

**FAU Finance Corporation**  
**(A Component Unit of Florida Atlantic University)**

Financial Statements  
Years Ended June 30, 2024 and 2023

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## INDEPENDENT AUDITORS' REPORT

To the Board of Directors,  
FAU Finance Corporation:

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

#### ***Opinion***

We have audited the financial statements of the FAU Finance Corporation (the Corporation), a direct-support organization and component unit of Florida Atlantic University, as of and for the years ended June 30, 2024 and 2023, 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, 2024 and 2023, 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***

The Corporation's 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 twelve months beyond the financial statement date, 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.

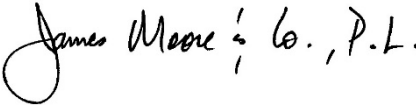
### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that management's discussion and analysis as listed in the table of contents be presented to supplement the basic financial statements. Such information, 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 standard 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 October 17, 2024, on our consideration of the Corporation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the 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.

Gainesville, Florida  
October 17, 2024

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

## MANAGEMENT'S DISCUSSION AND ANALYSIS

The following Management's Discussion and Analysis (MD&A) provides an overview of the financial performance and activities of the FAU Finance Corporation (the "Corporation") for the fiscal years ended June 30, 2024, 2023, and 2022. This MD&A should be read in conjunction with the Corporation's financial statements and accompanying notes.

### OVERVIEW OF THE FINANCIAL STATEMENTS

The Corporation's financial statements consist of three primary statements:

1. **Statement of Net Position:** Presents the Corporation's assets, liabilities, deferred inflows and outflows of resources, and net position.
2. **Statement of Revenues, Expenses, and Changes in Net Position:** Reflects the Corporation's operating and non-operating revenues and expenses, and the changes in net position.
3. **Statement of Cash Flows:** Summarizes the cash inflows and outflows for the fiscal year.

These statements are prepared using the economic resources measurement focus and the accrual basis of accounting, similar to private-sector companies.

### Condensed Statements of Net Position

	<u>2024</u>	<u>2023</u>	<u>2022</u>
Current Assets	\$ 56,482,486	\$ 52,122,218	\$ 48,519,308
Noncurrent Assets	178,903,427	186,992,772	192,563,025
Total Assets	<u>\$ 235,385,913</u>	<u>\$ 239,114,990</u>	<u>\$ 241,082,333</u>
Deferred Outflows of Resources	<u>\$ 5,159,038</u>	<u>\$ 5,511,838</u>	<u>\$ 5,864,639</u>
Current Liabilities	\$ 15,568,789	\$ 18,863,089	\$ 16,605,175
Noncurrent Liabilities	218,258,953	227,084,288	235,599,622
Total Liabilities	<u>\$ 233,827,742</u>	<u>\$ 245,947,377</u>	<u>\$ 252,204,797</u>
Net Position (Deficit)	<u>\$ 6,717,209</u>	<u>\$ (1,320,549)</u>	<u>\$ (5,257,825)</u>

- **Assets:** The Corporation's total assets as of June 30, 2024, were approximately \$235.4 million, compared to \$239.1 million in 2023 and \$241.1 million in 2022. This trend reflects a slight decline in total assets primarily due to depreciation of capital assets and lower restricted investments.
- **Liabilities:** Total liabilities decreased from \$245.9 million in 2023 to \$233.8 million in 2024, driven by scheduled debt repayments. In 2022, liabilities stood at \$252.2 million. The reduction in liabilities is largely attributable to bond repayments and lower amounts due to the University.
- **Net Position:** The Corporation's net position showed improvement, from a deficit of \$1.3 million in 2023 and \$5.3 million in 2022, to a positive net position of \$6.7 million in 2024. The positive change reflects strong revenue generation and prudent cost management.

## MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

### Condensed Statements of Revenues, Expenses, and Changes in Net Position

	<u>2024</u>	<u>2023</u>	<u>2022</u>
Operating Revenues	\$ 39,466,493	\$ 39,994,315	\$ 39,301,422
Operating Expenses	(29,084,213)	(27,478,287)	(22,788,843)
Operating Income (Loss)	<u>10,382,280</u>	<u>12,516,028</u>	<u>16,512,579</u>
Non-operating Income (Loss)	(2,344,522)	(8,578,752)	(9,122,414)
Change in Net Position	<u>\$ 8,037,758</u>	<u>\$ 3,937,276</u>	<u>\$ 7,390,165</u>

- **Revenues:** Total operating revenues were approximately \$39.5 million in 2024, down slightly from \$40.0 million in 2023 but up from \$39.3 million in 2022. The decrease was due to off campus housing revenues not applicable to 2024.
- **Expenses:** Operating expenses increased to approximately \$29.1 million in 2024 from \$27.5 million in 2023 and \$23.8 million in 2022. The primary driver was higher repairs and maintenance costs, which significantly impacted the overall expense profile.
- **Non-operating Activities:** The Corporation recorded net non-operating losses of approximately \$2.3 million in 2024, improving from the losses of \$8.6 million in 2023 and \$9.1 million in 2022, primarily due to reduced interest expense and improved investment performance. Variations in non-operating revenues and expenses are significantly influenced by the timing of transfers of excess athletics revenues back to the University. Pledged athletic revenues that exceed the required debt service payments may be transferred back to the University once those payments are made, and year-to-year fluctuations are affected by the timing of these transfers.

