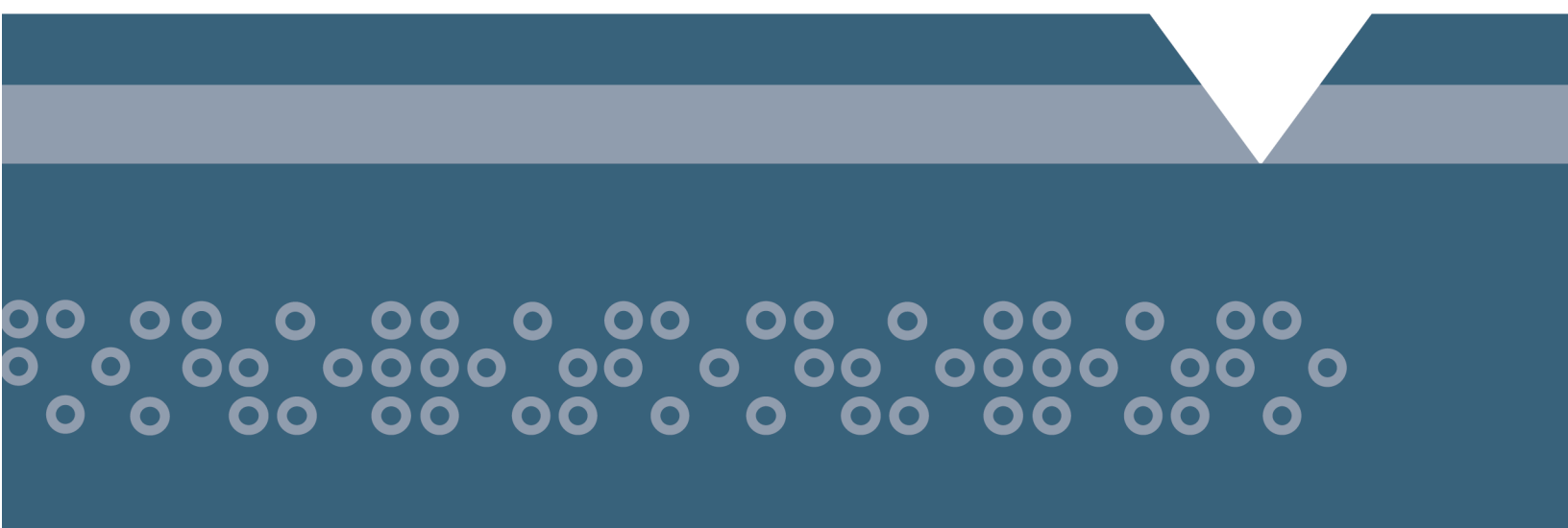


Innovative Student Facilities, Inc.

Ruston, Louisiana

June 30, 2024 and 2023



CERTIFIED PUBLIC
ACCOUNTANTS

INNOVATIVE STUDENT FACILITIES, INC.

RUSTON, LOUISIANA

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AUDITED FINANCIAL STATEMENTS



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The Board of Directors
Innovative Student Facilities, Inc.
Ruston, Louisiana

Independent Auditor's Report

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Innovative Student Facilities, Inc., which comprise the statements of financial position as of June 30, 2024 and 2023, and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Innovative Student Facilities, Inc. as of June 30, 2024 and 2023, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards (Government Auditing Standards)*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Innovative Student Facilities, 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 opinion.

Responsibilities of Management 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.

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 Innovative Student Facilities, 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 auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *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, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *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 Innovative Student Facilities, 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 evaluated 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 Innovative Student Facilities, 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.

Other Information

In accordance with *Government Auditing Standards*, we have also issued our report dated August 9, 2024, on our consideration of the organization'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 the organization'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 Innovative Student Facilities, Inc.'s internal control over financial reporting and compliance.

HEARD, McELROY & VESTAL, L.L.C.

Shreveport, Louisiana

August 9, 2024

INNOVATIVE STUDENT FACILITIES, INC.

STATEMENTS OF FINANCIAL POSITION

JUNE 30, 2024 AND 2023

<u>ASSETS</u>	2024	2023
Cash and cash equivalents	\$ 7,567,936	\$ 8,107,890
Accounts receivable	-	1,162,422
Prepaid bond cost	2,354,695	2,477,967
Deferred loss on bond refinancing	90,764	99,840
Construction in progress	-	241,750
Property, plant, and equipment, net of accumulated depreciation	148,167,521	152,117,287
Total assets	\$ 158,180,916	\$ 164,207,156
<u>LIABILITIES AND NET ASSETS</u>		
<u>Liabilities:</u>		
Accounts payable	\$ 49,111	\$ -
Accrued interest payable	1,496,800	1,554,591
Arbitrage rebate payable	5,249	-
Deferred revenue – Louisiana Tech University	-	644,696
Notes payable – LDNR	1,063,875	1,233,675
Bonds payable, net of premium/discount	141,229,439	145,925,488
Total liabilities	143,844,474	149,358,450
<u>Net assets:</u>		
Without donor restrictions:		
Designated by Board for specific purpose	(769,338)	(717,427)
With donor restrictions:		
Restricted for specific purpose	15,105,780	15,566,133
Total net assets	14,336,442	14,848,706
Total liabilities and net assets	\$ 158,180,916	\$ 164,207,156

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

INNOVATIVE STUDENT FACILITIES, INC.
STATEMENTS OF ACTIVITIES
FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

	2024		Total
	Without Donor Restrictions	With Donor Restrictions	
Revenue:			
Rent income	\$ 9,974,810	\$ 1,177,069	\$ 11,151,879
Gifts and grants income	-	-	-
Accretion of bond premium	401,049	-	401,049
Other income	305,173	-	305,173
Investment income	334,396	-	334,396
Contribution from Louisiana Tech University	18,500	-	18,500
Total revenue	11,033,928	1,177,069	12,210,997
<u>Net assets released from restrictions</u>	1,637,422	(1,637,422)	-
Expenses:			
Amortization of bond discount and prepaid bond costs	132,347	-	132,347
Arbitrage rebate expense	5,249	-	5,249
Depreciation expense	5,280,979	-	5,280,979
Interest expense	5,635,030	-	5,635,030
Maintenance expense	1,637,422	-	1,637,422
Other administrative expenses	32,234	-	32,234
Contribution to Louisiana Tech University	-	-	-
Total expenses	12,723,261	-	12,723,261
<u>Change in net assets</u>	(51,911)	(460,353)	(512,264)
<u>Net assets-beginning of year</u>	(717,427)	15,566,133	14,848,706
<u>Net assets-end of year</u>	\$ (769,338)	\$ 15,105,780	\$ 14,336,442

