payments	1,047,677	(1,047,677)	-	-
<b>Total Support and Revenue</b>	<u>1,663,636</u>	<u>(2,692,006)</u>	<u>(1,028,370)</u>	<u>4,195,812</u>
<b>Expenses:</b>				
Program Services:				
Jacaranda Dorm	183,994	-	183,994	170,006
Property rentals	127,210	-	127,210	133,205
Take Stock in Children	158,286	-	158,286	134,698
Scholarships and grants	1,565,536	-	1,565,536	822,374
<b>Total Program Expenses</b>	<u>2,035,026</u>	<u>-</u>	<u>2,035,026</u>	<u>1,260,283</u>
Fundraising	119,371	-	119,371	112,795
Management and general	235,801	-	235,801	375,998
<b>Total Expenses</b>	<u>2,390,198</u>	<u>-</u>	<u>2,390,198</u>	<u>1,749,076</u>
<b>Change in Net Assets</b>	(726,562)	(2,692,006)	(3,418,568)	2,446,736
<b>Net Assets at beginning of year</b>	3,318,106	17,420,690	20,738,796	18,292,060
<b>Net Assets at end of year</b>	<u>\$ 2,591,544</u>	<u>\$ 14,728,684</u>	<u>\$ 17,320,228</u>	<u>\$ 20,738,796</u>

The notes to the financial statements are an integral part of this statement.

**SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.**  
**STATEMENT OF FUNCTIONAL EXPENSES**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**  
**WITH COMPARATIVE TOTALS FOR THE YEAR ENDED DECEMBER 31, 2021**

	Program Services			
	Jacaranda Dorm	Property Rentals	Take Stock in Children	Scholarships and Grants
Freight and postage	\$ -	\$ -	\$ 21	\$ 37
Printing	-	-	147	5,728
Rentals	-	-	-	8,125
Other services	46,744	4,816	117,120	53,746
Other services - custodial	15,000	15,000	-	-
Foundation membership	-	-	-	-
Education, office, department materials	2,172	112	462	1,856
Other materials and supplies	466	-	-	-
Food and food products	717	-	915	4,185
Travel	-	-	5,759	3,605
Professional fees	-	-	-	61,700
Bank service fees	60	-	120	5,637
Advertising	-	-	-	-
Scholarships and waivers	-	-	-	716,149
Grants to college	-	-	-	21,217
Grants to college employees	-	-	-	2,887
Telecommunications	-	6,000	-	-
Internet service	5,368	4,011	-	-
Repairs and maintenance	24,195	2,420	-	416,734
Utilities	43,886	43,886	-	-
Maintenance and construction material	-	-	-	27,297
Minor equipment	4,273	-	-	7,940
Other expenses	-	-	-	122,150
Service contracts	62	-	-	3,735
Insurance	24,259	36,388	-	-
Taxes	-	3,138	-	-
Administrative allowance	2,553	2,553	10,213	25,534
Contributed services	5,794	5,794	23,176	57,941
Depreciation	8,445	3,092	353	19,333
<b>Total Functional Expenses</b>	<b>\$ 183,994</b>	<b>\$ 127,210</b>	<b>\$ 158,286</b>	<b>\$ 1,565,536</b>

The notes to the financial statements are an integral part of this statement.

Supporting Services

Fundraising	Management and General	Total Expense	2021
\$ 504	\$ 308	\$ 870	\$ 1,040
879	4,155	10,909	7,662
-	757	8,882	-
16,940	5,061	244,427	184,329
-	-	30,000	30,000
-	980	980	-
2,530	15,528	22,660	12,594
-	-	466	-
9,027	11,924	26,768	21,293
-	2,378	11,742	7,680
-	30,727	92,427	95,173
-	180	5,997	5,203
1,495	2,934	4,429	4,287
1,500	29,000	746,649	479,458
-	-	21,217	4,300
-	1,812	4,699	7,372
-	-	6,000	6,000
-	-	9,379	4,175
-	70	443,419	147,036
-	-	87,772	73,816
-	-	27,297	129,504
-	1,458	13,671	9,628
-	8,000	130,150	99,832
-	10,661	14,458	17,179
-	890	61,537	68,041
-	-	3,138	2,550
26,325	32,822	100,000	100,000
59,736	74,479	226,920	194,526
435	1,677	33,335	36,398
<u>\$ 119,371</u>	<u>\$ 235,801</u>	<u>\$2,390,198</u>	<u>\$1,749,076</u>

**SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**  
**WITH COMPARATIVE TOTALS FOR THE YEAR ENDED DECEMBER 31, 2021**

	<u>2022</u>	<u>2021</u>
<b>Cash Flows from Operating Activities:</b>		
Cash received from contributors and grants	\$ 1,193,862	\$ 1,247,572
Cash received from property rental	390,548	302,150
Cash received from miscellaneous income	43	39
Cash received from interest and dividends	316,266	420,174
Cash payments to suppliers for goods and services	(1,145,502)	(555,411)
Cash payments for employee compensation and related expenses	(157,549)	(162,593)
Cash payments for scholarships and grants	(772,565)	(822,374)
<b>Net Cash Provided (Used) by Operating Activities</b>	<u>(174,897)</u>	<u>429,557</u>
<b>Cash Flows from Investing Activities:</b>		
Purchases of assets restricted for investment in endowment, net	(37,527)	(4,179)
Sale of property	-	29,472
Purchase of securities	(3,360,351)	(3,362,185)
Sale of securities	3,275,829	3,194,766
<b>Net Cash Used by Investing Activities</b>	<u>(122,049)</u>	<u>(142,126)</u>
<b>Cash Flows from Financing Activities:</b>		
Collections of contributions permanently restricted	24,221	6,849
<b>Net Cash Provided by Financing Activities</b>	<u>24,221</u>	<u>6,849</u>
<b>Net Increase (Decrease) in Cash</b>	(272,725)	294,280
<b>Cash and cash equivalents at beginning of year</b>	1,456,701	1,162,421
<b>Cash and cash equivalents at end of year</b>	<u>\$ 1,183,976</u>	<u>\$ 1,456,701</u>

The notes to the financial statements are an integral part of this statement.

**SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**  
**WITH COMPARATIVE TOTALS FOR THE YEAR ENDED DECEMBER 31, 2021**  
**(CONTINUED)**

**Reconciliation of Change in Net Assets  
to Net Cash Provided (Used) by Operating Activities:**

	<u>2022</u>	<u>2021</u>
<b>Change in Net Assets</b>	<b>\$ (3,418,568)</b>	<b>\$ 2,446,736</b>
Adjustments to reconcile change in net assets to net cash provided (used) by operating activities:		
Depreciation	33,335	36,398
Permanently restricted contributions	(24,954)	(6,399)
Gain on sale of property	-	(13,472)
Net realized/unrealized (gains) and losses on investments	2,961,101	(2,291,812)
Change in assets and liabilities:		
Increase in accounts receivable	(30,453)	(11,238)
Increase (Decrease) in prepaid expenses	58,294	(5,209)
Increase in accounts payable	106,141	95,676
Increase (Decrease) in sales tax payable	106	(37)
Increase in security deposits payable	1,000	750
Increase in unearned revenue	69,101	14,830
Increase in refundable advance	70,000	163,334
<b>Net Cash Provided (Used) by Operating Activities</b>	<b><u>\$ (174,897)</u></b>	<b><u>\$ 429,557</u></b>

The notes to the financial statements are an integral part of this statement.

**SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**  
**WITH COMPARATIVE INFORMATION FOR DECEMBER 31, 2021**

**NOTE 1 - NATURE OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:**

**NATURE OF ORGANIZATION:**

The South Florida State College Foundation, Inc. (the "Foundation") was established in 1984 as a Florida nonprofit corporation. The purpose of the Foundation is to assist South Florida State College (the "College") in the delivery of educational services to the citizens of Highlands, Hardee, and DeSoto counties. The Foundation is predominantly supported by public contributions, but also collects rent from the rental of dorm rooms and other property rentals.

**SIGNIFICANT ACCOUNTING POLICIES:**

**Basis of Accounting:** The financial statements of the South Florida State College Foundation, Inc. have been prepared in conformity with accounting principles generally accepted in the United States of America, and accordingly are prepared on the accrual basis of accounting and reflect all significant receivables, payables, and other liabilities.