### Condensed Statements of Cash Flows

	<u>2024</u>	<u>2023</u>	<u>2022</u>
Net Cash Flows from Operating Activities	\$ 20,395,326	\$ 23,082,789	\$ 22,617,730
Net Cash Flows from Capital and Related Financing Activities	(16,583,503)	(17,790,650)	(24,370,158)
Net Cash Flows from Noncapital Financing Activities	(3,047,646)	(2,025,480)	(1,442,808)
Net Cash Flows from Investing Activities	4,629,638	(3,271,282)	8,127,777
Net Change in Cash	<u>\$ 5,393,815</u>	<u>\$ (4,623)</u>	<u>\$ 4,932,541</u>

## MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

### Factors Impacting Future Results

Several key factors could impact future financial performance:

- **Housing Revenue:** Continued demand for student housing will play a critical role in maintaining the Corporation's revenue streams.
- **Debt Service:** The Corporation continues to manage its long-term debt, and changes in interest rates or refinancing opportunities may affect future cash flows and financial stability.
- **Operational Costs:** Maintenance of aging infrastructure will likely lead to continued increases in repair and maintenance expenses.

### REQUESTS FOR INFORMATION

Questions concerning information provided in the MD&A, financial statements, and notes thereto, or requests for additional financial information should be addressed to the Vice President for Financial Affairs, FAU Finance Corporation, 777 Glades Road, Boca Raton, Florida 33431.



# FINANCIAL STATEMENTS

**FAU FINANCE CORPORATION  
STATEMENTS OF NET POSITION  
JUNE 30, 2024 AND 2023**

<u>ASSETS</u>	<u>2024</u>	<u>2023</u>
<b>Current assets</b>		
Cash in bank	\$ 17,316,790	\$ 11,922,975
Investments with fiscal agent - restricted	36,148,995	37,791,510
Due from University	2,844,035	2,083,650
Due from FAU Foundation	172,666	324,083
Total current assets	56,482,486	52,122,218
<b>Noncurrent assets</b>		
Investments with fiscal agent - restricted	5,863,785	5,831,413
Capital assets on leased land and right to use lease asset, net	173,039,642	181,161,359
Total noncurrent assets	178,903,427	186,992,772
Total assets	\$ 235,385,913	\$ 239,114,990
<b><u>DEFERRED OUTFLOWS OF RESOURCES</u></b>		
<b>Deferred outflows of resources</b>		
Deferred charge on debt refunding	\$ 5,159,038	\$ 5,511,838
Total deferred outflows of resources	\$ 5,159,038	\$ 5,511,838
<b><u>LIABILITIES</u></b>		
<b>Current liabilities</b>		
Accounts payable	\$ 29,000	\$ 29,599
Interest payable	4,477,956	4,636,619
Due to University	3,108,073	6,562,774
Unearned revenue	343,760	334,097
Bonds payable - due within one year	7,610,000	7,300,000
Total current liabilities	15,568,789	18,863,089
<b>Noncurrent liabilities</b>		
Bonds payable - due in more than one year	196,205,000	203,815,000
Unamortized premiums, net	22,053,953	23,269,288
Total noncurrent liabilities	218,258,953	227,084,288
Total liabilities	\$ 233,827,742	\$ 245,947,377
<b><u>NET POSITION</u></b>		
<b>Net position (deficit)</b>		
Net investment in capital assets	\$ (13,872,714)	\$ (12,295,734)
Restricted for debt service and reserve	10,249,048	9,446,366
Restricted for repair and replacement of capital assets	9,253,371	6,886,613
Unrestricted (deficit)	1,087,504	(5,357,794)
Total net position (deficit)	\$ 6,717,209	\$ (1,320,549)

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

**FAU FINANCE CORPORATION  
STATEMENTS OF REVENUES, EXPENSES,  
AND CHANGES IN NET POSITION  
FOR THE YEARS ENDED JUNE 30, 2024 AND 2023**

	<b>2024</b>	<b>2023</b>
<b>Operating revenues (expenses)</b>		
Housing operations revenues	\$ 39,466,493	\$ 39,994,315
Housing operations expenses	(19,689,458)	(18,381,331)
Depreciation and amortization expense	(9,394,755)	(9,096,956)
Operating income, net	10,382,280	12,516,028
<b>Nonoperating revenues (expenses)</b>		
Gross athletics revenues	6,256,487	5,330,863
Less: Transfer to athletics	(2,056,845)	(4,828,670)
Athletics revenues, net	4,199,642	502,193
Interest income	1,751,782	922,007
Realized and unrealized gains	1,267,713	596,050
Contributions to the University, net	(253,114)	(968,495)
Other nonoperating expenses	(350,000)	(350,000)
Interest expense	(8,960,545)	(9,280,507)
Nonoperating expenses, net	(2,344,522)	(8,578,752)
<b>Change in net position</b>	8,037,758	3,937,276
<b>Net position (deficit), beginning of year</b>	(1,320,549)	(5,257,825)
<b>Net position (deficit), end of year</b>	\$ 6,717,209	\$ (1,320,549)

