

**FAYETTEVILLE STATE UNIVERSITY HOUSING FOUNDATION, LLC**

Financial Statements  
And Supplementary Information

For the Year Ended June 30, 2020  
(With Comparative Totals for the Year Ended June 30, 2019)

**FAYETTEVILLE STATE UNIVERSITY HOUSING FOUNDATION, LLC**

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# SHARPE PATEL PLLC

## Certified Public Accountants

### INDEPENDENT AUDITORS' REPORT

To the Board of Directors  
Fayetteville State University Housing Foundation, LLC  
Fayetteville, North Carolina

#### **Report on the Financial Statements**

We have audited the accompanying financial statements of Fayetteville State University Housing Foundation, LLC, a nonprofit organization (the Foundation), which comprise the statement of net position as of June 30, 2020, and the related statements of revenues, expenses and changes in net position and cash flows for the year then ended, and the related notes to the financial statements.

#### ***Management's Responsibility for the Financial Statements***

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

#### ***Auditors' Responsibility***

Our responsibility is to express an opinion on these financial statements based on our audit. 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

## ***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of Fayetteville State University Housing Foundation, LLC as of June 30, 2020, and the changes in its net position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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

Other auditors previously audited Fayetteville State University Housing Foundation, LLC's 2019 financial statements and expressed an unmodified audit opinion on those audited financial statements in their report dated August 16, 2019. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2019, is consistent, in all material respects, with the audited financial statements from which it has been derived.

## ***Other Matters***

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

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 8 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 standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated August 17, 2020, on our consideration of Fayetteville State University Housing Foundation, LLC'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 these reports 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. Those reports are an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Fayetteville State University Housing Foundation, LLC's internal control over financial reporting and compliance.

*Sharpe Patel PLLC*

Raleigh, North Carolina  
August 17, 2020

**FAYETTEVILLE STATE UNIVERSITY  
HOUSING FOUNDATION, LLC  
MANAGEMENT'S DISCUSSION AND ANALYSIS**

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**Introduction**

The Fayetteville State University Housing Foundation, LLC (Housing Foundation) provides this overview and Management Discussion and Analysis to assist in understanding the statements and Notes to the Financial Statements presented herewith for the year ended June 30, 2020 and includes comparative data for the year ended June 30, 2019. The discussion describes important trends and events that have impacted the fiscal health of the Housing Foundation and that may continue to exert influence in future years. This discussion has been prepared by and is the responsibility of the Housing Foundation management along with the financial statements and Notes to the Financial Statements. The report should be read and considered in its entirety.

**Using the Annual Report**

This annual report consists of a series of financial statements, Notes to the Financial Statements, and other information prepared in accordance with the Governmental Accounting Standards Board (GASB). The GASB establishes standards for external financial reporting and requires that financial statements be presented on a consolidated basis for the Housing Foundation as a whole. These standards were used in the preparation of this document. The statements are prepared under the accrual basis of accounting, whereby revenues and assets are recognized when the service is provided and expenses and liabilities are recognized when others provide the service, regardless of when cash is exchanged. Comparative information for the prior fiscal year is also presented in the condensed financial statements.

The basic financial statements include the Statement of Net Position, the Statement of Revenues, Expenses, and Changes in Net Position, and the Statement of Cash Flows. The Statement of Net Position and the Statement of Revenues, Expenses, and Changes in Net Position are discussed in later sections of this discussion and analysis.

The Statement of Cash Flows provides information relative to the Housing Foundation's sources and uses of cash for operating activities, noncapital financing activities, capital and related financing activities, and investing activities. The statement provides a reconciliation of beginning cash balances to ending cash balances and is representative of the activity reported on the Statement of Revenues, Expenses, and Changes in Net Position as adjusted for changes in the beginning and ending balance of noncash accounts on the Statement of Net Position.

The Notes to the Financial Statements should be read in conjunction with the financial statements. The Notes to the Financial Statements provide information regarding the significant accounting principles applied in the financial statements, authority for and

associated risk of deposits and investments, detailed information on deposits and investments, long-term liabilities, revenues, expenses, required information on insurance against losses, commitments and contingencies, and if necessary, a discussion of accounting changes, adjustments to prior periods, and events subsequent to the Housing Foundation's financial statement period. Overall, these Notes to the Financial Statements provide information to better understand details, risk, and uncertainties associated with amounts reported in the financial statements.

### **Reporting Entity**

The financial statements report information about the Housing Foundation as a whole using accounting methods similar to those used in the private-sector. The Housing Foundation is a subsidiary of the Fayetteville State University Foundation, Inc. (Foundation). The Housing Foundation owns University Place Apartments (UPA) near to the campus of Fayetteville State University (University). All beds at UPA are leased to the University to be utilized for student housing.