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

INNOVATIVE STUDENT FACILITIES, INC.
STATEMENTS OF ACTIVITIES
FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

	2023		Total
	Without Donor Restrictions	With Donor Restrictions	
Revenue:			
Rent income	\$ 9,765,995	\$ 1,177,069	\$ 10,943,064
Gifts and grants income	38,600	-	38,600
Accretion of bond premium	401,049	-	401,049
Other income	215,837	-	215,837
Investment income	271,810	-	271,810
Contribution from Louisiana Tech University	1,128,520	-	1,128,520
Total revenue	11,821,811	1,177,069	12,998,880
<u>Net assets released from restrictions</u>	1,828,423	(1,828,423)	-
Expenses:			
Amortization of bond discount and prepaid bond costs	132,347	-	132,347
Arbitrage rebate expense	-	-	-
Depreciation expense	3,796,521	-	3,796,521
Interest expense	5,831,377	-	5,831,377
Maintenance expense	1,828,423	-	1,828,423
Other administrative expenses	35,556	-	35,556
Contribution to Louisiana Tech University	450,000	-	450,000
Total expenses	12,074,224	-	12,074,224
<u>Change in net assets</u>	1,576,010	(651,354)	924,656
<u>Net assets-beginning of year</u>	(2,293,437)	16,217,487	13,924,050
<u>Net assets-end of year</u>	\$ (717,427)	\$ 15,566,133	\$ 14,848,706

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

INNOVATIVE STUDENT FACILITIES, INC.
STATEMENTS OF FUNCTIONAL EXPENSES
FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

	2024		2023	
	Program Services	Management and General	Program Services	Management and General
Amortization	\$ 132,347	\$ -	\$ 132,347	\$ -
Arbitrage rebate expense	5,249	-	-	-
Depreciation	5,280,979	-	3,796,521	-
Interest	5,635,030	-	5,831,377	-
Maintenance	1,637,422	-	1,828,423	-
Other administrative expenses	32,234	-	35,556	-
Contribution to Louisiana Tech University	-	-	450,000	-
Total expenses	<u>\$ 12,723,261</u>	<u>\$ -</u>	<u>\$ 12,074,224</u>	<u>\$ -</u>

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

INNOVATIVE STUDENT FACILITIES, INC.
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

	2024	2023
<u>Cash flows from operating activities:</u>		
Rent income	\$ 11,669,603	\$ 9,780,642
Gifts and grants income	-	38,600
Other expenses	(32,234)	(35,556)
Other income	305,173	239,337
Investment income	334,396	271,810
Interest paid on bonds	(5,692,817)	(5,881,797)
Maintenance expense	(1,637,422)	(1,828,423)
Contribution from Louisiana Tech University	18,500	655,020
Net cash provided by operating activities	<u>4,965,199</u>	<u>3,239,633</u>
<u>Cash flows from investing activities:</u>		
Capital expenditures (including capitalized interest)	(1,040,353)	(7,410,144)
Transfer land to Louisiana Tech University	-	450,000
Net cash (used) by investing activities	<u>(1,040,353)</u>	<u>(6,960,144)</u>
<u>Cash flows from financing activities:</u>		
Repayment of bonds payable	(4,295,000)	(4,110,000)
Proceeds from notes payable – LDNR	-	102,223
Repayments in notes payable – LDNR	(169,800)	(167,800)
Net cash (used) by financing activities	<u>(4,464,800)</u>	<u>(4,175,577)</u>
<u>Net (decrease) in cash and cash equivalents</u>	(539,954)	(7,896,088)
<u>Cash and cash equivalents-beginning of year</u>	8,107,890	16,003,978
<u>Cash and cash equivalents-end of year</u>	<u>\$ 7,567,936</u>	<u>\$ 8,107,890</u>
<u>Reconciliation of change in net assets to net cash provided (used) by operating activities:</u>		
Change in net assets	\$ (512,264)	\$ 924,656
<u>Adjustments to reconcile change in net assets to net cash provided by operating activities:</u>		
Decrease (increase) in accounts receivable	1,162,422	(1,162,422)
Decrease in other prepaid expenses	-	4,868
Amortization of prepaid bond costs	123,271	123,271
Accretion of bond premium	(401,049)	(401,049)
Amortization of deferred loss on bond refinancing	9,076	9,076
Depreciation of property, plant, and equipment	5,280,979	3,796,521
(Decrease) in deferred revenue	(644,696)	-
(Decrease) in accrued interest payable	(57,789)	(55,288)
Increase in arbitrage rebate payable	5,249	-
Net cash provided by operating activities	<u>\$ 4,965,199</u>	<u>\$ 3,239,633</u>

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

INNOVATIVE STUDENT FACILITIES, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

1. Organization and Significant Accounting Policies

Nature of Activities

Innovative Student Facilities, Inc. (the "Corporation") was formed July 1, 2003 to acquire, construct, develop, manage, lease as lessor or lessee, mortgage and/or convey student housing and other facilities (the "Facilities") on the campus of Louisiana Tech University (the "University"). The construction projects are funded by Louisiana Local Government Environmental Facilities and Community Development Authority (the "Authority") Revenue Bonds. The proceeds of the bonds have been loaned by the Authority to the Corporation pursuant to a Loan and Assignment Agreement dated July 1, 2003 and September 1, 2007 and are to be used for (1) financing the cost of acquiring immovable property to be purchased by the Board; (2) financing a portion of the cost of the development, design, construction and equipping of the Facilities; (3) paying capitalized interest on the Bonds; (4) funding a debt service reserve fund; (5) paying the costs of issuance of the Bonds, including the premium for the Financial Guaranty Insurance Policy; and (6) payment for construction of new facilities and repairs and maintenance to existing facilities.

