

**DAYTONA STATE COLLEGE  
HOUSING CORPORATION**

**A COMPONENT UNIT OF DAYTONA STATE COLLEGE**

**FINANCIAL STATEMENTS**

**JUNE 30, 2025 AND 2024**

**DAYTONA STATE COLLEGE HOUSING CORPORATION**  
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**JUNE 30, 2025 AND 2024**

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## INDEPENDENT AUDITORS' REPORT

To the Board of Directors,  
Daytona State College Housing Corporation:

### **Report on the Audit of the Financial Statements**

#### ***Opinion***

We have audited the financial statements of Daytona State College Housing Corporation (the Corporation), a component unit of Daytona State College (the College), as of and for the years ended June 30, 2025 and 2024, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as of June 30, 2025 and 2024, and the changes in its financial position and its 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 (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Corporation 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.

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

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

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

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our 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 GAAS and GAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAS, 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 Corporation'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 Corporation's ability to continue as a going concern for a reasonable period of time.

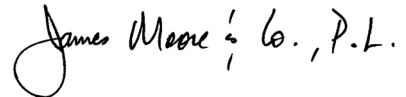
We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

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

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

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

In accordance with *Government Auditing Standards*, we have also issued our report dated August 7, 2025, on our consideration of the Corporation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "James Moore & Co., P.L.". The signature is written in a cursive style with a large initial "J" and a stylized "M".

Daytona Beach, Florida  
August 7, 2025

**DAYTONA STATE COLLEGE HOUSING CORPORATION**  
**(A COMPONENT UNIT OF DAYTONA STATE COLLEGE)**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**JUNE 30, 2025**

Management's discussion and analysis (MD&A) provides an overview of the financial position and activities of the Daytona State College Housing Corporation (the Corporation) for the fiscal years ending June 30, 2025, 2024 and 2023. Management has prepared the financial statements and the discussion and analysis. Responsibility for the completeness and fairness of this information rests with the preparers and we confirm that, to the best of our knowledge and belief, the financial statements are complete and reliable in all material respects.

The Corporation was incorporated on September 19, 2019, as a direct support organization of Daytona State College (the "College") for the purpose of financing, constructing, and operating and maintaining a student housing facility at the College's main campus in Daytona Beach, Florida. As of June 30, 2022, the residence hall was completed and capitalized.

**Financial Highlights**

The Corporation's current assets were \$1,865,804 in fiscal year 2025, \$1,543,140 in fiscal year 2024, and \$2,576,624 in fiscal year 2023. The increase of \$322,664 in 2025 was due to an increase in cash which fluctuates based on the timing of expenditures and cash receipts. The decrease of \$1,033,484 in 2024 was primarily due to the design costs incurred for the planning of an additional student housing facility.

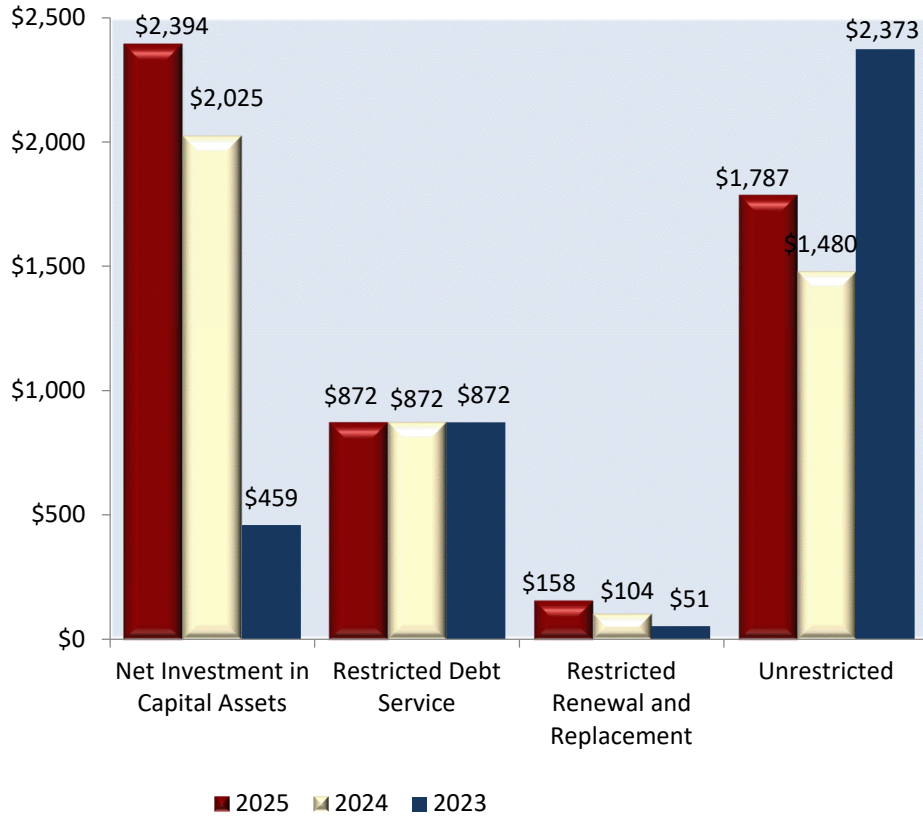
The Corporation's noncurrent assets were \$14,865,537 in fiscal year 2025, \$15,025,290 in fiscal year 2024, and \$13,909,460 in fiscal year 2023. This represents a decrease of \$159,753 in fiscal year 2025, primarily due to the depreciation taken for the student housing facility. The increase of \$1,115,830 in fiscal year 2024, was primarily due to the construction in progress recorded for the planning of an additional housing facility.