The financial statements are presented in accordance with Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 958. Accordingly, the net assets of the Foundation and changes therein are classified and reported as follows:

- **Without donor restrictions** – Net assets available for use in general operations and not subject to donor or grantor restrictions, including, if applicable, net assets that have been designated by the Board of Directors for expenditure on specific purposes or projects.
- **With donor restrictions** – Net assets subject to restrictions imposed by donors or grantors. Some donor-imposed restrictions are temporary in nature; such as those that will be met by the passage of time and/or actions of the Foundation. Other donor-imposed restrictions are perpetual in nature, where by the donor stipulates that resources be maintained in perpetuity. Generally, the Foundation is permitted to use or expend part or all of the income and gains derived from the donated assets, restricted only by the donors' wishes. Expirations of donor restrictions recognized on net assets (i.e., the donor stipulated purpose has been fulfilled and/or the stipulated time-period has elapsed) are reported as reclassifications from net assets with donor restrictions to net assets without donor restrictions. Donor restrictions on gifts to acquire long-lived assets are considered met in the period in which the assets are acquired or placed in service.

The statement of activities presents the changes in net assets of the Foundation for the two fund types while demonstrating activity within various classifications of revenue and expenditures by program.

**Cash and Cash Equivalents:** Cash and cash equivalents include all unrestricted monies in banks and highly liquid investments with maturity dates of three months or less when purchased, including money market funds. Cash and cash equivalents restricted for long-term purposes or received with donor-imposed restrictions limiting their use to long term purposes are not considered cash and cash equivalents for purposes of the statement of cash flows.

**SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**  
**WITH COMPARATIVE INFORMATION FOR DECEMBER 31, 2021**

**NOTE 1 - NATURE OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (continued)**

**Investments:** The Foundation invests in various types of investment securities, which are stated at fair value. Investment securities are exposed to various risks, such as interest rate, market and credit risk. Due to the level of risk associated with certain investment securities, it is at least reasonably possible that changes in the values of investment securities will occur in the near term and those changes could materially affect the amounts reported in the accompanying financial statements.

The Foundation uses various valuation techniques in determining fair value. Accounting Standards Codification (ASC) Section 820 establishes a hierarchy for inputs used in measuring fair value that maximizes the use of observable inputs and minimizes the use of unobservable inputs by requiring that observable inputs be used when available. Observable inputs are inputs that market participants would use in pricing the asset or liability developed based on market data obtained from sources independent of the Foundation. Unobservable inputs are inputs that reflect the Foundation's assumptions about estimates utilized by market participants in pricing the asset or liability, based on the best information available in the circumstances. The hierarchy is broken down into three levels based on the reliability of inputs as follows:

- **Level 1** – Valuations are based on quoted prices in active markets for identical assets or liabilities that the Foundation has the ability to access. Valuation adjustments are not applied to Level 1 instruments. Since valuations are based on quoted prices that are readily and regularly available in an active market, valuation does not entail a significant degree of judgment.
- **Level 2** – Valuations are based on quoted prices in markets that are not active or for which all significant inputs are observable, directly or indirectly.
- **Level 3** – Valuations are based on inputs that are unobservable and significant to the overall fair value measurement.

Net realized and unrealized gains/losses are recorded as revenue or expense and included in the Statement of Activities as investment income. Investment expenses are included in the management and general line item on the Statement of Activities. Unrestricted and restricted assets are pooled together for investment purposes in order to maximize investment return.

**Accounts Receivable:** The balances of accounts receivable as of the beginning and end of the year are \$67,818 and \$98,271, respectively. The balances of restricted accounts receivable as of the beginning and end of the year are \$50 and \$783, respectively. At December 31, 2022, all receivables are considered fully collectible and within one year.