### **Financial Highlights**

The Housing Foundation's financial position, as a whole, remained relatively stable during the fiscal year ended June 30, 2020. The combined net position for the Housing Foundation's increased \$284 thousand from the previous fiscal year.

### **Statement of Net Position**

The Statement of Net Position presents the assets, deferred outflow of resources, liabilities, and net position of the Housing Foundation's as of the end of the fiscal year. The statement is a point-in-time statement presenting a fiscal snapshot of Housing Foundation. From the data presented, readers of the Statement of Net Position are able to determine the assets available to continue the operations of Housing Foundation. They are also able to determine how much the Housing Foundation owes to vendors and others and how much is held for future use by the Housing Foundation or others. Finally, the Statement of Net Position provides a picture of the net position and their availability for expenditure by the Housing Foundation.

Net position is divided into categories to show the availability to meet Housing Foundation's obligations. The first category, net investment in capital assets provides the Housing Foundation's equity in property, plant, and equipment. The next net position category is restricted expendable net position; those are available for use by the Housing Foundation but must be spent for the purposes as determined by the donors and/or external entities that have placed time or purpose restrictions on the use of the assets. The final category is unrestricted net position. Unrestricted net position is available to the Housing Foundation for any lawful purpose of the Housing Foundation.

**Condensed Statement of Net Position**

	<u>2020</u>	<u>2019</u>	<u>Increase/ (Decrease)</u>	<u>Percent Change</u>
<b>Assets</b>				
Current Assets	\$ 3,413,531	\$ 3,234,658	\$ 178,873	5.53%
Noncurrent Assets:				
Capital	-	-	-	0.00%
Other	8,578,000	9,117,000	(539,000)	-5.91%
Total Assets	<u>11,991,531</u>	<u>12,351,658</u>	<u>(360,127)</u>	-2.92%
<b>Liabilities</b>				
Current Liabilities	608,247	713,425	(105,178)	-14.74%
Noncurrent Liabilities	8,578,000	9,117,000	(539,000)	-5.91%
Total Liabilities	<u>9,186,247</u>	<u>9,830,425</u>	<u>(644,178)</u>	-6.55%
<b>Net Position</b>				
Net Investment				
in Capital Assets	-	-	-	0.00%
Restricted:				
Nonexpendable	-	-	-	0.00%
Expendable	-	-	-	0.00%
Unrestricted	2,805,284	2,521,233	284,051	11.27%
Total Net Position	<u>\$ 2,805,284</u>	<u>\$ 2,521,233</u>	<u>\$ 284,051</u>	11.27%

Net Position categories are defined in Note 3 of the Notes to the Financial Statements.

As of June 30, 2020, total Housing Foundation's net position increased \$284 thousand to \$2.81 million. The Housing Foundation's largest asset is the capital lease receivable of \$8.58 million, representing 71.53% of total assets. Current assets increased \$179 thousand or 5.53%, due to an increase in cash in bank and current portion of the capital lease receivable.

The Housing Foundation's liabilities totaled \$9.19 million at June 30, 2020. Noncurrent liabilities of \$8.58 million consists of bonds payable. Current liabilities decreased \$105 thousand or 14.74% because of the decrease in accounts payable.

The Housing Foundation's current assets of \$3.41 million covered the current liabilities of \$608 thousand, at a ratio of 5.61 (\$5.61 in current assets for every \$1.00 in current liabilities).

At June 30, the Housing Foundation had a liability for bonds payable of \$9.12 million. Bonds payable is the Housing Foundation's largest liability, representing 99.25% of total Housing Foundation liabilities. The bonds will be repaid by a capital lease with the University.

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

The Statement of Revenues, Expenses, and Changes in Net Position presents the revenues earned and expenses incurred during the year. Activities are reported as either operating or nonoperating. The utilization of long-lived assets, referred to as capital assets, is reflected in the financial statements as depreciation, which amortizes the cost of an asset over its expected useful life.

The change in total net position as presented on the Condensed Statement of Net Position is based on the activity presented in the Statement of Revenues, Expenses, and Changes in Net Position. The purpose of the statement is to present the revenues received by the Housing Foundation, both operating and nonoperating, the expenses paid by the Housing Foundation, operating and non-operating, and any other revenues, expenses, and any gains and/or losses received or spent by the Housing Foundation.