The Corporation's current liabilities were \$676,734 in fiscal year 2025, \$646,613 in fiscal year 2024, and \$759,014 in fiscal year 2023. Current liabilities in fiscal year 2025 primarily consisted of the current portion of the bank loan. Noncurrent liabilities were \$10,843,144 in fiscal year 2025, \$11,441,074 in fiscal year 2024, and \$11,971,575 in fiscal year 2023. Noncurrent liabilities in fiscal year 2025 primarily represent the noncurrent portion of the outstanding bank loan initially obtained to help finance the construction of the facility.

The Corporation's total net position is \$5,211,463 as of June 30, 2025, \$4,480,743 as of June 30, 2024, and \$3,755,495 as of June 30, 2023. In fiscal year 2025, net position increased by \$730,720 or 16.3% over 2024. In fiscal year 2024, net position increased by \$725,248 or 19.3% over 2023. Net position includes restricted funds to be used for debt service, a renewal and replacement fund, the Corporation's net investment in capital assets and unrestricted funds.

The net position section of the Statement of Net Position represents funds available to meet the Corporation’s ongoing purpose of operating and maintaining a student housing facility for students enrolled at the College. The Corporation’s comparative total net position by category for the fiscal years ended June 30, 2025, 2024, and 2023 is shown in the following graph:

**Net Position  
(In Thousands)**



**Condensed Statement of Net Position at June 30 (In  
Thousands)**

	<u>2025</u>	<u>2024</u>	<u>2023</u>
<b>Assets:</b>			
Current Assets	\$ 1,866	\$ 1,543	\$ 2,577
Capital Assets, Net	14,865	15,025	13,909
<b>Total Assets</b>	<u>16,731</u>	<u>16,568</u>	<u>16,486</u>
<b>Liabilities:</b>			
Current Liabilities	677	646	759
Noncurrent Liabilities	10,843	11,441	11,972
<b>Total Liabilities</b>	<u>11,520</u>	<u>12,087</u>	<u>12,731</u>
<b>Net Position:</b>			
Net Investment in Capital Assets	2,394	2,025	459
Restricted Expendable			
Renewal and Replacement	158	104	51
Restricted Debt Service	872	872	872
Unrestricted	1,787	1,480	2,373
<b>Total Net Position</b>	<u>\$ 5,211</u>	<u>\$ 4,481</u>	<u>\$ 3,755</u>

**The Statement of Revenues, Expenses, and Changes in Net Position**

The statement of revenues, expenses, and changes in net position presents the Corporation's revenue and expense activity, categorized as operating and nonoperating. Revenues and expenses are recognized when earned or incurred, regardless of when cash is received or paid.

The following summarizes the Corporation's activity for the 2024-25, 2023-24 and 2022-23 fiscal years:

**Condensed Statement of Revenues, Expenses, and Changes in Net Position For  
the Fiscal Years  
(In Thousands)**

	<u>2025</u>	<u>2024</u>	<u>2023</u>
Operating Revenues	\$ 1,787	\$ 1,705	\$ 1,569
Less, Operating Expenses	821	751	789
<b>Operating Income (Loss)</b>	966	954	780
Net Nonoperating Revenues (Expenses)	(236)	(228)	(279)
<b>Net Increase(Decrease) in Net Position</b>	730	726	501
Net Position, Beginning of Year	4,481	3,755	3,254
<b>Net Position, End of Year</b>	<u>\$ 5,211</u>	<u>\$ 4,481</u>	<u>\$ 3,755</u>

## **Debt Administration**

On March 12, 2021, the Corporation obtained a bank loan in the amount of \$12.8 million. The proceeds of the loan were used to finance the design and construction of a 252-bed student housing facility, fund a debt service reserve fund, and fund cost of issuance. Construction of the facility was completed in June 2022. Principal payments for the loan began in fiscal year 2022- 23.