The Corporation will lease the land upon which the Facilities are constructed for \$1 per year from the Board of Supervisors for the University of Louisiana System (the "Board") pursuant to the Ground Lease Agreements dated July 1, 2003, September 1, 2007 and June 1, 2016. Upon completion of construction, the Board will lease back the Facilities from the Corporation pursuant to the Agreements to Lease with Option to Purchase (the "Facilities Lease") dated July 1, 2003 and September 1, 2007. In accordance with the Facilities Lease, the Board, on behalf of the University, will pay Rental to the Corporation in an amount sufficient to pay debt service and related expenses on the Bonds. The Facilities Lease is a triple net lease, and the Board agrees that the Rental shall be an absolute net return to the Corporation free and clear of any expenses, charges, taxes or set offs whatsoever of any kind, character or nature; the Board shall bear responsibility for the payment of all costs and expenses associated with the ownership, operation and maintenance of the Facilities. Under no circumstances will the Corporation be required to make any payments on the Board's behalf or assume any monetary obligation of the Board under the Facilities Lease.

The Corporation entered into an agreement with the State of Louisiana, Louisiana Tech University, the Louisiana Tech University Corporation, Inc. and the Louisiana Tech Student Fund 2020 during the fiscal year ended June 30, 2015 to be the custodian of funds procured for the construction of the south end zone project for Joe Aillet Stadium (the "Athletic Facilities Project"). The Corporation will be charged with the payment of all invoices related to the construction, and the accounting for the same. Funds contributed to the Corporation by the above listed entities are maintained in separate cash accounts and are accounted for by the Corporation's staff and recorded as gifts and grants income until such time as the funds are expended for the construction. In addition to the contributed funds, the Corporation also issued Louisiana Local Government Environmental Facilities and Community Development Authority Revenue Bonds for the purpose of additional financing of the Athletic Facilities Project, see Note 6 for further details of the bond issue.

On June 1, 2016, the Board of Directors approve the issuance of bonds with the Louisiana Local Government Environmental Facility and Community Development Authority Taxable Subordinate Revenue Bonds, (Louisiana Tech University Student Housing/Innovative Student Facilities, Inc. Project) Series 2016B pursuant to Chapter 10-D of Title 33 of the Louisiana Revised Statutes of 1950, as amended. The bonds are issued in order to enable Innovative Student Facilities, Inc., a Louisiana

INNOVATIVE STUDENT FACILITIES, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

non-profit corporation to provide financing for the acquisition, design, development, construction, renovation, and reconstruction of certain student housing and parking facilities on the campus of Louisiana Tech University and for paying the costs of issuance of the related bonds. As with previous bonds, the Corporation has leased the property from the Board of Supervisors for the University of Louisiana System pursuant to a Ground and Buildings Lease Agreement also dated June 1, 2016.

As of August 16, 2016, the Board of Directors of Innovative Student Facilities, Inc. approved the issuance of bonds through the Louisiana Local Government Environmental Facilities and Community Development Authority Revenue Bonds (Louisiana Tech University Student Housing/Innovative Student Facilities, Inc. Project) Series 2016A pursuant to Chapter 10-D of Title 33 of the Louisiana Revised Statutes of 1950, as amended. The bonds are issued in order to, and for the purpose of, acquiring, designing, developing, constructing, renovating, and reconstructing certain student housing facilities and parking on the main campus of Louisiana Tech University; and for paying the cost of issuance of the related bonds, including but not limited to premiums for a bond insurance policy and a debt service reserve fund surety policy. The Corporation has leased the property upon which the facilities will be constructed from the Board of Supervisors for the University of Louisiana System pursuant to the Amended and Restated Agreement to Lease with Option to Purchase dated August 1, 2016.

As of May 1, 2020, the Board of Directors of Innovative Student Facilities, Inc. approved the issuance of additional bonds through the Louisiana Local Government Environmental Facilities and Community Development Authority Revenue Bonds (Louisiana Tech University Student Housing/Innovative Student Facilities, Inc. Project) Series 2020 pursuant to Chapter 10-D of Title 33 of the Louisiana Revised Statutes of 1950, as amended. The bonds are issued in order to, and for the purpose of, acquiring, designing, developing, constructing, renovating, and reconstructing certain student housing facilities and parking on the main campus of Louisiana Tech University; and for paying the cost of issuance of the related bonds, including but not limited to premiums for a bond insurance policy and a debt service reserve fund surety policy. The Corporation has leased the property upon which the facilities will be constructed from the Board of Supervisors for the University of Louisiana System pursuant to the Amended and Restated Agreement to Lease with Option to Purchase dated May 1, 2020.

Effective April 11, 2020, Innovative Student Facilities, Inc. (“Borrower”) entered into a Disbursement Agreement, Revolving Loan Program (“Program”) between the Louisiana Public Facilities Authority (“Lender”), the Louisiana Department of Natural Resources (“Department”) and Hancock Whitney Bank (“Escrow Agent”) whereas Lender and Department will loan \$1,730,615 in two (2) promissory notes to the Borrower. Innovative Student Facilities, Inc. will be required to submit to the Department, for its approval, requisitions for the disbursement of loan proceeds from the Escrow Agent will be disbursed in a “draw-down” manner. The Escrow Agent has established the “LPFA Louisiana Department of Natural Resources Flex-Fund Revolving Loan Program Escrow Fund,” under which it will establish the Innovative Student Facilities Inc. Series A Project Account and the Innovative Student Facilities, Inc. Series B Project Account in the total sum of \$1,200,775 and \$529,840, respectively. Series A Project expenditures will be to replace the existing lighting fixtures in the Thomas Assembly Center, exterior concourse lighting, and parking and roadway areas with new, more energy efficient, LED lighting. The Series B Project will be for the installation of air-cooled electric chillers at the Co-Generation Plant and installation of two (2) high efficiency condensing boilers for building heating. All repayments of principal, interest, and servicing fees will be paid directly to the Escrow Agent, as agent for the Lender.