Generally speaking, operating revenues are received for providing goods and services to the various customers and constituencies of the Housing Foundation. Operating expenses are those expenses paid to acquire or produce the goods and services provided in return for the operating revenues, and to carry out the mission of the Housing Foundation. Nonoperating revenues are revenues received for which goods and services are not provided.



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

	<u>2020</u>	<u>2019</u>	<u>Increase/ (Decrease)</u>	<u>Percent Change</u>
<b>Operating Revenues</b>				
Operating Revenues	\$ 1,202,815	\$ 1,203,764	\$ (949)	-0.08%
<b>Operating Expenses</b>				
Supplies and Materials	45,571	84,619	(39,048)	-46.15%
Services	617,622	778,149	(160,527)	-20.63%
Utilities	274,404	237,902	36,502	15.34%
Total Operating Expenses	<u>937,597</u>	<u>1,100,670</u>	<u>(163,073)</u>	-14.82%
Operating Income	<u>265,218</u>	<u>103,094</u>	<u>162,124</u>	157.26%
<b>Nonoperating Revenues (Expenses)</b>				
Gain on sale of property	-	-	-	0.00%
Interest and fees on Capital Debt and leases	(266,821)	(280,543)	13,722	-4.89%
Bond Closing costs	-	-	-	0.00%
Financing Fees	-	-	-	0.00%
Investment Income	<u>285,654</u>	<u>309,893</u>	<u>(24,239)</u>	-7.82%
Net Nonoperating Revenues (Expenses)	<u>18,833</u>	<u>29,350</u>	<u>(10,517)</u>	-35.83%
Increase in Net Position	284,051	132,444	151,607	114.47%
<b>Net Position</b>				
Beginning of Year	2,521,233	2,388,789	132,444	-5.54%
End of Year	<u>\$ 2,805,284</u>	<u>\$ 2,521,233</u>	<u>\$ 284,051</u>	11.27%

The Condensed Statement of Revenues, Expenses, and Changes in Net Position shows an increase in net position of \$284 thousand for the fiscal year.

The Housing Foundation has entered into a lease agreement with Fayetteville State University whereby the University will lease the capital assets from the Housing Foundation for a period ending November 1, 2039. The capital lease is subject to a base rental which constitutes the portion of the rental payments equal to the principal and interest requirement on the bond purchase. In addition, there is additional rental revenue to cover operating expenses. The yearly lease is \$1,995,752 and is subject to an annual increase not to exceed the increase in the Consumer Price Index for the preceding year and in no case more than 3%.

Operating revenues decreased \$949 or 0.08% in fiscal year 2020, due to the decrease in debt service requirement for FY20.

Operating expenses decreased \$163 thousand or 14.82%, due primarily to a decrease in maintenance requirements in FY20. Supplies and materials decreased by \$39 thousand or 46.15% due to decreased non capitalized equipment purchases. Services decreased by \$161 thousand or 20.63% due to decreased general maintenance and renovations completed at UPA.

Operating income increased by \$162 thousand mainly due to a decrease in general maintenance requirements in fiscal year 20. For the next several years repairs and maintenance are expected to remain a priority to keep current on deferred maintenance requirements. The Housing Foundation is committed to ensuring UPA is preferred housing for students and is committed to maintaining UPA in a fiscally sound.

Interest and fees on capital debt and leases decreased by \$14 thousand or 4.89% due to the lower interest payment requirement in FY20.

Investment income decreased by \$24 thousand or 7.82% due to a decrease in interest earned on assets held with PNC Bank.

There were no new capital projects for the fiscal year 2020, however all deferred maintenance repairs requirements were completed.

### **Long-Term Debt Activities**

The Housing Foundation bond was issued for construction, equipping, and furnishing of UPA. As shown in the table below, the Housing Foundation’s long-term debt is \$9,117,000 as of June 30, 2020. For detailed information about long-term debt, see Note 8 of the Notes to the Financial Statements.

	<u>2020</u>	<u>2019</u>	<u>Increase/ (Decrease)</u>
<b>Total Long-Term Liabilities - Bonds Payable</b>	<u>\$ 9,117,000</u>	<u>\$ 9,641,000</u>	<u>\$ (524,000)</u>

### **Factors Impacting Future Periods**

Management believes that the Housing Foundation is positioned to provide excellent housing services to students attending the University. UPA is a top choice among student residing on the campus of the University. The execution of the capital lease between the University and the Housing Foundation, which is effective until November 1, 2039, provides the resources necessary to maintain UPA as the housing of choice for students attending the University.