As of June 30, 2025, the College had \$11.4 million in outstanding loans payable representing a decrease of \$570,107 or 4.76%, from the prior fiscal year. The following table summarizes the outstanding long-term debt by type for the fiscal years ended June 30:

### **Long-Term Debt, at June 30: (In Thousands)**

	<b>2025</b>	<b>2024</b>	<b>2023</b>
Loans Payable	\$ 11,401	\$ 11,972	\$ 12,527
<b>Total</b>	<b>\$ 11,401</b>	<b>\$ 11,972</b>	<b>\$ 12,527</b>

## **REQUEST FOR INFORMATION**

Questions concerning information provided in the Management’s Discussion and Analysis, Financial Statements and notes, thereto, or requests for additional financial information should be addressed to Martin Cass, Vice President of Finance/CFO, Daytona State College, Post Office Box 2811, Daytona Beach, Florida 32120-2811.

**DAYTONA STATE COLLEGE HOUSING CORPORATION**  
**(A DIRECT SUPPORT ORGANIZATION)**  
**STATEMENTS OF NET POSITION**  
**JUNE 30, 2025 AND 2024**

	<b>2025</b>	<b>2024</b>
<b><u>ASSETS</u></b>		
<b>Current assets</b>		
Cash	\$ 290,954	\$ 34,879
Investments	1,512,966	1,444,429
Prepays	17,131	16,445
Accounts receivable, net	35,724	32,762
Interest receivable	2,059	4,778
Due from Daytona State College	6,970	9,847
Total current assets	1,865,804	1,543,140
<b>Noncurrent assets</b>		
Restricted cash	1,030,238	975,920
Capital assets being depreciated/amortized, net	13,835,299	14,049,370
Total noncurrent assets	14,865,537	15,025,290
<b>Total assets</b>	<b>\$ 16,731,341</b>	<b>\$ 16,568,430</b>
<b><u>LIABILITIES AND NET POSITION</u></b>		
<b>Current liabilities</b>		
Accounts payable	\$ 17,320	\$ 2,250
Due to Daytona State College	14,434	29,837
Unearned revenue	47,051	31,352
Loan payable - current portion	584,795	570,107
Subscription liability - current portion	13,134	13,067
Total current liabilities	676,734	646,613
<b>Noncurrent liabilities</b>		
Loan payable, less current portion	10,816,673	11,401,468
Subscription liability, less current portion	26,471	39,606
Total noncurrent liabilities	10,843,144	11,441,074
Total liabilities	11,519,878	12,087,687
<b>Net position</b>		
Net investment in capital assets	2,394,226	2,025,122
Restricted for:		
Renewal and replacement	157,854	103,536
Debt service	872,384	872,384
Unrestricted	1,786,999	1,479,701
Total net position	5,211,463	4,480,743
<b>Total liabilities and net position</b>	<b>\$ 16,731,341</b>	<b>\$ 16,568,430</b>

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

**DAYTONA STATE COLLEGE HOUSING CORPORATION**  
**(A DIRECT SUPPORT ORGANIZATION)**  
**STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
**FOR THE YEARS ENDED JUNE 30, 2025 AND 2024**

	<b>2025</b>	<b>2024</b>
<b>Revenues</b>		
Operating revenues:		
Student housing fees, net	\$ 1,682,991	\$ 1,631,336
Camp fees	68,466	42,086
Application fees	25,050	20,575
Other services and fees	11,238	10,926
Total operating revenues	1,787,745	1,704,923
<b>Expenses</b>		
Operating expenses:		
Personnel	137,608	113,210
Repairs & maintenance	78,015	37,483
Utilities	111,781	126,750
General and administrative	161,844	146,415
Depreciation/amortization	331,535	327,617
Total operating expenses	820,783	751,475
<b>Operating income (loss)</b>	966,962	953,448
<b>Nonoperating revenue (expense)</b>		
Investment income (loss)	67,188	88,966
Interest expense	(303,430)	(317,166)
Total nonoperating revenue (expense)	(236,242)	(228,200)
<b>Change in net position</b>	730,720	725,248
<b>Net position, beginning of year</b>	4,480,743	3,755,495
<b>Net position, end of year</b>	\$ 5,211,463	\$ 4,480,743