INNOVATIVE STUDENT FACILITIES, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

Basis of Accounting

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with generally accepted accounting principles of the United States of America.

Financial Statement Presentation

The accompanying consolidated financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (“GAAP”). The financial Accounting Standards Board (“FASB”) has established the Accounting Standards Codification (“ASC”) as the source of authoritative accounting principles to be applied in the preparation of financial statements in accordance with GAAP. Net assets and revenues, expenses, gains, and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Net Assets Without Donor Restrictions – Net assets available for general use and not subject to donor restrictions. The Board of Directors has designated, from net assets without donor restrictions, net assets for specific purpose and operations. The Corporation’s policy is to designate unrestricted donor funds at the discretion of the Board of Directors. Net assets without donor restriction also include the investment in property and equipment net of accumulated depreciation.

Net Assets With Donor Restrictions – Net assets that are contributions and endowment investment earnings subject to donor-imposed restrictions. The Corporation may report contributions restricted by donors as increases in net assets without donor restrictions if the restrictions expire (that is, when a stipulated time restriction ends or purpose restriction is accomplished) in the same reporting period in which the revenue is recognized. All other donor restricted contributions are reported as increases in net assets with donor restrictions, depending on the nature of the restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statements of activities as net assets released from restrictions. As of 2024 and 2023, the Corporation’s net assets with donor restrictions are restricted for funding various maintenance expenses.

Net Assets Released from Restrictions

Expirations of temporary restrictions on net assets (i.e., the donor-stipulated purpose has been fulfilled and/or the stipulated time period has elapsed) are reported as reclassifications between the applicable classes of net assets.

Functional Allocation of Expenses

The costs of program and supporting services have been summarized on a functional basis in the statements of activities. The statements of functional expenses present the natural classification detail of expense by function. Accordingly, certain costs have been allocated among the program services and management and general expenses.

Cash Equivalents

For financial statement purposes, the Corporation considers all deposits in money market funds to be cash equivalents. Cash equivalents are stated at cost, which approximates market value.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted

INNOVATIVE STUDENT FACILITIES, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

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

Tax-Exempt Status

Innovative Student Facilities, Inc. qualify as tax-exempt entities under Section 501(c)(3) of the Internal Revenue Code. Therefore, no provision for income taxes has been made in the financial statements, but the Corporation is required to file an annual information return. The Corporation is also required to review various tax positions they have taken with respect to their exempt status and determine whether in fact they are tax exempt entities. The Corporation must also consider whether they have nexus in jurisdictions in which they have income and whether a tax return is required in those jurisdictions. In addition, as tax exempt entities, the Corporation must assess whether they have any tax positions associated with unrelated business income subject to income tax. The Corporation does not expect their positions to change significantly over the next twelve months, and any penalties related to late filing or other requirements would be recognized as penalties expense in the accounting records.

The Corporation files U.S. federal Form 990 for informational purposes. The Corporation's federal income tax returns are subject to examination by the Internal Revenue Service, generally for three years after they were filed.

New Accounting Pronouncements

In February 2016, the Financial Accounting Standards Board ("FASB") issued Accounting Standards Update ("ASU") No. 2016-02, "Leases" (Topic 842). Under the new guidance, lessees will be required to recognize the following for all leases (with the exception of short-term leases) at the commencement date:

- lease liability, which is a lessee's obligation to make lease payments arising from a lease, measured on a discounted basis; and
- A right-of-use asset, which is an asset that represents the lessee's right to use, or control the use of, a specified asset for the lease term.

Additional qualitative and quantitative disclosures will be required so that users can understand more about the nature of an entity's leasing activities. Also, the new lease guidance simplified the accounting for sale and leaseback transactions primarily because lessees must recognize lease assets and lease liabilities. Lessees will no longer be provided with a source of off-balance sheet financing. ASU 2016-02 will be effective for fiscal years beginning after December 15, 2021, and interim periods within fiscal years beginning after December 15, 2022. Lessees (for capital and operating leases) and lessors (for sales-type, direct financing, and operating leases) must apply a modified retrospective transition approach for leases existing at, or entered into after, the beginning of the earliest comparative period presented in the financial statements. The modified retrospective approach would not require any transition accounting for leases that expired before the earliest comparative period presented. There was no significant impact to the financial statements as a result of adoption of the new lease standard.

INNOVATIVE STUDENT FACILITIES, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

2. Liquidity and Availability

Cash and cash equivalents consist of money market funds collateralized by U.S. Treasury securities in the amount of \$ 7,567,938 at June 30, 2024 and \$ 8,107,890 at June 30, 2023. These funds are exposed to custodial credit risk because the money market funds are uninsured and collateralized with securities held by the trust department of Argent Trust and Bank of New York Mellon Trust.

3. Bond Premium/Discount and Prepaid Bond Costs

The Series 2013, 2015, and 2016A Bonds were issued to include some additional prepaid bond costs, including but not limited to, bond issuance premium (discount), underwriter's discount, and other costs. These costs are being amortized over the life of the bond on the straight-line basis. Net amortization expense related to the prepaid bond cost, and discounts recorded in the statement of activities totaled \$ 132,347 and \$132,347 for the years ended June 30, 2024 and 2023, respectively.

Net accretion income related to the bond issuance premiums recorded in the statement of activities totaled \$ 401,049 and \$401,049 for the years ended June 30, 2024 and 2023, respectively.

4. Construction in Progress

Phase 2020 Construction (2020 Series):

Construction in progress consisted of construction costs completed through the date of the financial statements on the Corporation's new construction on the University's campus. The scope of the construction included the design, engineering, construction, and completion of a 620-bed apartment style development in six (6) different unit configurations. The newly constructed beds will be in apartment and suite-style configurations of two, three and four bedroom units with semi-private and private bathrooms. The project will include the construction of eleven (11) new student housing buildings at four (4) separate campus sites. A total of 1,000 on-campus parking spaces will be developed as part of the constructed facilities. The facilities will also include the renovation of Dudley Hall, Aswell Hall, and Adams Hall. At least five percent (5.0%) of the total units are handicapped accessible. The construction costs in progress for the Series 2020 project were \$0 and \$ 241,750 as of June 30, 2024 and 2023, respectively.

