

Wicks, Brown, Williams & Co., CPA's LLP

140 S. Commerce Avenue, Sebring, Florida 33870-3601
(863) 382-1157 • (863) 699-5544
Fax: (863) 382-4507

Okeechobee
(863) 763-2354

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

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

May 13, 2025

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

We have audited the financial statements of South Florida State College Foundation, Inc. ("Foundation") for the year ended December 31, 2024, and have issued our report thereon dated May 13, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated January 15, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by South Florida State College Foundation, Inc. are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2024. We noted no transactions entered into by the Foundation during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. There were no misstatements identified during the audit.

May 13, 2025

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Disagreements with Management

For purposes of this letter, a disagreement with management is a disagreement on a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated May 13, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Foundation's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Foundation's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

This information is intended solely for the use of management and the Board of Directors and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

Wicks Brown Williams & Co. CPA's LLP

Wicks, Brown, Williams & Co., CPA's LLP

Sebring, Florida

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

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024**

SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.
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INDEPENDENT AUDITORS' REPORT

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

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of South Florida State College Foundation, Inc. (a nonprofit organization), which comprise the statement of financial position as of December 31, 2024, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements present fairly, in all material respects, the financial position of South Florida State College Foundation, Inc. as of December 31, 2024, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of South Florida State College Foundation, Inc. and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

Board of Directors (continued)

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about South Florida State College Foundation, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditors' Responsibilities for the Audit of the Financial Statements

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of South Florida State College Foundation, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about South Florida State College Foundation, Inc.'s ability to continue as a going concern for a reasonable period of time.

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

Report on Summarized Comparative Information

We have previously audited the South Florida State College Foundation, Inc.'s 2023 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated May 14, 2024. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2023, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Board of Directors (continued)

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 13, 2025, on our consideration of South Florida State College Foundation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of South Florida State College Foundation's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering South Florida State College Foundation's internal control over financial reporting and compliance.

Wicks, Brown, Williams & Co. CPA's LLP

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

May 13, 2025

SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.
STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2024
WITH COMPARATIVE TOTALS AS OF DECEMBER 31, 2023

ASSETS

	<u>2024</u>	<u>2023</u>
Assets:		
Cash and cash equivalents	\$ 1,274,151	\$ 871,356
Investments	2,763,294	1,500,295
Accounts receivable	30,027	34,237
Prepaid expenses	7,495	9,744
Land, buildings, and equipment, net	755,093	787,708
Restricted assets:		
Cash and cash equivalents restricted for investment in endowment	537,422	457,573
Investments	19,260,709	17,542,978
Other investments	3,583	461,558
Accounts receivable	360	315
Total Assets	<u><u>\$ 24,632,134</u></u>	<u><u>\$ 21,665,764</u></u>

LIABILITIES AND NET ASSETS

Liabilities:		
Accounts payable	\$ 379,019	\$ 127,946
Sales tax payable	153	133
Security deposits payable	20,413	18,900
Unearned revenue	364,666	78,297
Refundable advances	816,667	746,667
Total Liabilities	<u>1,580,918</u>	<u>971,943</u>
Net Assets:		
Without donor restrictions	3,366,846	2,797,141
With donor restrictions	19,684,370	17,896,680
Total Net Assets	<u>23,051,216</u>	<u>20,693,821</u>
Total Liabilities and Net Assets	<u><u>\$ 24,632,134</u></u>	<u><u>\$ 21,665,764</u></u>