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

**DAYTONA STATE COLLEGE HOUSING CORPORATION**  
**(A DIRECT SUPPORT ORGANIZATION)**  
**STATEMENTS OF CASH FLOWS**  
**FOR THE YEARS ENDED JUNE 30, 2025 AND 2024**

	<b>2025</b>	<b>2024</b>
<b>Cash flows from operating activities</b>		
Cash received from students	\$ 1,803,359	\$ 1,771,255
Cash paid to Daytona State College for vendors and suppliers	(490,267)	(575,944)
Net cash provided by (used in) operating activities	1,313,092	1,195,311
<b>Cash flows from capital and related financing activities</b>		
Acquisition and construction of capital assets	(117,464)	(1,325,038)
Subscription payments	(13,068)	(13,000)
Principal paid on capital debt	(570,107)	(555,788)
Interest paid on capital debt	(303,430)	(317,166)
Net cash provided by (used in) capital related and financing activities	(1,004,069)	(2,210,992)
<b>Cash flows from investing activities</b>		
Cash received for interest and dividends	62,000	43,357
Purchases of investments	(60,630)	(41,421)
Net cash provided by (used in) investing activities	1,370	1,936
<b>Net increase (decreases) in cash and cash equivalents</b>	310,393	(1,013,745)
<b>Cash and cash equivalents, beginning of year</b>	1,010,799	2,024,544
<b>Cash and cash equivalents, end of year</b>	\$ 1,321,192	\$ 1,010,799
<b>Shown on the statement of net position as:</b>		
Cash	\$ 290,954	\$ 34,879
Restricted cash	1,030,238	975,920
Total cash and cash equivalents	\$ 1,321,192	\$ 1,010,799
<b>Reconciliation of operating income (loss) to net cash provided by (used in) operating activities</b>		
Operating income (loss)	\$ 966,962	\$ 953,448
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:		
Depreciation and amortization	331,535	327,617
Bad debt	29,852	14,016
Decrease (increase) in certain assets:		
Accounts receivable	(32,814)	3,648
Prepays	(686)	(16,445)
Due from Daytona State College	2,877	52,814
Increase (decrease) in certain liabilities:		
Accounts payable	15,070	250
Unearned revenue	15,699	(4,146)
Due to Daytona State College	(15,403)	(135,891)
Net cash provided by (used in) operating activities	\$ 1,313,092	\$ 1,195,311
<b>Supplemental disclosure of non-cash investing and financing activities</b>		
Subscription asset obtained in exchange for liability	\$ -	\$ 65,673

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

**DAYTONA STATE COLLEGE HOUSING CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025 AND 2024**

(1) **Summary of Significant Accounting Policies:**

(a) **Nature of organization**—Daytona State College Housing Corporation (the Corporation) was incorporated on September 20, 2019, as a direct support organization as provided for in Section 1004.70, Florida Statutes, and is considered a discrete component unit of Daytona State College (the College). The Corporation’s principal function is to organize and operate student housing for the benefit of the College. The Corporation is a not-for-profit corporation as described in Section 501(c)(3) of the Internal Revenue Code (the IRC) and is exempt from federal and state income taxes pursuant to Section 509(a) of the IRC.

The Corporation is governed by a three-member board. The board members are appointed by the College’s board of trustees.

The Corporation is a direct support organization and component unit of the College. These financial statements include all funds and departments controlled by the Corporation.

(b) **Measurement focus, basis of accounting, and financial statement presentation**—The financial statements of the Corporation have been prepared in accordance with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the standard-setting body for governmental accounting and financial reporting. As such, the Financing Corporation presents only the statements required of enterprise funds, which include the Statements of Net Position, Statements of Revenues, Expenses and Changes in Net Position, and Statements of Cash Flows.

For financial reporting purposes, the Corporation is considered a special-purpose government engaged only in business-type activities. Accordingly, the Corporation prepares its financial statements using the economic resources measurement focus and the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America for proprietary funds, which is similar to those for private business enterprises. Accordingly, revenues are recorded when earned and expenses are recorded when incurred.

(c) **Net Position**—The net position of the Corporation is reported in three categories as follows:

- *Net investment in capital assets* consist of capital assets net of accumulated depreciation reduced by outstanding balances of any debt that is attributable to those capital assets.
- *Restricted net position* represents net position that is restricted by constraints placed on the use of resources either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through enabling legislation. The Corporation has restricted net positions for debt service and renewal and replacement funding.
- *Unrestricted net position* represents funds that are available without restriction for carrying out the Corporation’s objectives.