**Prepaid Expenses:** Prepaid expenses consist of advanced payments that will benefit a future period.

**SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**  
**WITH COMPARATIVE INFORMATION FOR DECEMBER 31, 2021**

**NOTE 1 - NATURE OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (continued)**

**Property and Equipment:** The Foundation capitalizes expenditures in excess of \$25,000 for building improvements and \$5,000 for equipment with an estimated useful life of one year or more. Purchased property and equipment are carried at cost. Donated property and equipment are recorded at the approximate fair value at the date of donation. Depreciation is computed using the straight-line method over the estimated useful lives of the assets, which are as follows:

Buildings and improvements.....	10 to 40 years
Equipment, furniture, and fixtures .....	5 to 10 years

**Revenue Recognition:** The Foundation’s primary sources of revenue are public contributions, grants, scholarship contributions, special events, rents, and investment income.

Contributions represent a nonreciprocal transfer and do not represent the sale of goods or services. All contributions are considered to be available for unrestricted use unless specifically restricted by the donor. Amounts received that are designated for future periods or restricted by the donor for specific purposes are reported as increases to net assets “with donor restrictions” in the statement of activities. When a restriction expires or is satisfied, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions. Endowment returns are credited to the net assets with donor restrictions fund where they are available for expenditure in accordance with grantor provisions and the Foundation’s spending policy. Conditional promises to give are not recognized until the conditions on which they depend have been substantially met. Advance payments on conditional promises to give are recorded as refundable advances in the statement of financial position until the conditions are met. Non-cash donations are recorded at fair value at the date of donation.

The Foundation accounts for federal, state, and local grants or contracts as exchange transactions. Revenue is recognized as an increase in the Statement of Activities as stipulated performance is executed, or as expenditures are incurred in accordance with applicable agreements under expenditure reimbursement contracts. A receivable is recorded to the extent contract revenue exceeds payment received. Advances in excess of costs incurred are deferred and recognized as revenue when the related expense is incurred.

**Endowment Management:** *FASB Accounting Standards Codification 958-205, Endowments of Not-for-Profit Organizations*, provides guidance on the net asset classification of donor-restricted endowment funds for a not-for-profit organization that is subject to an enacted version of the Uniform Prudent Management of Institutional Funds Act of 2006 (UPMIFA). *FASB Accounting Standards Codification 958-205* also improves disclosures about an organization’s endowment fund (both donor restricted endowment funds and board designated endowment funds) whether or not the organization is subject to UPMIFA. The State of Florida has signed into law the Florida Uniform Prudent Management of Institutional Funds Act (FUPMIFA).

**SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**  
**WITH COMPARATIVE INFORMATION FOR DECEMBER 31, 2021**

**NOTE 1 - NATURE OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (continued)**

The Foundation is governed subject to the *Governing Documents for the Foundation*. The Board of Directors, on the advice of legal counsel, has determined that the majority of the Foundation's contributions are subject to the terms of the *Governing Documents*. Certain contributions are received subject to other gift instruments, or are subject to specific agreements with the Foundation.

Under the terms of the *Governing Documents*, the Board of Directors has the ability to distribute as much of the corpus of any trust or separate gift, devise, bequest, or fund as the board in its sole discretion shall determine unless donor restricted. As a result of the ability to distribute corpus, all contributions not classified as net assets with donor restrictions are classified as net assets without donor restrictions for financial statement purposes. Net assets with donor restrictions represent the fair value of the original gift as of the gift date and the original value of subsequent gifts to donor-restricted endowment funds.

*Return Objectives and Risk Parameters.* The Foundation has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment while seeking to maintain the purchasing power of the endowment assets. Endowment assets include assets that are donor-restricted funds that the organization must hold in perpetuity or for a donor-specified period(s). Under this policy approved by the Foundation Board of Directors, the endowment assets are invested in a manner that is intended to produce results that exceed the price and yield results of the spending policy while assuming a moderate level of investment risk. The Foundation expects its endowment funds, over time to provide an average rate of return of approximately 6 - 8 percent annually. Actual returns in any given year may vary from this amount.

Spendable portions of endowments are recorded in the net assets without donor restrictions while the non-spendable portions of endowments are recorded in the net assets with donor restrictions funds. Spendable portions of endowments are invested and are subject to market risk. In the event that the market value of any endowment becomes less than its historic dollar value, spending is halted until such time as the market value exceeds the historic dollar value.

*Strategies Employed for Achieving Objectives.* 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 greater emphasis on equity-based investments to achieve its long-term return objectives within prudent risk constraints.

**SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**  
**WITH COMPARATIVE INFORMATION FOR DECEMBER 31, 2021**

**NOTE 1 - NATURE OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (continued)**

*Spending Policy and How the Investment Objectives Relate to Spending Policy.* The Foundation has a policy of appropriating for distribution each year 4 percent of its endowment fund's average fair value over the prior 12 quarters through the calendar year end preceding the fiscal year in which the distribution is planned. In establishing this policy, the Foundation considered the long-term expected return on its endowment. Accordingly, over the long-term, the Foundation expects the current spending policy to allow its endowment to grow at an average of 2 percent annually. This is consistent with the Foundation's objective to maintain the purchasing power of the endowment assets held in perpetuity or for a specified term as well as to provide additional real growth through new gifts and investment return.

**Donated Services:** Donated services are recognized as contributions in accordance with FASB *Accounting Standards Codification 958-605-25-16, Revenue Recognition – Contributed Services*. One of the following criteria must be satisfied in order to record donated services: the donated services must create or enhance nonfinancial assets of the Foundation, or the donated services must require specialized skills that the Foundation would otherwise need to purchase and be performed by individuals possessing those skills.

The Foundation recorded \$226,920 of donated services during the fiscal year for the value of payroll and benefit costs for the Foundation and accounting support staff paid for by the College.

**Income Taxes:** South Florida State College Foundation, Inc. is exempt from income taxes under Section 501 (c) (3) of the Internal Revenue Code, and is other than a private foundation.

**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 certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**Functional Allocation of Expenses:** The costs of providing the various programs and other activities have been summarized on a functional basis in the statement of activities. The statement of functional expenses presents the natural classification detail of expenses by function. Directly identifiable expenses are charged to program and supporting services. Management and general expenses include those expenses that are not directly identifiable with any other specific function but provide for the overall support and direction of the Foundation. Certain categories of expenses are attributable to both program services and supporting services. Therefore, these expenses require allocation on a reasonable basis that is consistently applied. The expenses that are allocated include depreciation, which is allocated on a square-footage basis, as well as administrative allowance and contributed services, which are allocated based on estimates of time and effort.

**Subsequent Events:** Subsequent events have been evaluated through May 16, 2023, the date on which the financial statements were available to be issued.

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**NOTE 2 – CASH AND CASH EQUIVALENTS:**

For the purposes of balance sheet classification, the cash and cash equivalents consist of the following:

	2022 <u>Unrestricted</u>	2022 <u>Restricted</u>	2022 <u>Total</u>	2021 <u>Total</u>
Cash and certificates of deposit	\$ 664,236	\$ 414,981	\$ 1,079,217	\$ 1,507,006
Money market funds and short term investments	519,740	324,708	844,448	651,857
Total	<u>\$ 1,183,976</u>	<u>\$ 739,689</u>	<u>\$ 1,923,665</u>	<u>\$ 2,158,863</u>

**NOTE 3 – INVESTMENTS:**

The following schedule summarizes the investment income and its classification in the Statement of Activities for the year ended December 31, 2022:

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
Interest and dividends	\$ 49,728	\$ 266,538	\$ 316,266
Net realized/unrealized loss	(465,170)	(2,495,931)	(2,961,101)
Investment management fees	(12,242)	(98,972)	(111,214)
Total investment loss	<u>\$ (427,684)</u>	<u>\$ (2,328,365)</u>	<u>\$ (2,756,049)</u>

The following schedule summarizes the investment income and its classification in the Statement of Activities for the year ended December 31, 2021:

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
Interest and dividends	\$ 46,412	\$ 245,361	\$ 291,773
Net realized/unrealized gain	373,762	2,046,451	2,420,213
Investment management fees	(13,173)	(100,233)	(113,406)
Total investment income	<u>\$ 407,001</u>	<u>\$ 2,191,579</u>	<u>\$ 2,598,580</u>

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**NOTE 3 – INVESTMENTS: (continued)**

The investments are grouped in the Statement of Financial Position as follows:

	<u>2022</u>	<u>2021</u>
Investments	\$ 1,445,901	\$ 1,590,584
Restricted investments	<u>14,092,398</u>	<u>16,822,664</u>
	<u>\$ 15,538,299</u>	<u>\$ 18,413,248</u>

The Foundation's investments consist of the following at December 31, which are recorded at fair value, which is based on quoted prices in active markets:

	<u>2022</u>	<u>2021</u>
Money market funds	\$ 844,448	\$ 651,857
Corporate bond funds	3,817,047	4,327,873
US government securities	505,594	592,812
Common stocks	6,007,222	7,141,281
Domestic mutual funds	3,648,939	4,406,612
International mutual funds	<u>1,559,497</u>	<u>1,944,670</u>
	16,382,747	19,065,105
Money market funds, reclassified as cash and cash equivalents on Statement of Financial Position	<u>(844,448)</u>	<u>(651,857)</u>
Total Investments	<u>\$ 15,538,299</u>	<u>\$ 18,413,248</u>

The Foundation's other investments consist of the following at December 31:

	<u>2022</u>	<u>2022</u>	<u>2022</u>	<u>2021</u>
	Without Donor Restrictions	With Donor Restrictions	Total	Total
Cash value of life insurance policy	\$ 3,602	\$ -	\$ 3,602	\$ 5,232

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**NOTE 4 – FAIR VALUE OF FINANCIAL INSTRUMENTS:**

The carrying amounts of cash and cash equivalents, accounts receivable, prepaid expenses, accounts payable, and other payables approximate fair value because of the short maturity of those financial instruments.

The carrying amounts of cash and cash equivalents, accounts receivable, prepaid expenses, accounts payable, and other payables approximate fair value because of the short maturity of those financial instruments.

The following investments are measured at fair value on a recurring basis based on the following input levels at December 31, 2022:

	Level 1	Level 2	Level 3	Total
Corporate bond funds	\$ 3,817,047	\$ -	\$ -	\$ 3,817,047
US government securities	505,594	-	-	505,594
Common stocks	6,007,222	-	-	6,007,222
Domestic mutual funds	3,648,939	-	-	3,648,939
International mutual funds	1,559,497	-	-	1,559,497
Other investments	-	-	3,602	3,602
	<u>\$ 15,538,299</u>	<u>\$ -</u>	<u>\$ 3,602</u>	<u>\$ 15,541,901</u>

The following investments are measured at fair value on a recurring basis based on the following input levels at December 31, 2021:

	Level 1	Level 2	Level 3	Total
Corporate bond funds	\$ 4,327,873	\$ -	\$ -	\$ 4,327,873
US government securities	592,812	-	-	592,812
Common stocks	7,141,281	-	-	7,141,281
Domestic mutual funds	4,406,612	-	-	4,406,612
International mutual funds	1,944,670	-	-	1,944,670
Other investments	-	-	5,232	5,232
	<u>\$ 18,413,248</u>	<u>\$ -</u>	<u>\$ 5,232</u>	<u>\$ 18,418,480</u>

Fair value of the Foundation's corporate bonds, common stocks, and mutual funds are valued at the last reported sale price on the last business day of the fiscal year. Quotations are obtained from the national security exchanges.

The change in the Foundation's level 3 assets for the year ended December 31, 2022, was a decrease of \$1,630, and is included in the investment income (loss) with donor restrictions on the Statement of Activities.

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**NOTE 5 – ENDOWMENT ACTIVITY:**

The Foundation’s endowment assets are comprised solely of donor-restricted contributions.

Endowment returns are credited to the net assets with donor restrictions fund in accordance with grantor restrictions. Expenditures for grantor purposes are made from the restricted portion of endowments.