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

SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2024
WITH COMPARATIVE TOTALS FOR THE YEAR ENDED DECEMBER 31, 2023

	Without Donor Restrictions	With Donor Restrictions	Total	2023
Support and Revenue:				
Public contributions and grants	\$ 347,881	\$ 1,128,971	\$ 1,476,852	\$ 2,219,900
Donated services	230,654	-	230,654	280,300
Rental income	412,467	-	412,467	400,224
Miscellaneous	10,063	-	10,063	47
Investment income (loss)	464,834	2,651,138	3,115,972	3,010,384
Net assets released from restrictions:				
Restrictions satisfied				
by payments	1,992,419	(1,992,419)	-	-
Total Support and Revenue	3,458,318	1,787,690	5,246,008	5,910,855
Expenses:				
Program Services:				
Jacaranda Dorm	97,844	-	97,844	134,396
Property rentals	123,200	-	123,200	133,488
Take Stock in Children	190,445	-	190,445	182,658
Scholarships and grants	2,018,945	-	2,018,945	1,721,100
Total Program Expenses	2,430,434	-	2,430,434	2,171,642
Fundraising	119,323	-	119,323	126,299
Management and general	289,528	-	289,528	239,321
Total Expenses	2,839,285	-	2,839,285	2,537,262
Loss on sale of properties	49,328	-	49,328	-
Total Loss	49,328	-	49,328	-
Total Expenses and Loss	2,888,613	-	2,888,613	2,537,262
Change in Net Assets	569,705	1,787,690	2,357,395	3,373,593
Net Assets at beginning of year	2,797,141	17,896,680	20,693,821	17,320,228
Net Assets at end of year	\$ 3,366,846	\$ 19,684,370	\$ 23,051,216	\$ 20,693,821

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

SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.
STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2024
WITH COMPARATIVE TOTALS FOR THE YEAR ENDED DECEMBER 31, 2023

	Program Services			
	Jacaranda Dorm	Property Rentals	Take Stock in Children	Scholarships and Grants
Freight and postage	\$ -	\$ -	\$ 67	\$ 55
Printing	-	-	116	-
Rentals	-	-	270	469
Other services	-	12,856	147,535	34,357
Other services - custodial	15,000	15,000	-	-
Foundation membership	-	-	-	-
Education, office, department materials	5,216	1,387	929	11,691
Food and food products	310	-	1,561	701
Travel	-	-	5,163	1,331
Professional fees	-	-	-	125,327
Bank service fees	78	-	157	7,362
Advertising	-	-	199	-
Scholarships and waivers	-	-	-	1,296,219
Grants to college	-	-	-	66,819
Grants to college employees	-	-	-	9,597
Telecommunications	3,793	17,415	-	-
Internet service	2,188	5,695	-	-
Repairs and maintenance	15,506	8,641	-	246,697
Utilities	39,834	39,834	-	1,392
Maintenance and construction material	-	5,397	-	375
Minor equipment	1,206	7,500	1,230	8,265
Other expenses	-	-	-	120,431
Service contracts	-	-	-	3,569
Insurance	-	-	-	-
Taxes	-	-	7,075	759
Administrative allowance	1,951	1,951	7,802	19,506
Contributed services	4,499	4,499	17,996	44,991
Depreciation	8,263	3,025	345	19,032
Total Functional Expenses	\$ 97,844	\$ 123,200	\$ 190,445	\$ 2,018,945

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

Supporting Services

Fundraising	Management and General	Total Expense	2023
\$ 1,085	\$ 899	\$ 2,106	\$ 1,214
1,342	4,024	5,482	6,407
-	792	1,531	36,912
14,708	37,955	247,411	262,427
-	-	30,000	30,000
-	-	-	490
2,062	7,817	29,102	18,432
2,445	12,320	17,337	21,729
-	7,760	14,254	19,084
-	46,127	171,454	85,578
-	235	7,832	8,165
1,620	4,113	5,932	4,069
-	-	1,296,219	920,143
-	-	66,819	33,542
-	1,651	11,248	13,107
-	-	21,208	7,477
-	-	7,883	14,177
-	-	270,844	250,141
-	123	81,183	85,764
-	-	5,772	23,639
-	2,805	21,006	121,276
-	15,000	135,431	134,460
-	-	3,569	3,735
-	14,559	14,559	10,566
-	-	7,834	11,813
28,975	39,815	100,000	100,000
66,833	91,836	230,654	280,300
253	1,697	32,615	32,615
<u>\$ 119,323</u>	<u>\$ 289,528</u>	<u>\$2,839,285</u>	<u>\$2,537,262</u>

SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2024
WITH COMPARATIVE TOTALS FOR THE YEAR ENDED DECEMBER 31, 2023

	<u>2024</u>	<u>2023</u>
Cash Flows from Operating Activities:		
Cash received from contributors and grants	\$ 1,780,771	\$ 1,587,826
Cash received from property rental	412,467	400,224
Cash received from miscellaneous income	10,063	47
Cash received from interest and dividends	403,960	343,599
Cash payments to suppliers for goods and services	(903,787)	(1,329,488)
Cash payments for employee compensation and related expenses	(181,011)	(208,597)
Cash payments for scholarships and grants	(1,374,285)	(966,792)
Net Cash Provided (Used) by Operating Activities	<u>148,178</u>	<u>(173,181)</u>
Cash Flows from Investing Activities:		
Purchases of assets restricted for investment in endowment, net	(79,849)	-
Sale of property	407,913	-
Sales of assets restricted for investment in endowment, net	-	282,116
Purchase of securities	(8,559,260)	(7,197,762)
Sale of securities	8,429,198	6,476,665
Net Cash Provided (Used) by Investing Activities	<u>198,002</u>	<u>(438,981)</u>
Cash Flows from Financing Activities:		
Collections of contributions permanently restricted	56,615	299,542
Net Cash Provided by Financing Activities	<u>56,615</u>	<u>299,542</u>
Net Increase (Decrease) in Cash	402,795	(312,620)
Cash and cash equivalents at beginning of year	871,356	1,183,976
Cash and cash equivalents at end of year	<u>\$ 1,274,151</u>	<u>\$ 871,356</u>

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

SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2024
WITH COMPARATIVE TOTALS FOR THE YEAR ENDED DECEMBER 31, 2023
(CONTINUED)

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

	<u>2024</u>	<u>2023</u>
Change in Net Assets	\$ 2,357,395	\$ 3,373,593
Adjustments to reconcile change in net assets to net cash provided (used) by operating activities:		
Depreciation	32,615	32,615
Permanently restricted contributions	(56,660)	(299,074)
Loss on sale of property	49,328	-
Contributions of other investments	-	(458,000)
Net realized/unrealized (gains) and losses on investments	(2,849,934)	(2,783,833)
Change in assets and liabilities:		
(Increase) Decrease in accounts receivable	4,210	64,034
(Increase) Decrease in prepaid expenses	2,249	(7,391)
Increase (Decrease) in accounts payable	251,073	(155,998)
Increase (Decrease) in sales tax payable	20	(93)
Increase in security deposits payable	1,513	-
Increase (Decrease) in unearned revenue	286,369	(9,034)
Increase in refundable advance	70,000	70,000
Net Cash Provided (Used) by Operating Activities	<u>\$ 148,178</u>	<u>\$ (173,181)</u>

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

SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024
WITH COMPARATIVE INFORMATION FOR DECEMBER 31, 2023

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

NATURE OF ORGANIZATION:

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

SIGNIFICANT ACCOUNTING POLICIES:

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

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

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

The statement of activities presents the changes in net assets of the Foundation for the two fund types, highlighting revenues and expenses categorized by program service classifications.

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

SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024
WITH COMPARATIVE INFORMATION FOR DECEMBER 31, 2023

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

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

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

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

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

Accounts Receivable: The balances of accounts receivable as of the beginning and end of the year are \$34,237 and \$30,027, respectively. The balances of restricted accounts receivable as of the beginning and end of the year are \$315 and \$360, respectively. At December 31, 2024, all receivables are considered fully collectible and within one year.

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

SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024
WITH COMPARATIVE INFORMATION FOR DECEMBER 31, 2023

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

Property and Equipment: The Foundation capitalizes expenditures in excess of \$75,000 for building improvements and \$5,000 for equipment with an estimated useful life of one year or more. Purchased property and equipment are carried at cost. Donated property and equipment are recorded at the approximate fair value at the date of donation. Depreciation is computed using the straight-line method over the estimated useful lives of the assets, which are as follows:

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

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

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

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

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

SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024
WITH COMPARATIVE INFORMATION FOR DECEMBER 31, 2023

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

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

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

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

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

Strategies Employed for Achieving Objectives. To satisfy its long-term rate of return objectives, the Foundation relies on a total return strategy in which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). The Foundation targets a diversified asset allocation that places greater emphasis on equity-based investments to achieve its long-term return objectives within prudent risk constraints.

SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.
NOTES TO THE FINANCIAL STATEMENTS
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NOTE 1 - NATURE OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (continued)

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

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

The Foundation recorded \$230,654 of donated services during the fiscal year for the value of payroll and benefit costs for the Foundation and accounting support staff paid for by the College.

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

Estimates: The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

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

Subsequent Events: Subsequent events have been evaluated through May 13, 2025, the date on which the financial statements were available to be issued.

SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.
NOTES TO THE FINANCIAL STATEMENTS
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NOTE 2 – CASH AND CASH EQUIVALENTS:

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

	2024 Unrestricted	2024 Restricted	2024 Total	2023 Total
Cash and certificates of deposit	\$ 817,134	\$ 344,657	\$ 1,161,791	\$ 903,950
Money market funds and short term investments	457,017	192,765	649,782	424,979
Total	<u>\$ 1,274,151</u>	<u>\$ 537,422</u>	<u>\$ 1,811,573</u>	<u>\$ 1,328,929</u>

NOTE 3 – INVESTMENTS:

The following schedule summarizes the investment income and its classification in the Statement of Activities for the year ended December 31, 2024:

	Without Donor Restrictions	With Donor Restrictions	Total
Interest and dividends	\$ 61,906	\$ 342,053	\$ 403,959
Net realized/unrealized gain	417,543	2,432,391	2,849,934
Investment management fees	(14,615)	(123,306)	(137,921)
Total investment gain	<u>\$ 464,834</u>	<u>\$ 2,651,138</u>	<u>\$ 3,115,972</u>

The following schedule summarizes the investment income and its classification in the Statement of Activities for the year ended December 31, 2023:

	Without Donor Restrictions	With Donor Restrictions	Total
Interest and dividends	\$ 51,545	\$ 292,054	\$ 343,599
Net realized/unrealized gain	421,896	2,361,937	2,783,833
Investment management fees	(9,997)	(107,051)	(117,048)
Total investment gain	<u>\$ 463,444</u>	<u>\$ 2,546,940</u>	<u>\$ 3,010,384</u>

SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.
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NOTE 3 – INVESTMENTS: (continued)

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

	<u>2024</u>	<u>2023</u>
Investments	\$ 2,763,294	\$ 1,500,295
Restricted investments	19,260,709	17,542,978
	<u>\$ 22,024,003</u>	<u>\$ 19,043,273</u>

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

	<u>2024</u>	<u>2023</u>
Money market funds	\$ 649,782	\$ 429,979
Corporate bond funds	4,700,493	3,867,088
US government securities	1,603,290	1,644,074
Common stocks	9,253,785	7,718,791
Domestic mutual funds	4,728,250	4,136,498
International mutual funds	1,738,185	1,676,822
	<u>22,673,785</u>	<u>19,473,252</u>
Money market funds, reclassified as cash and cash equivalents on Statement of Financial Position	<u>(649,782)</u>	<u>(429,979)</u>
Total Investments	<u>\$ 22,024,003</u>	<u>\$ 19,043,273</u>

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

	2024	2024	2024	2023
	Without Donor	With Donor	Total	Total
	Restrictions	Restrictions		
Real estate	\$ -	\$ -	\$ -	\$ 458,000
Cash value of life insurance policy	-	3,583	3,583	3,558
	<u>\$ -</u>	<u>\$ 3,583</u>	<u>\$ 3,583</u>	<u>\$ 461,558</u>

SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.
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NOTE 4 – FAIR VALUE OF FINANCIAL INSTRUMENTS:

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

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

The following investments are measured at fair value on a recurring basis based on the following input levels at December 31, 2024:

	Level 1	Level 2	Level 3	Total
Corporate bond funds	\$ 4,700,493	\$ -	\$ -	\$ 4,700,493
US government securities	1,603,290	-	-	1,603,290
Common stocks	9,253,785	-	-	9,253,785
Domestic mutual funds	4,728,250	-	-	4,728,250
International mutual funds	1,738,185	-	-	1,738,185
Other investments	-	-	3,583	3,583
	<u>\$22,024,003</u>	<u>\$ -</u>	<u>\$ 3,583</u>	<u>\$22,027,586</u>