**FAYETTEVILLE STATE UNIVERSITY HOUSING FOUNDATION, LLC**

**Statement of Net Position**

**June 30, 2020**

**(With comparative totals as of June 30, 2019)**

	<u>2020</u>	<u>2019</u>
<b>ASSETS</b>		
Current assets:		
Cash and cash equivalents	\$ 2,830,729	\$ 2,664,338
Current portion of capital lease receivable	539,000	524,000
Accrued interest receivable	43,802	46,320
Total current assets	<u>3,413,531</u>	<u>3,234,658</u>
Noncurrent assets:		
Capital lease receivable, net of current portion	<u>8,578,000</u>	<u>9,117,000</u>
Total noncurrent assets	<u>8,578,000</u>	<u>9,117,000</u>
 Total assets	 <u>\$ 11,991,531</u>	 <u>\$ 12,351,658</u>
 <b>LIABILITIES</b>		
Current liabilities:		
Accounts payable and accrued liabilities	\$ 25,445	\$ 143,105
Interest payable	43,802	46,320
Long-term liabilities - current portion	539,000	524,000
Total current liabilities	<u>608,247</u>	<u>713,425</u>
Non-current liabilities:		
Long-term liabilities, net of current portion	<u>8,578,000</u>	<u>9,117,000</u>
Total non-current liabilities	<u>8,578,000</u>	<u>9,117,000</u>
 Total liabilities	 <u>9,186,247</u>	 <u>9,830,425</u>
 <b>NET POSITION</b>		
Unrestricted	<u>2,805,284</u>	<u>2,521,233</u>
Total net position	<u>\$ 2,805,284</u>	<u>\$ 2,521,233</u>

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

**FAYETTEVILLE STATE UNIVERSITY HOUSING FOUNDATION, LLC**  
**Statement of Revenues, Expenditures, and Changes in Net Position**  
**For the Fiscal Year ended June 30, 2020**  
**(With Comparative Totals for the Year Ended June 30, 2019)**

	<b>2020</b>	<b>2019</b>
<b>REVENUES</b>		
Operating revenues:		
Rent revenue	\$ 1,202,815	\$ 1,203,764
Total operating revenues	1,202,815	1,203,764
<b>EXPENSES</b>		
Operating expenses:		
Bank charges	-	1,617
Cleaning	288	7,248
Donation to FSU Foundation	-	43,848
Insurance	58,571	52,586
Pest control	-	19,900
Professional fees	17,740	16,225
Repairs and maintenance	355,093	453,108
Rent	1,867	500
Salaries and benefits	131,399	126,569
Security and other current services	-	4,605
Supplies	45,571	84,619
Taxes - other	3,964	3,964
Telephone	48,700	47,979
Utilities	274,404	237,902
Total operating expenses	937,597	1,100,670
Operating income (loss)	265,218	103,094
<b>NONOPERATING REVENUES (EXPENSES)</b>		
Investment income (net of investment expense)	285,654	309,893
Interest and fees on debt	(266,821)	(280,543)
Net nonoperating revenues (expense)	18,833	29,350
Increase (decrease) in net position	284,051	132,444
Beginning net position	2,521,233	2,388,789
Ending net position	\$ 2,805,284	\$ 2,521,233

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

**FAYETTEVILLE STATE UNIVERSITY HOUSING FOUNDATION, LLC**

**Statement of Cash Flows**

**For the Fiscal Year ended June 30, 2020**

**(With Comparative Totals for the Year Ended June 30, 2019)**

	<u>2020</u>	<u>2019</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Rent income	\$ 1,202,815	\$ 1,203,764
Payments to vendor and suppliers	(1,055,257)	(978,235)
Net cash provided (used) by operating activities	<u>147,558</u>	<u>225,529</u>
<b>CASH FLOWS FROM CAPITAL FINANCING AND RELATED ACTIVITIES</b>		
Principal paid on long-term liabilities	(524,000)	(509,000)
Payments received on capital lease	524,000	509,000
Interest and fees paid on capital debt and leases	(269,339)	(282,988)
Net cash provided (used) by financing activities	<u>(269,339)</u>	<u>(282,988)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Interest income	<u>288,172</u>	<u>312,338</u>
Net cash provided (used) by investing activities	<u>288,172</u>	<u>312,338</u>
Net increase (decrease) in cash and cash equivalents	166,391	254,879
Balances - beginning of year	<u>2,664,338</u>	<u>2,409,459</u>
Balances - end of year	<u>\$ 2,830,729</u>	<u>\$ 2,664,338</u>
Reconciliation of net operating income (loss) to net cash provided (used) by operating activities:		
Operating income (loss)	\$ 265,218	\$ 103,094
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:		
Change in accrued interest receivable	2,518	2,445
Change in interest payable	(2,518)	(2,445)
Change in accounts payable	(117,660)	122,435
Net cash provided (used) by operating activities	<u>\$ 147,558</u>	<u>\$ 225,529</u>