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

**FAU FINANCE CORPORATION**  
**STATEMENTS OF CASH FLOWS**  
**FOR THE YEARS ENDED JUNE 30, 2024 AND 2023**

	<b>2024</b>	<b>2023</b>
<b>Cash flows from operating activities</b>		
Housing contracts - dormitory fees	\$ 38,749,703	\$ 41,124,030
Cash payments to suppliers	(18,354,377)	(18,041,241)
Net cash provided by operating activities	20,395,326	23,082,789
<b>Cash flows from capital and related financing activities</b>		
Interest paid	(8,254,375)	(8,152,842)
Acquisition of capital assets	(1,641,593)	(4,140,273)
Principal payments on bonds	(5,825,000)	(4,635,000)
Unamortized premiums	(1,215,335)	(1,215,335)
Charge on debt refunding	352,800	352,800
Net cash used in capital and related financing activities	(16,583,503)	(17,790,650)
<b>Cash flows from noncapital financing activities</b>		
Contributions from (to) the University, net	(4,674,941)	901,679
Interest paid	(864,832)	(903,340)
Payment of principal	(1,475,000)	(1,435,000)
Receipt (refunding) of athletic revenues	4,317,127	(238,819)
Payment of other nonoperating expenses	(350,000)	(350,000)
Net cash used in noncapital financing activities	(3,047,646)	(2,025,480)
<b>Cash flows from investing activities</b>		
Proceeds from sales and maturities of investments with fiscal agent - restricted	3,797,435	2,362,862
Purchases of investments with fiscal agent - restricted	(919,580)	(6,512,552)
Interest received	1,751,783	878,408
Net cash provided by (used in) investing activities	4,629,638	(3,271,282)
<b>Net change in cash</b>	5,393,815	(4,623)
<b>Cash, beginning of year</b>	11,922,975	11,927,598
<b>Cash, end of year</b>	\$ 17,316,790	\$ 11,922,975
<b>Reconciliation of net operating income to net cash provided by operating activities</b>		
Net operating income	\$ 10,382,280	\$ 12,516,028
Adjustments to reconcile net operating income to net cash provided by operating activities:		
Depreciation and amortization expense	9,394,755	9,096,956
Lease expense related to right of use asset	368,679	368,679
Loss (gain) on disposal of capital assets	(123)	10,830
(Increase) decrease in assets:		
Accounts receivable	-	44,862
Due from University/Foundation, net	(716,790)	1,884,685
Increase (decrease) in liabilities:		
Accounts payable	(599)	(508,043)
Due to University, net	967,124	(331,208)
Net cash provided by operating activities	\$ 20,395,326	\$ 23,082,789

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

**Note 1. Description and Nature of Organization and Significant Accounting Policies**

On August 12, 2009, the FAU Finance Corporation (the “Corporation”) was incorporated as a not-for-profit organization under the laws of the State of Florida. The Corporation is a direct support organization of Florida Atlantic University (the “University”), a part of the State university system of public universities. The Corporation has been organized to assist the activities and educational purposes of the University by providing finance and investment-related assistance in connection with the acquisition or construction of capital or other University projects, including but not limited to the structuring of debt relating thereto. The governing body of the Corporation is its Board of Directors (the “Board”). The Board is responsible for managing, supervising, and controlling the business, property, affairs, and funds of the Corporation. The Directors of the Corporation are appointed in the following manner – (a) one appointed Director shall be the President of the University or the President's designee; (b) one appointed Director shall be appointed by the chair of the University Board of Trustees; and (c) a minimum of three (3) additional Directors shall be appointed by the President of the University and must be approved by the University’s Board of Trustees. Each Director must have demonstrated outstanding qualities of leadership or managerial ability. The University’s Board of Trustees can unilaterally allow for a decertification of the Corporation and cause for dissolution of the Corporation, resulting in all assets reverting to the University. Consequently, the Corporation meets the criteria for inclusion in the University’s reporting entity as a component unit.

A summary of the Corporation’s significant accounting policies are as follows:

**Basis of presentation:** The Corporation is engaged in a single business-type activity whose operations are primarily supported by user fees and charges. The statements were prepared in accordance with the Government Accounting Standards Board (“GASB”) codification section 2100, which establishes standards for defining and reporting of the financial reporting entity. The Corporation maintains a proprietary fund which reports transactions related to activities similar to those found in the private sector. As such, the Corporation presents only the statements required of enterprise funds, which include the statement of net position, statement of revenues, expenses, and changes in net position, and statement of cash flows.

The Corporation previously adopted GASB Statement No. 63 – *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*. GASB Statement No. 63 requires that the statement of net position report assets plus deferred outflows of resources, liabilities plus deferred inflows of resources and the difference between them as net position/deficit. Net position represents the residual interest in the Corporation’s assets and consists of three sections: net invested in capital assets, restricted net position and unrestricted net position/deficit. The net position component, net invested in capital assets, consists of all capital assets, net of accumulated depreciation, less the outstanding balances of any outstanding debt that is attributable to the acquisition, construction, or improvements of those assets. Net position is reported as restricted when constraints are imposed by third parties or enabling legislation.