(d) **Cash and cash equivalents**—The Corporation considers all unrestricted, highly liquid investments with a maturity of three months or less to be cash equivalents. Restricted cash represents amounts restricted for debt service and renewal and replacement funding.

**DAYTONA STATE COLLEGE HOUSING CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025 AND 2024**

(1) **Summary of Significant Accounting Policies:** (Continued)

(e) **Accounts receivable**—Accounts receivable represents amounts invoiced for housing fees that remain unpaid at year-end. The allowance for doubtful accounts is based on an evaluation of the periodic aging of outstanding account balances. Accounts receivable is reported net of an allowance for uncollectible accounts of \$56,598 and \$26,746, at June 30, 2025 and 2024, respectively.

(f) **Operating activities**—Operating revenues and expenses represent ongoing activities of the Corporation, as well as ongoing activities which are in support of the Corporation’s student housing for the benefit of the College. Operating activities relate to the Corporation’s purpose, organize and operate student housing for the benefit of the College, and to proceed with planning for the necessary sale of the current housing. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

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

(h) **Investments and investment income**—The Corporation states certain investments at their fair value if the investment has a readily determinable market value. Investments received as gifts are recorded at their fair market or appraised value as of the date of the gift.

(i) **Subscription-Based Information Technology Agreements (SBITAs)**—The Corporation has entered into an agreement to use a housing operations software system. The Corporation recognizes intangible right-to-use (RTU) assets (subscription assets) and corresponding liabilities for all SBITAs that are not considered short-term. RTU assets represent the Corporation’s right to use an underlying intangible asset for the agreement term and liabilities represent the Corporation’s obligation to make payments arising from the SBITA. RTU assets and liabilities are recognized at the agreement commencement date based on the present value of payments over the SBITA term.

*Basis of classification* – SBITAs where the maximum possible agreement term(s) is non-cancelable by both parties, and more than 12 months are not considered short term.

*Discount Rate* – Unless explicitly stated in the agreement, known by the Corporation, or the Corporation is able to determine the rate implicit within the agreement, the discount rate used to calculate SBITA right-to-use assets will be the Corporation’s incremental borrowing rate (IBR) for the fiscal year in which the agreement commenced.

The Corporation’s SBITA does not contain any material residual value guarantees or material restrictive covenants.

(j) **Capital assets**—Capital assets purchased or acquired with an original cost of \$5,000 or more are reported at historical cost or estimated historical cost. Contributed assets are reported at fair market value as of the date received. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance is expensed as incurred. Depreciation on all assets is provided on the straight-line basis over the estimated useful lives of the assets, which range from five years for most equipment to forty years for buildings. Subscription assets are amortized over the life of the associated contract.

**DAYTONA STATE COLLEGE HOUSING CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025 AND 2024**

(1) **Summary of Significant Accounting Policies:** (Continued)

(k) **Unearned revenue**—Unearned revenue includes housing fees for services that have not been provided as of year-end.

(l) **Long-term obligations**—Long-term debt obligations are reported as liabilities, net of any outstanding premiums and discounts. Debt issuance costs are expensed when paid.

(m) **Net position flow assumption**—Sometimes the Corporation will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to determine amounts reported as restricted and unrestricted net position, it is the Corporation's policy to consider restricted net position to have been used before unrestricted net position is applied.

(n) **Reclassification**—Certain line items on the prior year statement of revenues, expenses, and changes in net position were reclassified to conform to the current year's presentation. There was no impact on net position.

(2) **Deposits and Investments:**

(a) **Custodial credit risk - deposits**—Deposits include cash on hand and amounts held in the Corporation's demand accounts. At June 30, 2025 and 2024, the carrying amount of the Corporation's deposits were \$1,321,192 and \$1,010,799, respectively, of which \$1,071,192 and \$760,799 were above Federal Deposit Insurance Corporation (FDIC) limits.

Each demand account is insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000. Any balance in excess of FDIC insurance is covered by collateral held by the Corporation's custodial bank, which is pledged to a state trust fund that provide security in accordance with Florida Security for Public Deposits Act, Chapter 280, Florida Statutes.

The Florida Security for Public Deposits Act (the Act) established guidelines for qualification and participation by banks and savings associations, procedures for the administration of the collateral requirements and characteristics of eligible collateral. Under the Act, the qualified public depository must pledge at least 50 percent of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance. Additional collateral, up to a maximum of 125 percent, may be required, if deemed necessary under the conditions set forth in the Act.