The following investments are measured at fair value on a recurring basis based on the following input levels at December 31, 2023:

	Level 1	Level 2	Level 3	Total
Corporate bond funds	\$ 3,867,088	\$ -	\$ -	\$ 3,867,088
US government securities	1,644,074	-	-	1,644,074
Common stocks	7,718,791	-	-	7,718,791
Domestic mutual funds	4,136,498	-	-	4,136,498
International mutual funds	1,676,822	-	-	1,676,822
Other investments	-	-	461,558	461,558
	<u>\$19,043,273</u>	<u>\$ -</u>	<u>\$ 461,558</u>	<u>\$19,504,831</u>

Fair value of the Foundation's corporate bonds, common stocks, and mutual funds are valued at the last reported sale price on the last business day of the fiscal year. Quotations are obtained from the national security exchanges. The change in the Foundation's level 3 assets for the year ended December 31, 2024, was a decrease of \$457,975, attributable to the sale of property, which was recorded at \$458,000, with a related loss of \$49,328 recognized on the Statement of Activities, and an increase in the value of a life insurance policy of \$25, which is included in the investment income (loss) with donor restrictions on the Statement of Activities.

SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.
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NOTE 5 – ENDOWMENT ACTIVITY:

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

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

The following summarized the changes in endowment assets for the year ended December 31, 2024:

Donor-restricted endowment	
net assets, beginning of year	\$ 13,213,619
Investment income	
Interest and dividends	267,525
Net realized/unrealized losses	1,914,386
Total investment gain	<u>2,181,911</u>
Contributions to perpetual endowment	56,660
Amounts appropriated for expenditure	<u>(867,459)</u>
Change in endowment net assets	<u>1,371,112</u>
Donor-restricted endowment	
net assets, end of year	<u>\$ 14,584,731</u>

The following summarizes the changes in endowment assets for the year ended December 31, 2023:

Donor-restricted endowment	
net assets, beginning of year	\$ 11,391,193
Investment income	
Interest and dividends	232,532
Net realized/unrealized losses	1,882,478
Total investment gain	<u>2,115,010</u>
Reclassification - transfer assets to	
endowment at the request of the donor	40,596
Contributions to perpetual endowment	299,074
Amounts appropriated for expenditure	<u>(632,254)</u>
Change in endowment net assets	<u>1,822,426</u>
Donor-restricted endowment	
net assets, end of year	<u>\$ 13,213,619</u>

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NOTE 6 - LAND, BUILDINGS, AND EQUIPMENT:

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

	<u>2024</u>	<u>2023</u>
Land	\$ 277,720	\$ 277,720
Buildings and improvements	1,221,201	1,221,201
Equipment, furniture, and fixtures	560,464	560,464
Total	2,059,385	2,059,385
Less: Accumulated depreciation	(1,304,292)	(1,271,677)
Land, buildings, and equipment - net	<u>\$ 755,093</u>	<u>\$ 787,708</u>

Depreciation expense for the years ended December 31, 2024 and 2023, amounted to \$32,615 and \$32,615, respectively.

NOTE 7 – REFUNDABLE ADVANCES:

During 2015, a local business pledged \$4.2 million to the Foundation in return for naming rights on the SFSC Theatre for Performing Arts, a building that is owned by the College, for a 30-year period. The pledge is payable beginning November 15, 2015, in 20 annual installments of \$210,000. Per the agreement, there is a “pro-rata refund clause”. The Foundation considers this pledge a conditional pledge and will recognize contribution revenue as time restrictions expire. In years 1 through 20, the amount of pro-rata refund is \$70,000 times the actual number of annual payments made at the time of termination. In years 21 through 30, the amount of the pro-rata refund is \$140,000 times the number of years left under the agreement at the time of termination. At December 31, 2024, the total payments received on the pledge were \$2,100,000, of which \$1,283,333 has been recognized as revenue and \$816,667 is recorded as refundable advances on the Statement of Financial Position. During the year ended December 31, 2024, the Foundation recognized \$140,000 as unrestricted contribution revenue.