5. Property, Plant, and Equipment

Property, plant, and equipment are depreciated using the straight-line method. Land improvements are depreciated over 20 years, buildings over 40 years, and furniture, fixtures, and equipment over 10 years. At June 30, 2024 and 2023, property, plant, and equipment are comprised of the following:

	2024	2023
Land	\$ 4,012,339	\$ 4,012,339
Land improvements	12,968,218	11,842,881
Buildings	154,075,534	153,869,657
Furniture, fixtures, and equipment	3,677,786	3,677,786
Recreational facilities	13,688,500	13,688,500
Track and tennis facilities	1,868,726	1,868,726
Construction in progress	-	241,750
	190,291,103	189,201,639
<u>Less</u> -accumulated depreciation	(42,123,582)	(36,842,602)
Net property, plant, and equipment	\$ 148,167,521	\$ 152,359,037

INNOVATIVE STUDENT FACILITIES, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

Depreciation expense of \$5,280,979 and \$ 3,796,521 was recorded for the years ended June 30, 2024 and 2023, respectively.

6. Bonds Payable

Louisiana Local Government Environmental Facilities and Community Development Authority Revenue Bonds were issued for the purpose of providing funds to pay for the construction of the campus facilities to be occupied by Louisiana Tech University. Following is a summary of bonds payable at June 30, 2024 and 2023:

Athletic Facilities Project (2014 Issue):

As of April 1, 2014, the Board of Directors approved the issuance of \$9,000,000 aggregate principal amount of Louisiana Local Government Environmental Facility and Community Development Authority Revenue Refund Bonds, Series 2014 for the purpose of acquiring, designing, developing, constructing, renovating, and reconstructing of certain athletic and student facilities on the main campus of Louisiana Tech University. The issuance was made pursuant to Chapter 10-D of Title 33 of the Louisiana Revised Statutes of 1950, as amended, and also under other constitutional and statutory authority. A summary of the Revenue Refunding Series 2014 bonds are as follows:

	2024	2023
Louisiana Local Government Environmental Facilities and Community Development Authority Revenue Bonds, Series 2015 Serial Bonds, bearing a 4.48% interest rate, principal payments begin April 1, 2015; final maturity April 1, 2029.	\$ 1,720,000	\$ 2,020,000
Louisiana Local Government Environmental Facilities and Community Development Authority Revenue Bonds, Series 2015 Term Bonds, \$2,135,000 bearing interest at 4.48% due April 1, 2034 and \$2,660,000 bearing interest at 4.48% due April 1, 2039.	<u>4,795,000</u>	<u>4,795,000</u>
	6,515,000	6,815,000
<u>Less-original issue discount, net</u>	<u>-</u>	<u>-</u>
Total Phase I bonds payable	<u>\$ 6,515,000</u>	<u>\$ 6,815,000</u>

The annual debt service requirements to maturity, including principal and interest, for the refunding bonds payable as of June 30, 2024 are as follows:

2025	\$	606,872
2026		607,760
2027		602,976
2028		607,744
2029		606,616
2030		604,816
2031		607,344
2032		603,976
2033		604,936
2034		605,000

INNOVATIVE STUDENT FACILITIES, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

2035	604,168
2036	607,440
2037	604,592
2038	605,848
2039	<u>605,984</u>
	9,086,072
Less-interest	<u>(2,571,072)</u>
Outstanding principal-Athletic Facilities	<u>\$ 6,515,000</u>

Interest expense for the years ended June 30, 2024 and 2023 was \$301,952 and \$314,888.

Phase I Bond Refunding Issue (2003/2013 Issue):

As of June 6, 2013, the Board of Directors approved the issuance of \$19,065,000 aggregate principal amount of Louisiana Local Government Environmental Facility and Community Development Authority Revenue Refunding Bonds, Series 2013 for the purpose of refunding and extending the above Revenue Bonds, Series 2003. The issuance was made pursuant to Chapter 14-A of Title 39 of the Louisiana Revised Statutes of 1950, as amended, and also under other constitutional and statutory authority. A summary of the Revenue Refunding Series 2013 bonds are as follows:

Phase I Bond Refunding Issue (2003/2013 Issue):

	2024	2023
Louisiana Local Government Environmental Facilities and Community Development Authority Revenue Bonds, Series 2014 Serial Bonds, interest rates ranging from 3.00% to 4.00%, principal payments begin July 1, 2014, final maturity July 1, 2030.	\$ 7,500,000	\$ 8,440,000
Louisiana Local Government Environmental Facilities and Community Development Authority Revenue Bonds, Series 2014 Term Bonds, \$1,235,000 bearing interest at 5.00% due July 1, 2031, \$1,300,000 bearing interest at 5.00% due July 1, 2032, \$665,000 bearing interest at 5.00% due July 1, 2033.	<u>3,200,000</u>	<u>3,200,000</u>
	10,700,000	11,640,000
Plus-original issue premium, net	<u>303,623</u>	<u>333,986</u>
Total Phase I Refunding bonds payable	<u>\$ 11,003,623</u>	<u>\$ 11,973,986</u>

The 2013 refunding issue bonds were issued at a premium of \$637,632, and the underwriter's discount of \$142,987 which was expensed in the year of bond inception. This premium is being amortized over the life of the bonds on the straight-line basis. Amortization recorded in the statement of activities totaled \$30,363 for the years ended June 30, 2024 and 2023.

INNOVATIVE STUDENT FACILITIES, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

The annual debt service requirements to maturity, including principal and interest, for the refunding bonds payable as of June 30, 2024 are as follows:

2025		\$ 1,367,618
2026		1,362,368
2027		1,364,924
2028		1,360,800
2029		1,364,847
2030		1,361,250
2031		1,360,650
2032-2033		<u>3,411,500</u>
		12,953,957
<u>Less-interest</u>		<u>(2,253,957)</u>
Outstanding principal-Phase I		<u>\$ 10,700,000</u>

Interest expense for the years ended June 30, 2024 and 2023 was \$407,244 and \$444,844, respectively.