Obligations pledged to secure deposits must be delivered to the State Treasurer or, with the approval of the State Treasurer, to a bank, savings association, or trust company provided a power of attorney is delivered to the Treasurer. Under the Act, the pool may assess participating financial institutions on a pro rata basis to fund any shortfall in the event of the failure of a member institution.

**DAYTONA STATE COLLEGE HOUSING CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025 AND 2024**

(2) **Deposits and Investments:** (Continued)

(b) **Interest rate risk**—Interest rate risk is the risk that changes in interest rates will adversely affect the fair market value of an investment. The Corporation’s policy for managing its exposure for changes in interest rate is through maintaining diversification of its investments and investment maturity dates to minimize the impact of downturns in the market.

(c) **Credit risk**—Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations.

(d) **Concentration risk**—The Corporation’s investment policy discourages more than five percent of the portfolio’s total assets taken at current value be invested in the securities of one issuer, other than the United States of America, its agencies or instrumentalities. The policy further discourages more than forty percent of the portfolio’s assets to be invested in the securities of the companies in any one industry.

(e) **Fair value measurements**—The Corporation categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the inputs used in valuation and gives the highest priority to quoted prices in active markets and requires that observable inputs be used in the valuations when available. The disclosure of fair value estimates in the hierarchy is based on whether the significant inputs into the valuation are observable. In determining the level of the hierarchy in which the estimate is disclosed, the highest level, Level 1, is given to unadjusted quoted prices in active markets and the lowest level, Level 3, to unobservable inputs that reflect the Corporation’s significant market assumptions. The three levels of the fair value hierarchy are as follows:

Level 1 – Valuations based on unadjusted quoted market prices for identical assets or liabilities in active markets that the Corporation has the ability to access.

Level 2 – Valuations based on pricing inputs that are other than quoted prices in active markets, which are either directly or indirectly observable.

Level 3 – Valuations are derived from other valuation methodologies, including pricing models, discounted cash flow models, and similar techniques. Level 3 valuations incorporate certain assumptions and projections that are not observable in the market and require significant professional judgment in determining the fair value assigned to such assets and liabilities. Level 3 investments primarily comprise alternative investments that do not have a liquid market at the balance sheet date. Inputs used for Level 3 may include the original transaction price, recent transactions in the same or similar market, completed or pending third party transactions in the underlying investment or comparable issuers, and subsequent rounds of financing. When observable prices are not available, these investments are valued using one or more valuation techniques described below:

Market Approach: This approach uses prices and other relevant information generated by market transactions involving identical or comparable assets or liabilities.

Income Approach: This approach determines a valuation by discounting cash flows.

Cost Approach: This approach is based on the principle of substitution and the concept that a market participant would not pay more than the amount that would currently be required to replace the asset.

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(2) **Deposits and Investments:** (Continued)

Although a secondary market exists for these investments, it is not active and individual transactions are typically not observable. When transactions do occur in this limited secondary market, they may occur at discounts to the reported net asset value (NAV).

The fair value hierarchy requires the use of observable market data when available. Assets and liabilities are classified in their entirety based on the lowest level of input that is significant to the fair value measurements. The classification of assets and liabilities in the fair value hierarchy is not necessarily an indication of the risks or liquidity but is based on the observability of the valuation inputs.

The Corporation has the following recurring fair value measurements as of June 30, 2025 and 2024:

- (a) *Special Purpose Investment Account (SPIA)* – Valued based on the ownership of a share of a pool, not the underlying securities. Pooled investments with the State Treasury are not registered with the Securities and Exchange Commission. Oversight of the pooled investments with the State Treasury is provided by the Treasury Investment Committee per Section 17.575, Florida Statutes. Participants contribute to the Treasury Pool on a dollar basis. The State Treasury SPIA investment pool carried a credit rating of AA-f by Standard & Poor’s and the effective duration was 3.33 and 3.23 years at June 30, 2025 and 2024, respectively. These funds are commingled, and a fair value of the pool is determined from the individual values of the securities. The fair value of the securities is summed, and a total pool fair value is determined. A fair value factor is calculated by dividing the pool’s total fair value by the pool participants’ total cash balances. The fair value factor is the ratio used to determine the fair value of an individual participant’s pool balance. The fair value factor was 1.0030 and 0.9958 as of June 30, 2025 and 2024, respectively.
- (b) *The Florida Public Assets for Liquidity Management (Florida PALM)* – An external investment pool that meets all of the necessary criteria to elect to measure its investments at amortized cost. Therefore, the investment in Florida PALM is reported at amortized cost. The fair value of the position in the pool is equal to the value of the pool shares. As of June 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value. The weighted average maturity of the fund was 44 days and the rating by S&P Global Ratings was AAA.