NOTE 8 – CONCENTRATIONS OF CREDIT RISK:

The Foundation’s primary checking account is held in a bank qualified as a public depository under Florida law. All deposits are insured by Federal depository insurance, up to specified limits, or collateralized with securities held in Florida’s multiple financial institution collateral pool required by Chapter 280, Florida Statutes. The Foundation at December 31, 2024 had no deposits that were not insured.

SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.
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NOTE 9 - RELATED PARTY TRANSACTIONS:

South Florida State College:

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

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

	<u>2024</u>	<u>2023</u>
Scholarships and waivers	\$ 295,010	\$ 366,467
Grants to college	67,931	81,079
Utilities	93,168	91,249
Payroll and related expenses	179,220	184,451
General and administrative	833,693	814,108
Total	<u>\$ 1,469,022</u>	<u>\$ 1,537,354</u>

The Foundation's accounts payable balance at December 31, 2024 includes \$370,253 that is owed the College.

NOTE 10 – RENT INCOME / LEASE AGREEMENTS:

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

The following is a schedule of properties leased to the College and others during the fiscal year ended December 31, 2024:

<u>Tenant</u>	<u>Property</u>	<u>Lease Income</u>	<u>Cost of Property</u>	<u>Accumulated Depreciation</u>
College	Hotel Jacaranda – Avon Park, FL	\$ 84,528		
Others	Hotel Jacaranda – Dorm rentals	270,462		
Others	Hotel Jacaranda – Other rentals	57,477		
		<u>\$ 412,467</u>	\$ 1,481,202	\$ 745,740

SOUTH FLORIDA STATE COLLEGE FOUNDATION, INC.
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NOTE 10 – RENT INCOME / LEASE AGREEMENTS: (continued)

The following is a schedule of properties leased to the College and others during the fiscal year ended December 31, 2023:

<u>Tenant</u>	<u>Property</u>	<u>Lease Income</u>	<u>Cost of Property</u>	<u>Accumulated Depreciation</u>
College	Hotel Jacaranda – Avon Park, FL	\$ 84,528		
Others	Hotel Jacaranda – Dorm rentals	282,151		
Others	Hotel Jacaranda – Other rentals	33,545		
		<u>\$ 400,224</u>	\$ 1,481,202	\$ 715,210

NOTE 11 – NET ASSETS WITH DONOR RESTRICTIONS:

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

	<u>2024</u>	<u>2023</u>
Scholarship programs	\$ 12,612,583	\$ 10,881,553
Investment in perpetuity	<u>7,071,787</u>	<u>7,015,127</u>
Total net assets with donor restrictions	<u>\$ 19,684,370</u>	<u>\$ 17,896,680</u>

NOTE 12 – STATE EXPENDITURES:

The Foundation is a discretely presented component unit of South Florida State College. South Florida State College is a component unit of the State of Florida. State expenditures of \$100,221 were spent under the Take Stock in Children Program (167-96445-7Q001).

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NOTE 13 – LIQUIDITY AND AVAILABILITY:

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

	<u>2024</u>	<u>2023</u>
Cash and cash equivalents	\$ 1,274,151	\$ 871,356
Investments	2,763,294	1,500,295
Accounts receivable	<u>30,027</u>	<u>34,237</u>
	<u>\$ 4,067,472</u>	<u>\$ 2,405,888</u>

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

Wicks, Brown, Williams & Co., CPA's LLP

140 S. Commerce Avenue, Sebring, Florida 33870-3601
(863) 382-1157 • (863) 699-5544
Fax: (863) 382-4507

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

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

Okeechobee
(863) 763-2354

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of South Florida State College Foundation, Inc. (a nonprofit organization), which comprise the statement of financial position as of December 31, 2024, and the related statement of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated May 13, 2025.

Report on Internal Control over Financial Reporting

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

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

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

Board of Directors (continued)

Report on Compliance and Other Matters

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

Purpose of this Report

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


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

May 13, 2025