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

**FAYETTEVILLE STATE UNIVERSITY HOUSING FOUNDATION, LLC**

**Notes to the Financial Statements**

**June 30, 2020 and 2019**

**NOTE 1 – NATURE OF THE ORGANIZATION**

The Fayetteville State University Housing Foundation, LLC (Housing Foundation) was incorporated in 2001 under the laws of the state of North Carolina. Its primary purpose is to build, maintain and manage a student housing facility for students in Fayetteville State University. The Housing Foundation is a wholly owned subsidiary of Fayetteville State University Foundation, Inc.

The North Carolina Capital Facilities Finance Agency (the “Issuer”) issued \$14,950,000 in Series 2001 revenue bonds which will be payable solely from the cash flows of the Housing Foundation. The proceeds of the Series 2001 bonds were lent to the Housing Foundation pursuant to a Loan Agreement dated as of October 18, 2001 between the Issuer and the Housing Foundation. During the prior year the Series 2001 bonds were refunded and replaced with Series 2017 Student Housing Facilities Revenue Refunding Bond for \$10,150,000.

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

This summary of significant accounting policies of Fayetteville State University Housing Foundation, LLC is presented to assist in understanding the Housing Foundation’s financial statements. The financial statements and notes to the financial statements are representation of the Housing Foundation’s management who is responsible for their integrity and objectivity. These accounting policies conform to accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board (GASB) and have been consistently applied in the preparation of the financial statements.

Pursuant to the provisions of GASB Statement No. 34, *Basic Financial Statements – and Management’s Discussion and Analysis – for State and Local Governments*, as amended by GASB Statement No. 35, *Basic Financial Statement – and Management’s Discussion and Analysis – for Public College and Universities*, the full scope of the Housing Foundation’s activities is considered to be a single business-type activity and accordingly, is reported within a single column in the basic financial statements.

In accordance with GASB Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities That Use Proprietary Fund Accounting*, the Housing Foundation does not apply Financial Accounting Standards Board (FASB) pronouncements issued after November 30, 1989, unless the GASB amends its pronouncements to specifically adopt FASB pronouncements issued after that date.

Basis of Accounting

The financial statements of the Housing Foundation are prepared using the economic resource management focus and the accrual basis OF accounting by recognizing revenues when earned and expenses when an obligation has been incurred, regardless of the timing of cash flows. Support that is restricted by the donor is reported as an increase in unrestricted net position if the restriction expires with the reporting period in which the support is recognized. All other donor-restricted support is reported as an increase in restricted net position depending on the nature of the restriction. When a restriction expires, restricted net position is reclassified to unrestricted net position.

**FAYETTEVILLE STATE UNIVERSITY HOUSING FOUNDATION, LLC**

**Notes to the Financial Statements**

**June 30, 2020 and 2019**

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Estimates

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

Cash and Cash Equivalents

This classification includes cash on deposit with fiscal agents, and deposits held by the State Treasurer in the Short-Term Investment Fund. The Short-Term Investment Fund maintained by the State Treasurer has the general characteristics of a demand deposit account in that participants may deposit and withdraw cash at any time without prior notice or penalty.

Receivables

Receivables consist of accrued interest on cash. Receivables are recorded net of estimated uncollectible amounts.

Capital Assets

Capital assets are stated at cost at date of acquisition or acquisition value at date of donation in the case of gifts. Donated capital assets acquired prior to July 1, 2015 are stated at fair value as of the date of acquisition. The value of assets constructed includes all material direct and indirect construction costs. Interest costs incurred are capitalized during the period of construction.

The Housing Foundation capitalizes assets that have a value or cost of \$5,000 or greater at the date of acquisition and an estimated useful life of more than one year except for intangible assets which are capitalized with the value or cost is \$100,000 or greater and internally generated software which is capitalized when the value or cost is \$1,000,000 or greater.

Restricted Assets

Certain resources are reported as restricted assets because restriction on assets use change the nature or normal understanding of the availability of the asset. Resources that are not available for current operation and are reported as restricted include resources restricted or designated for eth acquisition or construction of capital assets and resources legally segregated for the payment of principal and interest as required by debt covenants.

Impairment of Assets

*Accounting for the Impairment or Disposal of Long-Lived Assets* requires that long-lived assets be held and reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. As of June 30, 2020 and 2019, management determined that no indicators of impairment existed.