**Note 1. Description and Nature of Organization and Significant Accounting Policies (continued)**

The accounting and financial reporting treatments applied to a fund are determined by its measurement focus. The Corporation's financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Under this method, revenue is recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. The Corporation's revenues are generated primarily from operations of the dormitory and stadium facilities.

The Corporation's policy is to use restricted resources first, then unrestricted resources when both are available for use to fund activity.

**Accounting 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, deferred inflows/outflows, 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.

**Income taxes:** The Corporation is exempt from federal income taxes under the provisions of Section 501(c)(3) of the Internal Revenue Code.

**Restricted assets:** Assets required to be segregated by contractual obligations are identified as restricted assets. Restricted assets at June 30, 2024, represent funding required to be segregated by the Series 2012B – Tax-Exempt Capital Improvement Revenue Bonds (Student Housing Project), Series 2017 – Tax-Exempt Capital Improvement Revenue Refunding Bonds (Football Stadium Project), Series 2019A – Tax-Exempt Capital Improvement Refunding Revenue Bonds (Student Housing Project), and Series 2019B – Tax-Exempt Capital Improvement Revenue Bonds (Student Housing Project), Series 2022A – Tax-Exempt Capital Improvement Refunding Revenue Bonds (Student Housing Project) contractual obligations.

**Investments:** Investments consist of money market funds and the State of Florida Special Purpose Investments ("SPIA") accounts. The fair value of the Corporation's position in the SPIA is the same as the value of the pooled shares. 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 0.9958 and 0.9667 as of June 30, 2024 and 2023, respectively. SPIA funds are combined with State funds and invested as part of the Treasury Investment Pool in various short-term liquid investments and fixed income securities. The funds can be withdrawn at any time.

**Right to use lease asset:** In 2010, the Corporation prepaid to the University the sum of \$12,000,000 which represents the total sum for the ground rent of a facility site located on the Boca Raton campus of the University on which student housing facilities and related surface parking was constructed. The lease also provided the Corporation with a leasehold interest in certain existing student dormitory housing facilities on the Boca Raton campus of the University. The original term of the land lease balance was amortized on a straight-line basis over 30 years. In 2019, the Corporation issued new underlying debt for a longer period modifying the term of the lease. The prepaid lease balance was amortized on a straight-line basis over the remaining 30 years in conjunction with the new debt. The right to use lease asset is included with capital assets on the statements of net position and totaled \$6,666,939 and \$7,035,617 at June 30, 2024 and 2023, respectively.

**Note 1. Description and Nature of Organization and Significant Accounting Policies (continued)**

**Capital assets:** Capital assets, which include property, plant, and equipment assets, are reported in the statement of net position. The Corporation capitalizes all capital assets with a cost in excess of a \$5,000 threshold and an estimated life greater than one year. Capital assets are recorded at historical cost or estimated historical cost if actual historical cost is not available.

Depreciation on buildings and improvements, furniture, fixtures, and equipment are computed on the straight-line basis over the lesser of the useful life of the asset or the land lease term. Depreciation of buildings and improvements, furniture, fixtures, and equipment is being computed over useful lives ranging from 7 to 30 years.

**Construction in progress:** Construction in progress is stated at cost and includes costs related to construction and capital projects on the University dormitories.

**Deferred outflows/inflows of resources:** In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and will not be recognized as an outflow of resources (expense/expenditure) until then. The Corporation has one item that qualifies for reporting in this category. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time. The Corporation does not have any items that qualify for reporting in this category.

**Unearned revenue:** Unearned revenue consists of cash collected in advance for services that have not yet been provided. Stadium ticket revenues collected in advance are unearned until the relevant football season has commenced, and revenue is recognized over that period.

**Bond premium:** Bond premiums are amortized using the effective interest method over the life of the related bond.

**Expenses:** Operating expenses are those costs incurred for the day-to-day operation of the Corporation. All other expenses, including contributions made to the University, are reported as non-operating expenses.

**Note 1. Description and Nature of Organization and Significant Accounting Policies (continued)**

Operating expenses as reported on the statement of revenues, expenses and changes in net position are comprised of the following categories of expenses:

Category	2024	2023
Salaries and benefits	\$ 8,226,026	\$ 7,651,303
Utilities	2,862,262	3,001,033
Repairs and maintenance	4,240,281	1,993,127
Communications	774,404	637,661
Supplies	373,497	630,670
Other operating costs	3,212,988	4,467,537
Total	\$ 19,689,458	\$ 18,381,331

**Operating revenues:** Housing contract dormitory revenues are recognized in the period in which housing is provided to students.

**Nonoperating revenues:** In general, athletic fees are recognized in the period in which goods/services are provided and when seating is made accessible for stadium facility events. Contributions from the University, including capital contributions, are recognized as revenues when eligibility requirements are met. Interest income and related gains (losses) are recognized in the period earned.

**Prior period adjustment:** Certain beginning net position balances have been restated to properly present right to use lease assets. Specifically, the net investment in capital assets at June 30, 2023, was increased by \$7,035,618 and unrestricted net position decreased by the same amount. These reclassifications had no effect on previously reported total net position or changes in net position.