The following summarized the changes in endowment assets for the year ended December 31, 2022:

<b>Donor-restricted endowment net assets, beginning of year</b>	\$ 13,678,687
Investment income	
Interest and dividends	213,857
Net realized/unrealized losses	<u>(2,008,710)</u>
Total investment gain	<u>(1,794,853)</u>
Contributions to perpetual endowment	24,954
Amounts appropriated for expenditure	<u>(517,595)</u>
Change in endowment net assets	<u>(2,287,494)</u>
<b>Donor-restricted endowment net assets, end of year</b>	<u><u>\$ 11,391,193</u></u>

The following summarizes the changes in endowment assets for the year ended December 31, 2021:

<b>Donor-restricted endowment net assets, beginning of year</b>	\$ 12,178,909
Investment income	
Interest and dividends	198,950
Net realized/unrealized gains	<u>1,657,143</u>
Total investment gain	<u>1,856,093</u>
Contributions to perpetual endowment	6,399
Amounts appropriated for expenditure	<u>(362,714)</u>
Change in endowment net assets	<u>1,499,778</u>
<b>Donor-restricted endowment net assets, end of year</b>	<u><u>\$ 13,678,687</u></u>

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**NOTE 6 - LAND, BUILDINGS, AND EQUIPMENT:**

The following is a summary of land, buildings, and equipment at December 31:

	<u>2022</u>	<u>2021</u>
Land	\$ 277,720	\$ 277,720
Buildings and improvements	1,221,201	1,221,201
Equipment, furniture, and fixtures	<u>560,464</u>	<u>560,464</u>
Total	2,059,385	2,059,385
Less: Accumulated depreciation	<u>(1,239,063)</u>	<u>(1,205,728)</u>
Land, buildings, and equipment - net	<u>\$ 820,322</u>	<u>\$ 853,657</u>

Depreciation expense for the years ended December 31, 2022 and 2021, amounted to \$33,335 and \$36,398, respectively.

**NOTE 7 – REFUNDABLE ADVANCES:**

During 2015, a local business pledged \$4.2 million to the Foundation in return for naming rights on the SFSC Theatre for Performing Arts, a building that is owned by the College, for a 30-year period. The pledge is payable beginning November 15, 2015, in 20 annual installments of \$210,000. Per the agreement, there is a “pro-rata refund clause”. The Foundation considers this pledge a conditional pledge and will recognize contribution revenue as time restrictions expire. In years 1 through 20, the amount of pro-rata refund is \$70,000 times the actual number of annual payments made at the time of termination. In years 21 through 30, the amount of the pro-rata refund is \$140,000 times the number of years left under the agreement at the time of termination. At December 31, 2022, the total payments received on the pledge were \$1,680,000, of which \$1,003,333 has been recognized as revenue and \$676,667 is recorded as refundable advances on the Statement of Financial Position. During the year ended December 31, 2022, the Foundation recognized \$140,000 as unrestricted contribution revenue.

**NOTE 8 – ADOPTION OF NEW ACCOUNTING STANDARDS:**

In February 2016, FASB issued ASC Topic 842, *Leases*, which requires the recognition of a “right to use” asset and a lease liability, initially measured at the present value of the lease payments, on all of the organization’s lease obligations. Under ASC 842, all leases are required to be recorded on the balance sheet and are classified as either operating leases, direct financing leases, or sales-type leases.

The Foundation adopted the requirements of the guidance effective January 1, 2022. ASC 842 did not have any impact on how the Foundation records fixed assets and revenue related to the Foundation’s leases.

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**NOTE 9 – CONCENTRATIONS OF CREDIT RISK:**

The Foundation’s primary checking account is held in a bank qualified as a public depository under Florida law. All deposits are insured by Federal depository insurance, up to specified limits, or collateralized with securities held in Florida’s multiple financial institution collateral pool required by Chapter 280, Florida Statutes. The Foundation at December 31, 2022 had no deposits that were not insured.

**NOTE 10 - RELATED PARTY TRANSACTIONS:**

**South Florida State College:**

The Foundation leases various properties to the College under an annual renewable lease. The College is responsible for maintenance at each location as well as insurance on property, materials, and supplies held at each location. The cost of utilities is shared between the Foundation and the College on a mutually agreed upon pro-rata basis. The details of the leasing arrangements between the Foundation and the College are disclosed in Note 11.

The following is a summary of the amounts paid or reimbursed by the Foundation to the College during the fiscal year ended December 31:

	<u>2022</u>	<u>2021</u>
Scholarships and waivers	\$ 252,640	\$ 178,282
Grants to college	108,954	55,794
Utilities	93,773	76,566
Payroll and related expenses	183,635	169,044
General and administrative	<u>1,204,960</u>	<u>605,270</u>
Total	<u>\$ 1,843,962</u>	<u>\$ 1,084,956</u>

The Foundation’s accounts payable balance at December 31, 2022 includes \$251,214 that is owed the College.