<u>Description</u>	<u>Average Maturities</u>	<u>Fair Value Level</u>	<u>Average Credit Rating (S&amp;P)</u>	<u>2025</u>	<u>2024</u>
Cash and cash equivalents	N/A	N/A	N/A	\$ 1,321,192	\$ 1,010,799
SPIA	N/A	3	N/A	606,656	1,444,429
FL Palm	44 days	2	AAA	906,310	-
Total				<u>\$ 2,834,158</u>	<u>\$ 2,455,228</u>

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**(3) Capital Assets:**

Capital asset activity for the fiscal year ended June 30, 2025, is as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Capital assets not being depreciated:				
Construction in progress	\$ 1,312,338	\$ 117,464	\$ -	\$ 1,429,802
Total assets not being depreciated	<u>1,312,338</u>	<u>117,464</u>	<u>-</u>	<u>1,429,802</u>
Capital assets being depreciated:				
Building and improvements	13,299,402	-	-	13,299,402
Subscription assets	78,373	-	-	78,373
Total assets being depreciated	<u>13,377,775</u>	<u>-</u>	<u>-</u>	<u>13,377,775</u>
Less accumulated depreciation for:				
Building and improvements	(628,987)	(315,861)	-	(944,848)
Subscription assets	(11,756)	(15,674)	-	(27,430)
Total accumulated depreciation	<u>(640,743)</u>	<u>(331,535)</u>	<u>-</u>	<u>(972,278)</u>
Total capital assets being depreciated, net	<u>12,737,032</u>	<u>(331,535)</u>	<u>-</u>	<u>12,405,497</u>
Business-type activities capital assets, net	<u>\$ 14,049,370</u>	<u>\$ (214,071)</u>	<u>\$ -</u>	<u>\$ 13,835,299</u>

Capital asset activity for the fiscal year ended June 30, 2024, is as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Capital assets not being depreciated:				
Construction in progress	\$ -	\$ 1,312,338	\$ -	\$ 1,312,338
Total assets not being depreciated	<u>-</u>	<u>1,312,338</u>	<u>-</u>	<u>1,312,338</u>
Capital assets being depreciated:				
Building and improvements	13,299,402	-	-	13,299,402
Subscription assets	-	78,373	-	78,373
Total assets being depreciated	<u>13,299,402</u>	<u>78,373</u>	<u>-</u>	<u>13,377,775</u>
Less accumulated depreciation for:				
Building and improvements	(313,126)	(315,861)	-	(628,987)
Subscription assets	-	(11,756)	-	(11,756)
Total accumulated depreciation	<u>(313,126)</u>	<u>(327,617)</u>	<u>-</u>	<u>(640,743)</u>
Total capital assets being depreciated, net	<u>12,986,276</u>	<u>(249,244)</u>	<u>-</u>	<u>12,737,032</u>
Business-type activities capital assets, net	<u>\$ 12,986,276</u>	<u>\$ 1,063,094</u>	<u>\$ -</u>	<u>\$ 14,049,370</u>

Depreciation/amortization expense for the years ended June 30, 2025 and 2024, was \$331,535 and \$327,617, respectively.

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**(4) Long-term Liabilities:**

Long-term liabilities for the fiscal year ended June 30, 2025, is as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
<b>Business-type activities:</b>					
Loan payable	\$ 11,971,575	\$ -	\$ (570,107)	\$ 11,401,468	\$ 584,795
Subscription liability	52,673	-	(13,068)	39,605	13,134
Total long-term liabilities	<u>\$ 12,024,248</u>	<u>\$ -</u>	<u>\$ (583,175)</u>	<u>\$ 11,441,073</u>	<u>\$ 597,929</u>

Long-term liabilities for the fiscal year ended June 30, 2024, is as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
<b>Business-type activities:</b>					
Loan payable	\$ 12,527,363	\$ -	\$ (555,788)	\$ 11,971,575	\$ 570,107
Subscription liability	-	65,673	(13,000)	52,673	13,067
Total long-term liabilities	<u>\$ 12,527,363</u>	<u>\$ 65,673</u>	<u>\$ (568,788)</u>	<u>\$ 12,024,248</u>	<u>\$ 583,174</u>

In March 2021, the Corporation entered into an agreement with JP Morgan Chase for a \$12,800,000 loan for the construction of a student housing building. The semi-annual payments are due June 30 and December 31, with interest payments commencing June 30, 2021, and principal payments commencing June 30, 2023. The loan is collateralized by net revenues. The interest rate on the loan is 2.56% and the loan matures in June 2041. The outstanding balance at June 30, 2025 and 2024, was \$11,401,468 and \$11,971,575, respectively.