Noncurrent Long-Term Liabilities

Noncurrent long-term liabilities include principal amounts of bonds payable that will not be paid with the next fiscal year.

**FAYETTEVILLE STATE UNIVERSITY HOUSING FOUNDATION, LLC**

**Notes to the Financial Statements**

**June 30, 2020 and 2019**

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Revenues and Expense Recognition

The Housing Foundation classifies its revenues and expenses as its operating or nonoperating in the accompanying Statement of Revenues, Expenses, and Changes in net Position. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the Housing Foundation's principal ongoing operations. Operating revenues include activities that have characteristics of exchange transactions. Operating expenses are all expense transactions incurred other than those related to capital and noncapital financing or investing activities as defined by GASB Statement No. 9, *Reporting Cash Flows of Proprietary and Nonexpendable Trust Funds and Governmental Entities That Use Proprietary Fund Accounting*.

Nonoperating revenues include activities that have the characteristics of nonexchange transactions. Revenues from nonexchange transactions that represent subsidies or gifts to the Housing Foundation, as well as investment income, are considered nonoperating since these are either investing, capital, or noncapital financing activities. Capital contributions are presented separately after nonoperating revenues and expenses.

Income Taxes

The Housing Foundation is a not-for-profit organization exempt from income taxes under Section 502(c)(3) of the Internal Revenue Code (IRC). The Housing Foundation has been determined not to be a private foundation within the meaning of Section 509(a) of the IRC. The Housing Foundation is a subsidiary of Fayetteville State University Foundation, Inc. and files a consolidated Federal information return. There was no unrelated business income for the years ended June 30, 2020 and 2019.

On July 1, 2011, the Housing Foundation adopted the recognition requirements for uncertain income tax positions as required by generally accepted accounting principles, with no cumulative effect adjustment required. Income tax benefits are recognized for income tax positions taken or expected to be taken in a tax return, only when it is determined that the income tax position will more-likely-than-not be sustained upon examination and does not anticipate any adjustments that would result in a material adverse effect on the Housing Foundation's financial condition, results of operations or cash flows. Accordingly, the Housing Foundation has not recorded any reserves, or related accruals for interest and penalties for income tax positions at June 30, 2020 and 2019.

The Housing Foundation is subject to routine audits by taxing jurisdictions; however, there are currently no audits for any tax periods in progress.

The Housing Foundation's policy is to classify income tax related interest and penalties in interest expense and other expenses, respectively.

**NOTE 3 - DEPOSITS AND INVESTMENTS**

The Housing Foundation is required by disclosure of information about financial instruments with off-balance sheet risk and financial instruments with concentrations of credit risk, to disclose significant concentrations of credit risk regardless of the degree of risk.



**FAYETTEVILLE STATE UNIVERSITY HOUSING FOUNDATION, LLC**

**Notes to the Financial Statements**

**June 30, 2020 and 2019**

**NOTE 3 - DEPOSITS AND INVESTMENTS (Continued)**

At June 30, 2020 and 2019, the amount shown on the Statement of Net Position as cash and cash equivalents includes \$170,008 and \$178,433, respectively, which represents the Housing Foundation's equity position in the State Treasurer's Short Term Investment Fund (STIF). The STIF (a portfolio within the State Treasurer's Investment Pool, an external investment pool that is not registered with the Securities and Exchange Commission or subject to any other regulatory oversight and does not have a credit rating) had a weighted average maturity of 1.4 years as of June 30, 2020 and 2019. Assets and shares of the STIF are valued at fair value. Deposit and investment risks associated with the State Treasurer's Investment Pool (which includes the State Treasurer's STIF) are included in the North Carolina Department of State Treasurer Investment Programs separately issued audit report. This separately issued report can be obtained from the Department of State Treasurer, 3200 Atlantic Avenue, Raleigh, NC 27604 or can be accessed from the Department of State Treasurer's website at <https://www.nctreasurer.com/> in the audited financial statements section.

The Organization also has \$2,660,721 and \$2,484,7005 in a local financial institution at June 30, 2020 and 2019. The Housing Foundation occasionally maintains deposits in excess of federally insured limits. The Organization maintains its cash balances in reputable financial institutions in the United States of American and accounts at each institution are insured by the Federal Deposit Insurance Corporations up to \$250,000 at each financial institution. FASB ASC 825, *Financial Instruments*, identifies these items as a concentration of credit risk requiring disclosure, regardless of risk. At June 30, 2020 and 2019, the Housing Foundation's uninsured cash balances were \$2,410,721 and \$2,234,705, respectively.