Component of Net Position (Deficit)	6/30/2023 as Previously Stated	Adjustment	6/30/2023 as Restated
Net investment in capital assets	\$ (19,331,352)	\$ 7,035,618	\$ (12,295,734)
Restricted for debt service and reserve	9,446,366	-	9,446,366
Restricted for repair and replacement of capital assets	6,886,613	-	6,886,613
Unrestricted (deficit)	1,677,824	(7,035,618)	(5,357,794)
Total net position (deficit)	\$ (1,320,549)	\$ -	\$ (1,320,549)



**Note 2. Cash and Investments**

**Investments:** The Corporation is authorized to invest in State of Florida Special Purpose Investment Accounts (SPIA), U.S. Treasury Bills, Notes, Bonds and Strips and other obligations whose principal interest is fully guaranteed by the United States of America or any of its agencies or instrumentalities, Government Sponsored Enterprises, Asset-Backed Securities rated “AAA” by either S&P or Moody’s, Money Market Instruments rated “A1/P”, Corporate Notes rated single A or higher, Money Market Funds registered with the Securities and Exchange Commission (SEC) or other investments authorized by the Corporation’s Board of Directors.

SPIA pooled investments with the State Treasury are not registered with the SEC. Oversight of the pooled investments with the State Treasury is provided by the Treasury Investment Committee per Section 17.575, Florida Statutes. The authorized investment types are set forth in Section 17.575, Florida Statutes. SPIA pooled investments are recorded at fair value based on net asset value of the pool, which is consistent with the treatment of “2a-7 like” pool.

The Corporation categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets, Level 2 inputs are significant other observable inputs, and Level 3 inputs are significant unobservable inputs.

A significant portion of all the Corporation’s recurring fair value measurements as of June 30, 2024 and 2023, are valued based on the Corporation’s share of the pool (Level 3 inputs). The remaining amounts are money market funds for the year ended June 30, 2024 and 2023, which are measured at amortized cost.

Cash and investments with fiscal agent are amounts restricted by debt agreements and are held in the following accounts at June 30, 2024 and 2023:

Account	Current	Noncurrent	6/30/2024 Total
Construction Fund	\$ 155	\$ 3,357,560	\$ 3,357,715
Revenue Fund	77,697	-	77,697
Debt Service Fund	12,220,780	-	12,220,780
Reserve Fund	-	2,506,225	2,506,225
Repair and Replacement	5,892,708	-	5,892,708
Surplus Fund*	17,957,465	-	17,957,465
Athletic Fee	190	-	190
Total	\$ 36,148,995	\$ 5,863,785	\$ 42,012,780

**FAU Finance Corporation**  
**Notes to Financial Statements**  
**June 30, 2024 and 2023**

**Note 2. Cash and Investment (continued)**

Account	Current	Noncurrent	6/30/2023 Total
Construction Fund	\$ 147	\$ 3,465,357	\$ 3,465,504
Revenue Fund	28,348	-	28,348
Debt Service Fund	11,716,928	-	11,716,928
Reserve Fund	-	2,366,056	2,366,056
Repair and Replacement	5,322,561	-	5,322,561
Surplus Fund*	20,723,473	-	20,723,473
Athletic Fee	53	-	53
<b>Total</b>	<b>\$ 37,791,510</b>	<b>\$ 5,831,413</b>	<b>\$ 43,622,923</b>

\* The Corporation segregates funds from the Surplus Fund for housing repair purposes in addition to debt agreement restrictions on repair and replacement funds. The balance internally restricted for Housing Repair purposes was \$3,360,663 and \$1,564,051 for fiscal years 2024 and 2023, respectively.

**Interest rate risk:** Interest rate risk is the risk that changes in the market interest rate will adversely affect the fair value of an investment. The Corporation's investment policy does have a provision which limits investment maturity as a mean of managing exposure to fair value losses arising from increasing interest rates. Information about the sensitivity of the fair value of the Corporation's investments and market interest rate fluctuations is provided by the following table that shows the distribution of the Corporation's investments by effective duration at June 30, 2024 and 2023:

Investment Type	2024 Fair Value	2024 Effective (in Years)	2023 Fair Value	2023 Effective (in Years)
State of Florida Special Purpose Account (SPIA)	\$ 40,125,352	3.23	\$ 41,773,027	3.02
Total investments measured at fair value	\$ 40,125,352		\$ 41,773,027	
Money market funds	\$ 1,887,428	N/A	\$ 1,849,896	N/A
Total investments measured at cost	\$ 1,887,428		\$ 1,849,896	
Total investments	\$ 42,012,780		\$ 43,622,923	

**Note 2. Cash and Investment (continued)**

**Credit risk:** Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The Corporation's investment policy limits credit risk by requiring all fixed-income securities to be rated as AAA or better. As a SPIA participant, the Corporation invests in the Florida Treasury Investment Pool. The Florida Treasury Pool is rated AA-f as of June 30, 2024 and 2023.

**Foreign currency risk:** State law and investment policy do not authorize the Treasury Investment Pool to purchase investments in foreign currencies; therefore, the Treasury Investment Pool is not exposed to foreign currency risk.