Annual debt service requirements to maturity for the loan payable is as follows:

<u>Year Ending June 30,</u>	<u>Business-type Activities</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 584,795	\$ 288,159	\$ 872,954
2027	599,862	273,092	872,954
2028	615,316	257,637	872,953
2029	631,169	241,784	872,953
2030	647,431	225,523	872,954
2031-2035	3,496,121	868,649	4,364,770
2036-2040	3,970,299	394,469	4,364,768
2041-2044	856,475	16,479	872,954
Total	<u>\$ 11,401,468</u>	<u>\$ 2,565,792</u>	<u>\$ 13,967,260</u>

**DAYTONA STATE COLLEGE HOUSING CORPORATION**  
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(4) **Long-term Liabilities:** (Continued)

On September 18, 2023, the Corporation entered into a SBITA for housing software. The Corporation is required to make annual payments. The discount rate applied to the SBITA was 4.46%. The system is amortized over the estimated life of the associated contract. The following is a schedule of future minimum payments for the subscription liability for each of the next four years and in the aggregate:

<b>Year Ending</b> <b>June 30,</b>	<b>Business-type Activities</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2026	\$ 13,134	\$ 1,198	\$ 14,332
2027	13,202	1,846	15,048
2028	13,269	2,530	15,799
Total	\$ 39,605	\$ 5,574	\$ 45,179

(5) **Related Party Transactions:**

The Corporation is defined as a direct support organization by Florida Statute 1004.70, and as such, the Corporation is organized and operating exclusively to provide residential housing for the College. At June 30, 2025 and 2024, the Corporation had payables to the College of \$14,434 and \$29,837, respectively. At June 30, 2025 and 2024, the Corporation had receivables from the college of \$6,970 and \$9,847, respectively.

On March 31, 2021, the Corporation signed a ground lease agreement with the College for the use of land on which the student housing is to be constructed. The term of the lease is \$1 per annum not to exceed 50 years. Upon termination, all improvements and ownership of all personal property shall be transferred to the College.

(6) **Risk Management:**

The Corporation is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets, and errors and omissions. The Corporation is insured through the College, which provides coverage for these risks primarily through the Florida Community College Risk Management Consortium.

**DAYTONA STATE COLLEGE HOUSING CORPORATION**  
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(7) **Recent Accounting Pronouncements:**

The Governmental Accounting Standards Board (GASB) has issued several pronouncements that have effective dates that may impact future financial statements. Listed below are pronouncements with required implementation dates effective for subsequent fiscal years that have not yet been implemented. Management has not currently determined what, if any, impact implementation of the following will have on the Foundation's financial statements:

- (a) GASB issued Statement No. 103, *Financial Reporting Model Improvements*, in April 2024. The objective of GASB 103 is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing an entity's accountability. The provisions in GASB 103 are effective for fiscal years beginning after June 15, 2025.
- (b) GASB issued Statement No. 104, *Disclosure of Certain Capital Assets*, in September 2024. GASB Statement No. 104 requires governments to disclose separate information about specific types of capital assets and establishes criteria for identifying and reporting capital assets held for sale. The objective of GASB 104 is to enhance transparency and improve the usefulness of financial statements for stakeholders by providing more detailed information on these assets. The provisions are effective for fiscal years beginning after June 15, 2025.

**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,  
Daytona State College Housing Corporation:

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 Daytona State College Housing Corporation (the Corporation), a component unit of Daytona State College (the College), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements, and have issued our report thereon dated August 7, 2025.

***Report on Internal Control Over Financial Reporting***

In planning and performing our audit of the financial statements, we considered the Corporation's internal control over financial reporting (internal control) 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 Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of the Corporation's internal control.

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

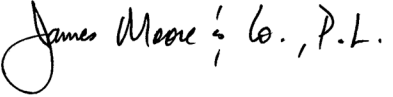
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not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

***Report on Compliance and Other Matters***

As part of obtaining reasonable assurance about whether the Corporation's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the 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 Corporation's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

James Moore & Co., P.L.

Daytona Beach, Florida  
August 7, 2025