**NOTE 11 – RENT INCOME / LEASE AGREEMENTS:**

The Foundation owns various properties in Highlands County, Florida that it leases to the College and others. These lease agreements are renewable annually upon mutual consent of both parties.

The following is a schedule of properties leased to the College and others during the fiscal year ended December 31, 2022:

**SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.**  
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**NOTE 11 – RENT INCOME / LEASE AGREEMENTS: (continued)**

<u>Tenant</u>	<u>Property</u>	<u>Lease Income</u>	<u>Cost of Property</u>	<u>Accumulated Depreciation</u>
College	Hotel Jacaranda – Avon Park, FL	\$ 84,528		
Others	Hotel Jacaranda – Dorm rentals	275,530		
Others	Hotel Jacaranda – Other rentals	30,490		
		<u>\$ 390,548</u>	\$ 1,481,202	\$ 684,681

The following is a schedule of properties leased to the College and others during the fiscal year ended December 31, 2021:

<u>Tenant</u>	<u>Property</u>	<u>Lease Income</u>	<u>Cost of Property</u>	<u>Accumulated Depreciation</u>
College	Hotel Jacaranda – Avon Park, FL	\$ 77,484		
Others	Hotel Jacaranda – Dorm rentals	202,796		
Others	Hotel Jacaranda – Other rentals	21,870		
		<u>\$ 302,150</u>	\$ 1,481,202	\$ 654,151

**NOTE 12 – NET ASSETS WITH DONOR RESTRICTIONS:**

As of December 31, net assets with donor restrictions are available for the following purposes:

	<u>2022</u>	<u>2021</u>
Scholarship programs	\$ 8,012,631	\$ 10,729,591
Investment in perpetuity	6,716,053	6,691,099
Total net assets with donor restrictions	<u>\$ 14,728,684</u>	<u>\$ 17,420,690</u>

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**NOTE 13 – LIQUIDITY AND AVAILABILITY:**

The Foundation’s financial assets available within one year of the balance sheet date for general expenditure are as follows:

	<u>2022</u>	<u>2021</u>
Cash and cash equivalents	\$ 1,183,976	\$ 1,456,701
Investments	1,445,901	1,590,584
Accounts receivable	98,271	67,818
	<u>\$ 2,728,148</u>	<u>\$ 3,115,103</u>

The Foundation’s financial assets have been reduced by amounts not available for general use because of donor-imposed restrictions within one year of the balance sheet date and amounts set aside for long-term investing in endowments.

**NOTE 14 – STATE EXPENDITURES:**

The Foundation is a discretely presented component unit of South Florida State College. South Florida State College is a component unit of the State of Florida. State expenditures of \$95,803 were spent under the Take Stock in Children Program (167-96445-7Q001).

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Charles F. Wicks, C.P.A. (1911 - 1996)  
J. Richard Brown, C.P.A. (1940 - 1997)  
W. Bruce Stratton, C.P.A., (1955-2023)  
Cheryl M. Williams, C.P.A., P.A.  
C. Mark Cox, C.P.A., P.A.  
John W. Davis, C.P.A., P.A.  
Charles P. Cox, C.P.A., P.A.

April D. Cooper, C.P.A.  
Jennifer A. Corbitt, C.P.A.

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

To the Board of Directors of  
South Florida State College Foundation, Inc.

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of South Florida State College Foundation, Inc. (a nonprofit organization), which comprise the statement of financial position as of December 31, 2022, and the related statement of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated May 16, 2023.

### Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered South Florida State College Foundation, Inc.'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 South Florida State College Foundation, Inc.'s internal control. Accordingly, we do not express an opinion on the effectiveness of South Florida College Foundation, Inc.'s internal control.

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

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

Board of Directors (continued)

**Report on Compliance and Other Matters**

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

**Purpose of this Report**

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

*Wicks, Brown, Williams, Co. CPA's LLP*  
Wicks, Brown, Williams & Co., CPA's LLP  
Sebring, Florida

May 16, 2023