**Custodial credit risk:** Custodial credit risk for deposits is the risk that in the event of the failure of a depository financial institution, an entity will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. It is the Corporation's policy to require that time deposits in excess of FDIC insurable limits be secured by collateral or private insurance to protect public deposits in a single financial institution if it were to default. Under Florida statutes, Chapter 280, Florida Security for Public Deposits Act, the State Treasurer requires all qualified public depositories to deposit with the Treasurer or another banking institution eligible collateral. Eligible collateral is dependent upon the depository institution's financial history and its compliance with Florida Statutes, Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (for example, a broker-dealer) to a transaction, an entity will not be able to recover the value of its investments or collateral securities that are in the possession of another party. Consistent with the Corporation's investment policy, the investments are held by the Corporation's custodial institution and registered in the Corporation's name. Investments in the State of Florida Special Purpose Investment funds are not subject to custodial credit risk.

**Note 3. Capital Assets, on Leased Land and Right to Use Lease Asset**

The following is a summary of changes in capital asset balances for the years ended June 30, 2024 and 2023:

**FAU Finance Corporation**  
**Notes to Financial Statements**  
**June 30, 2024 and 2023**

**Note 3. Capital Assets, on Leased Land and Right to Use Lease Asset (continued)**

Description of Asset	7/1/2023 Beginning Balance	Additions	Deletions/ Transfers	6/30/2024 Ending Balance
Construction in progress	\$ 1,529,118	\$ 130,576	\$ (1,536,857)	\$ 122,837
Building and improvements	240,450,481	385,112	1,536,857	242,372,450
Furniture, fixtures and equipment	1,916,847	1,126,028	(5,043)	3,037,832
Right to use lease asset	7,035,617	-	(368,678)	6,666,939
Total capital assets	250,932,063	1,641,716	(373,721)	252,200,058
Less accumulated depreciation and amortization	(69,770,704)	(9,394,755)	5,043	(79,160,416)
Capital assets, on leased land, net	\$ 181,161,359	\$ (7,753,039)	\$ (368,678)	\$ 173,039,642
Description of Asset	7/1/2022 Beginning Balance	Additions	Deletions/ Transfers	6/30/2023 Ending Balance
Construction in progress	\$ 16,269	\$ 2,850,903	\$ (1,338,054)	\$ 1,529,118
Building and improvements	238,042,654	2,407,827	-	240,450,481
Furniture, fixtures and equipment	1,727,223	219,595	(29,971)	1,916,847
Right to use lease asset	7,404,296	-	(368,679)	7,035,617
Total capital assets	247,190,442	5,478,325	(1,736,704)	250,932,063
Less accumulated depreciation and amortization	(60,692,889)	(9,096,956)	19,141	(69,770,704)
Capital assets, on leased land, net	\$ 186,497,553	\$ (3,618,631)	\$ (1,717,563)	\$ 181,161,359

In August 2021, construction of two new student housing facilities at the Boca and Jupiter campuses was completed and the assets were capitalized.

**Lease:** The Corporation leases land under a non-cancelable lease agreement dated March 4, 2010 with Florida Atlantic University with terms extending through July 2039. The lease was prepaid in March 2010 by the Corporation to Florida Atlantic University for the sum of \$12,000,000 which represents the total sum for the ground lease of the facility site located on the Boca Raton campus of the University upon which the Corporation constructed student housing facilities and related surface parking. The lease is being amortized to lease expense over the life of the lease. The total lease expense which was included in operating expenses for the years ended June 30, 2024 and 2023, was \$368,678 and \$368,679, respectively.

#### **Note 4. Bonds Payable**

##### Series 2012B – Tax-Exempt Capital Improvement Revenue Bonds (Innovation Village)

The Series 2012B – Capital Improvement Revenue Bonds (Student Housing Project) in the amount of \$3,440,000 were issued in November 2012. The bonds mature beginning in July 2013 through 2025, with an interest rate of 2.17% to 2.64%.

Interest is paid semiannually on each January 1 and July 1. Principal on the debt is paid annually commencing July 2013 through July 2025.

##### Series 2017 – Tax-Exempt Capital Improvement Revenue Refunding Bonds (Football Stadium)

Previously, the Corporation issued \$44,500,000 of Taxable Capital Improvement Revenue Bonds (BAB Bonds), Series 2010, maturing in 2040, with an interest rate of 5.78%. The bonds were issued in connection with construction of a 30,000-seat stadium facility, parking improvements, and other associated athletic and onsite and offsite infrastructure improvements and projects. On August 30, 2017, the Corporation issued Capital Improvement Refunding Revenue Bonds (Football Stadium Project), Series 2017, amounting to \$40,035,000, to refund the then outstanding Series 2010 Bonds. At August 30, 2017, the Series 2010 Bonds were considered retired/fully defeased. The Series 2017 Bonds bear interest at a 10-year fixed rate of 2.61%, subject to adjustment through maturity.

Interest is paid semiannually on each January 1 and July 1. Principal on the debt is paid annually commencing July 2017 through July 2040.

The Corporation is required to adopt an operating budget for each fiscal year covering all operations and operating expenses of the project, which shall assure that pledged revenues will exceed all contemplated expenses by at least 25%. In addition, the Corporation is required to certify on a bi-annual basis that the operating and nonoperating revenues from the previous twelve-month period are sufficient to cover at least 125% of an amount equal to the annual bond service requirements.