**NOTE 4 - FAIR VALUE MEASUREMENTS**

To the extent available, the Housing Foundation's investment are recorded at fair value as of June 30, 2020. GASB Statement No. 72, *Fair Value Measurement and Application*, defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. This statement establishes a hierarchy of valuation inputs based on the extent to which the inputs are observable in the marketplace.

Inputs are used in applying the various valuation techniques and take into account the assumptions that market participants use to make valuation decisions. Inputs may include price information, credit data, interest and yield curve data, and other factors specific to the financial instrument. Observable inputs reflect market data obtained from independent sources. In contrast, unobservable inputs reflect the entity's assumptions about how market participants would value the financial instrument. Valuation techniques should maximize the use of observable inputs to the extent available.

A financial instrument's level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. The following describes the hierarchy of inputs used to measure fair value and the primary valuation methodologies used for financial instruments measured at fair value on a recurring basis:

Level 1 – Investments whose values are based on quoted prices (unadjusted) for identical assets in active markets that an entity can access at the measurement date.

Level 2 – Investments with inputs – other than quoted prices included within Level 1 – that are observable for an asset, either directly or indirectly.

**FAYETTEVILLE STATE UNIVERSITY HOUSING FOUNDATION, LLC**

**Notes to the Financial Statements**

**June 30, 2020 and 2019**

**NOTE 4 - FAIR VALUE MEASUREMENTS (Continued)**

Level 3 – Investments classified as level 3 have unobservable inputs for an asset and may require a degree of professional judgement.

The methods described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, while the Housing Foundation believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

At June 30, 2020 and 2019, all of the Housing Foundation's investments, including deposits in the Short-Term Investment Fund are deemed to be Level 1.

**Short-Term Investment Fund** - Ownership interest of the STIF is determined on a fair market valuation basis as of fiscal year end in accordance with STIF operating procedures. Valuation of the underlying assets is performed by the custodian. Pool investments are measured at fair value in accordance with GASB 72. The University's position in the pool is measured and reported at fair value.

**NOTE 5 - HOUSING FOUNDATION, LLC LEASE AGREEMENT**

Effective February 15, 2017, the State of North Carolina entered a lease agreement with Fayetteville State University Housing Foundation, LLC, whereby the State will lease the capital assets from Fayetteville State University Housing Foundation, LLC, for a period ending November 1, 2039. The lease includes a purchase option of \$1 plus the amount then necessary to pay the Bank any amount remaining outstanding with respect to the Advance under the Bond Purchase and Loan Agreement. The lease has been classified as a capital lease. As a result, there is sale of assets in exchange for the capital lease receivable. The capital lease portion is a base rental which constitutes the portion of the rental payments equal to the principal and interest requirement on the bond purchase. In addition, there is additional rentals to cover operating expenses defined in the Use Agreement. The yearly lease is \$1,995,752 to be increased by an amount not to exceed the increase in the Consumer Price Index with an annual cap of 3%.

**FAYETTEVILLE STATE UNIVERSITY HOUSING FOUNDATION, LLC**

**Notes to the Financial Statements**

**June 30, 2020 and 2019**

**NOTE 5 - HOUSING FOUNDATION, LLC LEASE AGREEMENT (Continued)**

Capital lease obligations relating to the lease of capital assets are recorded at the present value of the minimum lease payments. Future minimum lease payments under the capital lease obligation consist of the following at June 30, 2020:

<u>Year ended June 30:</u>	<u>Amount</u>
2021	\$ 792,028
2022	791,405
2023	791,337
2024	791,352
2025	790,818
2026 and after	<u>7,105,977</u>
Total minimum lease payments	11,062,917
Amount representing interest at 2.82%	<u>1,945,917</u>
Present value of future lease payments	<u>\$ 9,117,000</u>

In addition to the base capital lease payments, stated above, as noted the Housing Foundation will receive minimum rental payments of \$1,995,752 per year. The additional minimum lease payments to be received, net of the base payments noted above are as follows at June 30, 2020:

<u>Year ended June 30:</u>	<u>Amount</u>
2021	\$ 1,203,724
2022	1,204,347
2023	1,204,415
2024	1,204,400
2025	1,204,934
2026 and after	<u>18,838,799</u>
Total minimum lease payments	<u>\$ 24,860,619</u>

The Housing Foundation recognized additional rent revenue of \$1,202,815 and \$1,203,764 for the years ended June 30, 2020 and 2019, respectively.