Refunding Bond Issue (2015 Issue):

On December 1, 2015, the Board of Directors approve the issuance of \$43,020,000 aggregate principal amount of Louisiana Local Government Environmental Facility and Community Development Authority Revenue Refunding Bonds, (Louisiana Tech University Student Housing/Innovative Student Facilities, Inc. Project) Series 2015 pursuant to Chapter 10-D of Title 33 of the Louisiana Revised Statutes of 1950, as amended, and Chapter 14-A of Title 39 of the Louisiana Revised Statutes of 1950, (collectively, the "Refunding Act"). The bonds are issued in order to enable Innovative Student Facilities, Inc., a Louisiana non-profit corporation, sufficient funds to advance refund the prior 2007 Series bonds and paying costs of issuance of the Series 2015 bonds, including the premiums for a bond insurance policy and other costs of issuance. The Series 2015 bonds were also issued with a "reoffering premium" of \$4,815,460. As with previous bonds, the Corporation has leased the property from the Board of Supervisors for the University of Louisiana System pursuant to a Ground and Buildings Lease Agreement also dated December 1, 2015. The bond will carry a variable interest rate over the term of the bond ranging from 2.00% - 5.00% interest rate of 4.50%, be payable in semi-annual principal and interest payments each April 1 and October 1, with a final maturity on October 1, 2037. A summary of the Refunding Bonds, Series 2015 is as follows:

	<u>2024</u>	<u>2023</u>
Louisiana Local Government Environmental Facilities and Community Development Authority Revenue Refunding Bonds, Series 2015, interest rates from 2.00% - 5.00%, with final maturity due October 1, 2037	\$ 32,385,000	\$ 33,935,000
Add-refunding premium, net	<u>2,996,290</u>	<u>3,210,310</u>
Total Series 2015 bonds payable	<u>\$ 35,381,290</u>	<u>\$ 37,145,310</u>

INNOVATIVE STUDENT FACILITIES, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

The 2015 bonds were issued with a refunding premium of \$4,815,460 that is being amortized into income over the life of the bonds on a straight-line basis. Income recorded in the statement of activities totaled \$214,020 for the years ended June 30, 2024 and 2023, respectively.

The annual debt service requirements to maturity, including principal and interest, for the Series 2015 bonds payable as of June 30, 2024 is as follows:

2025		\$ 3,109,325
2026		3,110,450
2027		3,107,325
2028		3,109,700
2029		3,107,575
2030		3,107,050
2031		3,112,525
2032		3,107,650
2033		3,107,275
2034		3,110,900
2035		3,308,150
2036		3,306,200
2037		3,308,000
2038		<u>3,305,625</u>
		44,317,750
<u>Less-interest</u>		<u>(11,932,750)</u>
Outstanding principal-2015 Series		<u>\$ 32,385,000</u>

Interest expense was \$1,534,575 and \$1,611,200 for the year ended June 30, 2024 and 2023, respectively.

A portion of the proceeds of the Series 2015 Bonds, together with prior issue reserve funds will be deposited into the Escrow Fund created pursuant to an Escrow Deposit Agreement dated as of December 1, 2015, between the corporation and the Escrow Agent. The Escrow Fund will be held by the Bank of New York Mellon Trust Company, N.A. (the "Escrow Agent") pursuant to the Escrow Agreement. Funds deposited and accruing into the Escrow Fund will be used by the Escrow Agent to defease the principal and interest on the Series 2007 Bonds maturing on October 1, 2017, and to pay the full amount of the principal of and interest on all remaining maturities of the Series 2007 Bonds on October 1, 2017, the first optional redemption date of the Series 2007 Bonds.

Upon the making of such deposit into the Escrow Fund, the Series 2007 Bonds will have been defeased, will be deemed to have been paid and will no longer be considered outstanding. The covenants, agreements, and obligations of the corporation with respect to the Series 2007 Bonds will have been discharged and satisfied and the Series 2007 Bonds will no longer be entitled to any benefits. The Escrow Fund shall be held by the Escrow Agent separate and apart from all other funds or accounts held by the Trustee. The Trustee will have no lien whatsoever upon any moneys in the Escrow Fund for any of its fees and costs incurred in carrying out the provisions of the Indenture, which fees and costs will be paid to the Trustee by the corporation from other available funds.

INNOVATIVE STUDENT FACILITIES, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

Student Housing Project Series 2016A:

As of August 16, 2016, the Board of Directors of Innovative Student Facilities, Inc. approved the issuance of \$36,695,000 aggregate principal amount of Louisiana Local Government Environmental Facilities and Community Development Authority Revenue Bonds (Louisiana Tech University Student Housing/Innovative Student Facilities, Inc. Project) Series 2016A pursuant to Chapter 10-D of Title 33 of the Louisiana Revised Statutes of 1950, as amended. The bonds are issued in order to, and for the purpose of, acquiring, designing, developing, constructing, renovating, and reconstructing certain student housing facilities and parking on the main campus of Louisiana Tech University; and for paying the cost of issuance of the related bonds, including but not limited to premiums for a bond insurance policy and a debt service reserve fund surety policy. The Corporation has leased the property upon which the facilities will be constructed from the Board of Supervisors for the University of Louisiana System pursuant to the Amended and Restated Agreement to Lease with Option to Purchase dated August 1, 2016. Upon execution of the agreement all rental from the Facilities Lease will be assigned to the Louisiana Local Government Environmental Facilities and Community Development Authority to make payments in an amount sufficient to make principal/interest payments as required by the Agreement. The bond will carry an interest rate ranging from 2.00% - 4.00% over the term of the bond, payable in the annual principal and interest payment each June 30th, with a final maturity on June 30, 2047.

A summary of the Revenue Bonds, Series 2016A is as follows:

	2024	2023
Louisiana Local Government Environmental Facilities and Community Development Authority Revenue Bonds, Series 2016A, interest rates from 2.00% - 4.00%, due June 30, 2047	\$ 33,075,000	\$ 33,700,000
Add – reoffering premium, net	1,573,946	1,644,685
Total Series 2016A bonds payable	\$ 34,648,946	\$ 35,344,685

The 2016A bonds were issued with a refunding premium of \$2,133,963 that is being amortized into income over the life of the bond on a straight-line basis. Income recorded in the statement of activities totaled \$70,739 for the years ended June 30, 2024 and 2023, respectively.