##### Series 2019A – Tax-Exempt Capital Improvement Refunding Revenue Bonds (Innovation Village)

Previously, the Corporation issued \$112,455,000 of Taxable Capital Improvement Revenue Bonds, Series 2010A maturing in 2040, with an interest rate of 5.48% to 7.64%. The bonds were issued in connection with the construction of the Innovation Village Dormitory facility. On January 19, 2019, the Corporation issued Tax-Exempt Capital Improvement Refunding Revenue Bonds (Innovation Village), Series 2019A for \$90,600,000, to advance refund the outstanding 2010A Series Bonds. At January 19, 2019, the Series 2010A Bonds were considered retired/legally defeased in substance. This amount was fully retired by July 2020. The bonds mature beginning July 2019 through 2039 with interest rates ranging from 4% to 5%.

Interest is paid semiannually on each January 1 and July 1. Principal on the debt is paid annually commencing on July 2019 through July 2039.

**Note 4. Bonds Payable (continued)**

Series 2019B – Tax-Exempt Capital Improvement Revenue Bonds (Student Housing)

The Series 2019B – Capital Improvement Revenue Bonds in the amount of \$68,190,000 were issued in November 2019 for construction of the Student Housing Project. The bonds mature beginning in July 2022 through 2049, with interest rates ranging from 4% to 5%.

Interest is paid semiannually on each January 1 and July 1. Principal on the debt is paid annually commencing January 2022 through July 2049.

Series 2022A – Tax-Exempt Capital Refunding Improvement Revenue Bonds (Parliament Hall)

Previously, the Corporation issued \$46,205,000 of Capital Improvement Revenue Bonds, Series 2012A maturing in 2042, with interest rates ranging from 3% to 5%. On April 5, 2022, the Corporation issued Tax-Exempt Capital Refunding Improvement Revenue Bonds (Parliament Hall), Series 2022A for \$29,670,000. The bonds mature beginning in July 2022 through 2041, with interest rates ranging from 4% to 5%.

Interest is paid semiannually on each January 1 and July 1. Principal on the debt is paid annually commencing July 2023 through July 2041.

The Corporation is required to establish and collect fees, rentals and other charges from students, faculty members and others, in order for the net revenues available for debt service to be sufficient to cover at least 125% of the amount equal to the annual bond service requirement for the Series 2012B, 2019A, 2019B, and 2022A student housing bonds.

The following is a summary of changes in long-term obligations for the year ended June 30, 2024 and 2023:

Debt	7/1/2023 Beginning Balance	Additions	Repayments	6/30/2024 Ending Balance	Due within One Year
Bond Series 2012B Innovation Village	\$ 895,000	\$ -	\$ (290,000)	\$ 605,000	\$ 300,000
Bond Series 2017 Stadium	33,425,000	-	(1,475,000)	31,950,000	1,510,000
Bond Series 2019A Innovation Village	80,160,000	-	(3,275,000)	76,885,000	3,435,000
Bond Series 2019B Student Housing	66,965,000	-	(1,285,000)	65,680,000	1,350,000
Bond Series 2022A Parliament Hall	29,670,000	-	(975,000)	28,695,000	1,015,000
Total Debt	\$ 211,115,000	\$ -	\$ (7,300,000)	\$ 203,815,000	\$ 7,610,000

**FAU Finance Corporation**  
**Notes to Financial Statements**  
**June 30, 2024 and 2023**

**Note 4. Bonds Payable (continued)**

Debt	7/1/2022 Beginning Balance	Additions	Repayments	6/30/2023 Ending Balance	Due within One Year
Bond Series 2012B Innovation Village	\$ 1,180,000	\$ -	\$ (285,000)	\$ 895,000	\$ 290,000
Bond Series 2017 Stadium	34,860,000	-	(1,435,000)	33,425,000	1,475,000
Bond Series 2019A Innovation Village	83,285,000	-	(3,125,000)	80,160,000	3,275,000
Bond Series 2019B Student Housing	68,190,000	-	(1,225,000)	66,965,000	1,285,000
Bond Series 2022A Parliament Hall	29,670,000	-	-	29,670,000	975,000
Total Debt	\$ 217,185,000	\$ -	\$ (6,070,000)	\$ 211,115,000	\$ 7,300,000

The Corporation's expected debt service requirements to maturity are as follows at June 30, 2024:

Year Ending June 30,	Principal	Interest	Total
2025	\$ 7,610,000	\$ 8,792,042	\$ 16,402,042
2026	7,950,000	8,445,141	16,395,141
2027	7,980,000	8,088,167	16,068,167
2028	8,335,000	7,718,301	16,053,301
2029	8,710,000	7,332,986	16,042,986
2030-2034	49,790,000	30,185,428	79,975,428
2035-2039	61,855,000	17,778,940	79,633,940
2040-2044	29,450,000	7,490,633	36,940,633
2045-2049	22,135,000	3,457,475	25,592,475
Total	\$ 203,815,000	\$ 99,289,113	\$ 303,104,113

The previous table does not include the \$22,053,953 and \$23,269,288 in unamortized bond premiums in the total principal outstanding for the years ended June 30, 2024 and 2023, respectively.