**FAYETTEVILLE STATE UNIVERSITY HOUSING FOUNDATION, LLC**

**Notes to the Financial Statements**

**June 30, 2020 and 2019**

**NOTE 6 - OBLIGATION BONDS**

In October 2001, Fayetteville State University Housing Foundation, LLC sold \$14,950,000 in Series 2001 tax-exempt Revenue Bonds. These bonds were dated October 1, 2001, and bear interest from that date. Interest is paid monthly. The principal on the bonds was paid annually in November. The maturity of the bonds was to be from 2002 to 2033. The issuance of the bonds was to provide funds for the construction, equipping and furnishing a new student housing facility to be located on the Fayetteville State University campus. The construction took place through Fayetteville State University Housing Foundation, LLC (an affiliate of Fayetteville State University), and be repaid from a lease with the University.

During the prior year the Series 2001 bonds were refunded and replaced with Series 2017 Student Housing Facilities Revenue Refunding Bond. The total bond issued is \$10,150,000. Bond interest is 2.82% with interest payable semi-annually. Principle is payable starting November 1, 2018 and payable annually through November 2033.

Annual requirements to pay principal and interest on the long-term obligations at June 30, 2020, are as follows:

Year ended June 30:	Annual Requirements	
	Principal	Interest
2021	\$ 539,000	\$ 253,028
2022	554,000	237,405
2023	570,000	221,337
2024	586,000	205,352
2025	603,000	187,818
2026 and after	6,265,000	840,977
Total	<u>\$ 9,117,000</u>	<u>\$ 1,945,917</u>

**NOTE 7 - LONG-TERM LIABILITIES**

A summary of changes in the long-term liabilities for the year ended June 30, 2020, is presented as follows:

	Balance July 01, 2019	Additions	Reductions	Balance June 30, 2020	Current Portion
Revenue bonds payable	<u>\$ 9,641,000</u>	<u>\$ -</u>	<u>\$ (524,000)</u>	<u>\$ 9,117,000</u>	<u>\$ 539,000</u>

**FAYETTEVILLE STATE UNIVERSITY HOUSING FOUNDATION, LLC**

**Notes to the Financial Statements**

**June 30, 2020 and 2019**

**NOTE 7 - LONG-TERM LIABILITIES (Continued)**

The Housing Foundation was indebted for revenue bonds payable for the purpose shown below:

	Series	Interest Rate/ Ranges	Final Maturity Date	Original Amount of Issue	Principal Paid Through June 30, 2020	Principal Outstanding June 30, 2020
<u>Revenue Bonds Payable:</u>						
Student Housing Project	2017	2.820%	11/01/2033	\$ 10,150,000	\$ 1,033,000	\$ 9,117,000

**NOTE 8 - NET POSITION**

The Housing Foundation reports four classes of net position: net investment in capital assets, restricted net position-nonexpendable, restricted net position-expendable, and unrestricted net position. At June 30, 2020 and 2019, all net position were classified as unrestricted net position.

**NOTE 9 - RISK MANAGEMENT**

The Housing Foundation is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to contractors; and natural disasters. These exposures to loss are handled via a combination of methods, including purchase of commercial insurance and self-retention of certain risks.

**NOTE 10 - SUBSEQUENT EVENTS**

Management has evaluated subsequent events to the date of the financial statements in determining the accounting for and disclosure of transactions and events that affect the financial statements. Subsequent events have been evaluated through August 17, 2020 which is the date the financial statements were available to be issued.

As of the date of issuance of the Foundation's audit, there is a pandemic situation regarding the COVID-19 virus. The Housing Foundation is monitoring the effect of this pandemic on its financial operations. At this time, management has evaluated the situation and had concluded no additional disclosures are warranted.

# SHARPE PATEL PLLC

## Certified Public Accountants

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

To the Board of Directors  
Fayetteville State University Housing Foundation, LLC  
Fayetteville, North Carolina

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 Fayetteville State University Housing Foundation, LLC (a nonprofit organization), which comprise the statement of net position as of June 30, 2020, and the related statement of revenues, expenses, and changes in net position, and statement of cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated August 17, 2020.

#### **Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Fayetteville State University Housing Foundation, LLC's internal control over financial reporting (internal control) to determine the 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 Fayetteville State University Housing Foundation, LLC's internal control. Accordingly, we do not express an opinion on the effectiveness of Fayetteville State University Housing Foundation, LLC'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 and therefore, material weaknesses or significant deficiencies may exist that have not been identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses.

## **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Fayetteville State University Housing Foundation, LLC's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. 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 organization'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 organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Sharpe Patel PLLC*

Raleigh, North Carolina  
August 17, 2020