The annual debt service requirements to maturity, including principal and interest, for Series 2016A bonds payable as of June 30, 2024 is as follows:

2025	\$ 1,840,250
2026	1,848,300
2027	1,847,437
2028	1,850,000
2029	1,846,500
2030	1,851,800
2031	1,845,900
2032	1,847,975
2033	1,843,225
2034	2,367,700
2035	2,625,300

INNOVATIVE STUDENT FACILITIES, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

2036	2,625,100
2037	2,626,475
2038	2,382,634
2039	2,384,744
2040	2,385,135
2041	2,385,600
2042	2,385,500
2043	2,382,400
2044	2,386,100
2045	2,386,400
2046	2,383,300
2047	<u>2,381,700</u>
	50,709,475
Less-interest	<u>(17,634,475)</u>
 Outstanding principal-2016A Series	 <u>\$ 33,075,000</u>

Interest expense charged to operations for the years ended June 30, 2024 and 2023 was \$ 1,219,463 and \$ 1,238,063, respectively.

The Series 2016A and 2016B bonds operate under the “Amended and Restated Trust Indenture” between the Louisiana Local Governmental Environmental Facilities and Community Development Authority and Argent Trust Company dated August 1, 2016.

Taxable Subordinate Revenue Bond (2016B:)

On June 1, 2016, the Board of Directors approve the issuance of \$4,000,000 aggregate principal amount of Louisiana Local Government Environmental Facility and Community Development Authority Taxable Subordinate Revenue Bonds, (Louisiana Tech University Student Housing/Innovative Student Facilities, Inc. Project) Series 2016B pursuant to Chapter 10-D of Title 33 of the Louisiana Revised Statutes of 1950, as amended. The bonds are issued in order to enable Innovative Student Facilities, Inc., a Louisiana non-profit corporation to provide financing for the acquisition, design, development, construction, renovation, and reconstruction of certain student housing and parking facilities on the campus of Louisiana Tech University and for paying the costs of issuance of the related bonds. As with previous bonds, the Corporation has leased the property from the Board of Supervisors for the University of Louisiana System pursuant to a Ground and Buildings Lease Agreement also dated June 1, 2016. The bond will carry an interest rate of 4.50%, be payable in semi-annual principal and interest payments each March 15 and September 15, with a final maturity on October 1, 2046. A summary of the Taxable Subordinate Revenue Bonds, Series 2016B is as follows:

	2024	2023
Louisiana Local Government Environmental Facilities and Community Development Authority Taxable Subordinate Revenue Bonds, Series 2016B, interest at 4.50% due October 1, 2046	\$ 4,000,000	\$ 4,000,000
Less-original issue discount, net	-	-
Total Series 2016B bonds payable	<u>\$ 4,000,000</u>	<u>\$ 4,000,000</u>

INNOVATIVE STUDENT FACILITIES, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

The annual debt service requirements to maturity, including principal and interest, for the Series 2016B bonds payable as of June 30, 2024 is as follows:

2025-2034		\$ 1,800,000
2035		404,825
2036		404,250
2037		408,112
2038		406,412
2039		404,263
2040		406,550
2041		408,163
2042		409,100
2043		404,475
2044		404,287
2045		408,313
2046		406,550
2047		<u>409,000</u>
		7,084,300
<u>Less-interest</u>		<u>(3,084,300)</u>
 Outstanding principal-2016B Series		 <u>\$ 4,000,000</u>

Interest expense for the year ended June 30, 2024 and 2023 was \$ 180,000 and 180,000, respectively.

Student Housing Project Series 2020:

As of May 1, 2020, the Board of Directors of Innovative Student Facilities, Inc. approved the issuance of \$49,145,000 aggregate principal amount of Louisiana Local Government Environmental Facilities and Community Development Authority Revenue Bonds (Louisiana Tech University Student Housing/Innovative Student Facilities, Inc. Project) Series 2020 pursuant to Chapter 10-D of Title 33 of the Louisiana Revised Statutes of 1950, as amended. The bonds are issued in order to, and for the purpose of, acquiring, designing, developing, constructing, renovating, and reconstructing certain student housing facilities and parking on the main campus of Louisiana Tech University; and for paying the cost of issuance of the related bonds, including but not limited to premiums for a bond insurance policy and a debt service reserve fund surety policy. The Corporation has leased the property upon which the facilities will be constructed from the Board of Supervisors for the University of Louisiana System pursuant to the Third (3rd) Amended and Restated Agreement to Lease with Option to Purchase dated May 1, 2020. Upon execution of the agreement all rental from the Facilities Lease will be assigned to the Louisiana Local Government Environmental Facilities and Community Development Authority to make payments in an amount sufficient to make principal/interest payments as required by the Agreement. The bond will carry an interest rate ranging from 5.000% - 3.625% over the term of the bond, payable in the annual principal and interest payment each June 30th, with a final maturity on June 30, 2051. A summary of the Revenue Bonds, Series 2020 is as follows:

INNOVATIVE STUDENT FACILITIES, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

	2024	2023
Louisiana Local Government Environmental Facilities and Community Development Authority Revenue Bonds, Series 2020, interest rates from 3.625% - 5.000%, due June 30, 2051	\$ 47,425,000	\$ 48,305,000
Add-reoffering premium, net	2,255,580	2,341,507
Total Series 2016A bonds payable	\$ 49,680,580	\$ 50,646,507

The Series 2020 bonds were issued at an aggregate purchase price of \$51,407,434, consisting of the \$49,145,000 face amount of the Series 2020 bonds plus a reoffering premium of \$2,606,449, less the underwriter's discount of \$344,015. The underwriter's discount is included in the prepaid bond issuance costs and is being amortized over the life of the bonds on the straight-line basis. The reoffering premium is also being amortized over the life of the bonds on the straight-line basis, and amortization recorded in the statement of activities totaled \$85,927 for the years ended June 30, 2024 and 2023, respectively.