*Pledged Revenue*

The Corporation has pledged revenues to repay bonds outstanding as of June 30, 2024. The following table reports the revenues pledged for each debt issue, the amounts of such revenue received in the current year (net of operating expenses), the current year principal and interest recorded on the debt, the date through which the revenue is pledged under the debt agreement, and the total pledged future revenue for each debt, which is the amount of the remaining principal and interest on the bonds at June 30, 2024:

**FAU Finance Corporation**  
**Notes to Financial Statements**  
**June 30, 2024 and 2023**

**Note 4. Bonds Payable (continued)**

Debt Issue*	Pledged Revenue	Net Available* Revenue	Principal and Interest Recorded	Outstanding** Principal and Interest	Pledged Through
Bonds, Series 2022A Parliament Hall	Housing Revenues	\$ 3,676,198	\$ 2,326,200	\$ 41,554,750	2041
Bonds, Series 2017 Stadium	Athletics Revenue	\$ 6,256,487	\$ 2,357,793	\$ 39,668,155	2040
Bonds, Series 2019A Innovation Village & 2012B Innovation Village	Housing Revenues	\$ 12,699,255	\$ 7,529,352	\$ 110,153,908	2039
Bonds Series 2019B Student Housing	Housing Revenues	\$ 5,349,166	\$ 4,357,200	\$ 111,727,300	2049

\*Net available revenues are defined as recognized revenue less applicable operating expenses. In addition, the amount includes reserve fund interest and repair and replacement expense per bond trust indenture.

\*\*Represents principal and interest payments outstanding from 7/1/2024 and beyond.

The Corporation’s bonds are collateralized by pledged revenues, which is defined as cash collected from usual operating activities less cash paid for operating expenses. Issuance of the bond does not directly obligate the University. However, in the event of default, the trust indenture requires liquidation of net assets equivalent to the current year’s debt service.

Debt arrangements include other financial provisions for events of default such as debt service payment defaults and violation of covenants, agreements, or other conditions. Events of default may increase the current interest rates, accelerate maturity, or initiate other remedies available to the bondholders, as described in each debt indenture.

**Note 5. Commitments**

**Construction:** As of June 30, 2024, the Corporation approved \$2,366,000 for renovations at University Village Apartments and over half of the work had been during fiscal year 2023-2024.

**Note 6. Stadium Operating Agreement**

Previously, the University and the Corporation entered into an operating agreement whereby the Corporation issued Series 2010 – Taxable Capital Improvement Revenue Bonds to finance the acquisition, installation and construction of a 30,000 seat stadium facility (parking improvements, and other associated athletic and onsite and offsite infrastructure improvements and projects) (thereafter “facility”) and the University agreed to operate and manage the facility for use as an athletic stadium to generate revenue to service the related debt. The Series 2010 Bonds were subsequently refinanced by the Series 2017 Tax-Exempt Capital Improvement Revenue Refunding Bonds, in August 2017. The University and the Corporation entered into a new operating agreement in August 2017, whereby, the University continues to operate and manage the facility for use as an athletic stadium to generate revenue to service the related debt. Under the terms of the operating agreement, the University will collect, and deposit all pledged revenues from operations of the facility in specified accounts as defined in the bond trust indenture agreement. The operating agreement will terminate on the date all obligations of the Corporation and University under the bond trust indenture agreement have been fulfilled, which is expected to be July 2040 (maturity date of the bonds).



**Note 7. Related Party Transactions**

Due to University

Certain construction and related costs are paid for by the University and then reimbursed by the Corporation. The balance due to the University related to these costs at June 30, 2024 and 2023, amounted to \$3,108,073 and \$6,562,774, respectively. The University provides personnel and administrative support to the Corporation to aid in its operation. The costs of these services are not material to the Corporation, and therefore are not recognized in these financial statements.

Due from University

At June 30, 2024 and 2023, the University owed the Corporation \$2,844,035 and \$2,083,650, respectively, for amounts collected on behalf of the Corporation.

Due from FAU Foundation

At June 30, 2024 and 2023, the FAU Foundation owed the Corporation \$172,666 and \$324,083, respectively, for amounts collected on behalf of the Corporation and for premium seating contributions and capital gifts.

**Note 8. Subsequent Event**

During fiscal year 2023-2024, the Corporation was approved to move forward with the 2026 Campus Student Housing project which will increase housing availability on the Boca campus. The approximate project cost of \$117,750,000 includes design, construction, and equipment for a seven-story, 204,000 sq ft with 670 beds. The majority of the project's funding will come from bond proceeds. The related bond is anticipated to be issued before the end of calendar year 2024.

**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,  
FAU Finance Corporation:

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of FAU Finance Corporation (the Corporation), a direct support organization and component unit of Florida Atlantic University, as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements, and have issued our report thereon dated October 17, 2024.

***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.

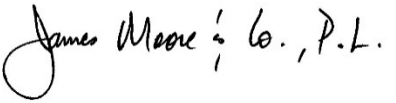
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not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

Gainesville, Florida  
October 17, 2024