The annual debt service requirements to maturity, including principal and interest, for Series 2020 bonds payable as of June 30, 2024 is as follows:

2025	\$	2,858,563
2026		2,861,063
2027		2,861,063
2028		2,858,563
2029		2,858,438
2030		2,860,437
2031		2,859,437
2032		2,860,312
2033		2,861,887
2034		2,860,187
2035		2,862,212
2036		2,862,512
2037		2,859,888
2038		2,858,388
2039		2,857,762
2040		2,857,762
2041		2,858,137
2042		2,857,934
2043		2,858,169
2044		2,860,594
2045		2,860,119
2046		2,861,653
2047		2,860,106
2048		2,860,387
2049		2,862,316
2050		2,860,800

INNOVATIVE STUDENT FACILITIES, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

2051	2,855,841
	77,214,530
Less-interest	(29,789,530)
Outstanding principal-2020 Series	\$ 47,425,000

Interest expense charged to operations for the years ended June 30, 2024 and 2023 were \$1,967,688 and \$2,011,188, respectively.

7. Notes Payable – Louisiana Department of Natural Resources

Notes payable-LDNR loan program debt consists of the following at December 31, 2024 and 2023:

	2024	2023
Louisiana Department of Natural Resources, Series A, note payable dated April 23, 2020, in the original amount \$1,200,775, bearing interest at 2.00% until paid, payable in one hundred twenty (120) monthly payments commencing May 1, 2020, secured by the assets of the Company, and part of the Flex-Fund Revolving Loan Program	\$ 738,075	\$ 855,875

Future minimum principal payments due on the Series A long-term debt if all the funds are expended are as follows:

2025	\$ 119,200
2026	120,900
2027	122,000
2028	123,475
Thereafter	252,500
	\$ 738,075

	2024	2023
Louisiana Department of Natural Resources, Series B, note payable dated April 23, 2020, in the original amount \$529,840, bearing interest at 2.00% until paid, payable in one hundred twenty (120) monthly payments commencing May 1, 2020, secured by the assets of the Company, and part of the Flex-Fund Revolving Loan Program	\$325,800	\$377,800

Future minimum principal payments due on the Series B long-term debt if all the funds are expended are as follows:

2025	\$ 52,700
2026	53,300
2027	54,000
2028	54,500
Thereafter	111,300
	\$ 325,800

INNOVATIVE STUDENT FACILITIES, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

8. Risks and Uncertainties

As discussed in Note 1, the Corporation is dependent upon the State of Louisiana Legislature appropriating funds to the Board sufficient to make payments of base rental to the Corporation.

9. Reserved Cash

The Board of Supervisors for the University of Louisiana System shall bear responsibility for the payment of all costs and expenses associated with the ownership, operation, and maintenance of the student housing and other liabilities as described in Note 1. Included in reserved cash, which are required to be kept in a separate bank account, are amounts received from the Board for the operation and maintenance of the Facilities. Reserved cash at June 30, 2024 and 2023 was \$5,630,803 and \$6,351,545, respectively.

10. Arbitrage Rebate Liability for Series 2020 Revenue Bonds

The \$49,145,000 Series 2020 Revenue Bonds issued by the Louisiana Local Government Environmental Facilities and Community Development Authority are subject to arbitrage rebate liability calculations under Section 148 of the Internal Revenue Code of 1986. Under the Tax Reform Act of 1986, interest earned on the debt proceeds in excess of interest expense prior to the disbursement of the proceeds must be rebated to the Internal Revenue Service.

As of October 1, 2023, the evaluation date for the fourth bond year, the Corporation has recognized an arbitrage rebate liability of \$5,249. This liability reflects the anticipated payment amount due to the Internal Revenue Service (IRS) for the fifth bond year, ending October 1, 2024.

For the fiscal year ending June 30, 2024, the Corporation has recognized an arbitrage rebate expense of \$5,249 in its financial statements.

11. Subsequent Events

In accordance with FASB Accounting Standards Codification Topic 855, "Subsequent Events," the Corporation evaluated events and transactions that occurred after the statement of financial position date but before the financial statements were made available for issuance for potential recognition or disclosure in the financial statements. The Corporation evaluated its activities for such events through August 9, 2024 and noted no subsequent events.

OTHER REPORTS



REGIONS TOWER
333 TEXAS STREET, SUITE 1525 | SHREVEPORT, LOUISIANA 71101
318.429.1525 (P) | 318.429.2124 (F)

August 9, 2024

The Board of Directors
Innovative Student Facilities, Inc.
Ruston, Louisiana

**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**

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 Innovative Student Facilities, Inc., which comprise the statement of financial position as of June 30, 2024, and the related statements of activities and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated August 9, 2024.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Innovative Student Facilities, Inc.'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 Innovative Student Facilities, Inc.'s internal control. Accordingly, we do not express an opinion on the effectiveness of Innovative Student Facilities, 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 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 over financial reporting 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 may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Innovative Student Facilities 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 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 entity'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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

HEARD, McELROY & VESTAL, L.L.C.

Shreveport, Louisiana

INNOVATIVE STUDENT FACILITIES, INC.
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2024

We have audited the financial statements of Innovative Student Facilities, Inc. as of and for the year ended June 30, 2024, and have issued our report thereon dated August 9, 2024. 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 audit of the financial statements as of June 30, 2024 resulted in an unmodified opinion.

Section I - Summary of Auditor's Reports

a. The auditor's report expresses an unmodified opinion on the financial statements of Innovative Student Facilities, Inc.

b. Report on Internal Control and Compliance Material to the Financial Statements

Internal Control – No material weaknesses relating to the audit of the financial statements were reported, and no management letter was issued.

Compliance - No instances of noncompliance material to the financial statements of Innovative Student Facilities, Inc. were disclosed during the audit.

c. Federal Awards – Innovative Student Facilities, Inc. was not subject to a federal single audit for the year ended June 30, 2024.

Section II - Financial Statement Findings

No **current year** findings or questioned costs were reported for the year ended June 30, 2024.

INNOVATIVE STUDENT FACILITIES, INC.
SCHEDULE OF PRIOR YEAR FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2024

No **prior year** findings or questioned costs were reported for the year ended June 30, 2023.