

**UWF BUSINESS ENTERPRISES, INC.  
FINANCIAL STATEMENTS**

**JUNE 30, 2023 AND 2022**

**UNIVERSITY OF WEST FLORIDA BUSINESS ENTERPRISES, INC.**  
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**JUNE 30, 2023 AND 2022**

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## INDEPENDENT AUDITORS' REPORT

To the Board of Directors,  
UWF Business Enterprises, Inc.:

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

#### ***Opinion***

We have audited the accompanying financial statements of UWF Business Enterprises, Inc. ("BEI"), a direct-support organization and component unit of the University of West Florida, as of and for the years ended June 30, 2023 and 2022, and the related notes to the financial statements, which collectively comprise BEI's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of UWF Business Enterprises, Inc. as of June 30, 2023 and 2022, and the changes in its financial position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinion***

We conducted our audit 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, 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 UWF Business Enterprises, 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***

BEI's 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 UWF Business Enterprises, Inc.'s ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

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

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

In performing an audit in accordance with GAAS, 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 UWF Business Enterprises, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about UWF Business Enterprises, 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 Matters***

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

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

*Other information*

The schedule of general and administrative expenses and schedule of Argonaut Village expenses are the responsibility of management and were derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the general and administrative expenses and schedule of Argonaut Village expenses are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated on August 24, 2023 our consideration of UWF Business Enterprises, Inc.'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 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 UWF Business Enterprises, Inc.'s internal control over financial reporting and compliance.

James Moore & Co., P.L.

Tallahassee, Florida  
August 24, 2023

**UNIVERSITY OF WEST FLORIDA BUSINESS ENTERPRISES, INC.**  
**(A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA)**  
**MANAGEMENT’S DISCUSSION AND ANALYSIS (CONTINUED)**  
**JUNE 30, 2023, 2022, AND 2021**

This section of the UWF Business Enterprises, Inc.’s (“BEI”) annual financial report presents our discussion and analysis of the financial performance of BEI for the fiscal years ended June 30, 2023, 2022, and 2021. This discussion has been prepared by management.

Because the information contained in the Management’s Discussion and Analysis (“MD&A”) is intended to highlight significant transactions, events and conditions, it should be considered in conjunction with the Basic Financial Statements.

**Reporting Entity**

At the September 23, 2011, University of West Florida (“the University”) Board of Trustees meeting, a motion was passed unanimously by Board members to establish a new Direct Support Organization of the University under Florida Statute Section 1004.28 and University Regulation 5.016. BEI was established as a Florida not-for-profit corporation.

On October 18, 2011, BEI’s Articles of Incorporation were filed under the laws of the State of Florida, and were certified by the Florida Department of State Division of Corporations on October 19, 2011.

BEI received official notice from the IRS of tax-exempt status under Section 501(c)(3) of the Internal Revenue Code on April 17, 2012. UWF Business Enterprises Inc. received tax-exempt status under code section 170(b)(1)(A)(v) as a governmental unit political subdivision.

BEI was established to build and manage public-private partnerships, create new services and businesses to support the University campus community, and enhance current auxiliaries and businesses to increase alternate sources of revenue for the University.

BEI is focused on entrepreneurial ideas that will enhance academic training and enhance university-community life, allowing the University to continue to develop and grow, and increase revenue from alternate sources to further the University’s strategic priorities.

In May 2018 the University appointed Dr. Edward Ranelli, Dean Emeritus and Professor of the UWF College of Business, to serve as CEO. Previously, Dr. Ranelli was appointed as the President’s Designee to the BEI Board of Directors and then effective May 8, 2017, was elected to serve as BEI Board Treasurer.

In November 2022, the BEI Board of Directors approved a revision of the BEI Bylaws. The revised bylaws were approved by the UWF General Counsel in December 2022. The purpose of the revision included reducing the number of BEI board members. An election of officers was held in April 2023 and the number of BEI Board members decreased to three with a Chairperson, Vice Chairperson, and Secretary-Treasurer.

**UNIVERSITY OF WEST FLORIDA BUSINESS ENTERPRISES, INC.**  
**(A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA)**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
**JUNE 30, 2023, 2022, AND 2021**

**Overview of the Financial Statements**

The basic financial statements presented herein include all activities of BEI, as prescribed by statements of the Government Accounting Standards Board ("GASB"). BEI is a component unit of the University, from inception on October 18, 2011, through the period end, June 30, 2023.

The statement of net position presents information on all BEI's assets and liabilities. Assets less liabilities equal the organization's net position. Over time, increases and decreases in net position may serve as a useful indicator of whether the financial position of BEI is improving or deteriorating.

The statement of revenues, expenses, and changes in net position presents information showing how BEI's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The statement of cash flows presents information about the cash receipts and cash payments of BEI from July 01, 2021 through June 30, 2022 and July 01, 2022 through June 30, 2023. It provides insight into the reasons for differences between operating income and associated cash receipts and payments; and the effects on BEI's financial position of its cash and its noncash investing, capital, and related financing transactions during the year.

The notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided in BEI's basic financial statements. The notes are included immediately following the basic financial statements within this report.

Schedules provide supplementary information on expenses by BEI activity reported on the statement of revenues, expenses, and changes in net position. The schedules follow the notes to the basic financial statements.

**Summary of Financial Condition**

As noted earlier, net position may serve over time as a useful indicator of BEI's financial position.

**UNIVERSITY OF WEST FLORIDA BUSINESS ENTERPRISES, INC.**  
**(A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA)**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
**JUNE 30, 2023, 2022, AND 2021**

**UWF-BEI CONDENSED STATEMENT OF NET POSITION**

	<u>2023</u>	<u>2022</u>	<u>2021</u>
<b>Assets</b>			
Total assets, excluding capital assets	\$ 2,946,267	\$ 2,293,282	\$ 1,868,336
Capital assets, net	<u>3,498,962</u>	<u>3,632,223</u>	<u>3,763,953</u>
<b>Total Assets</b>	<u><u>\$ 6,445,229</u></u>	<u><u>\$ 5,925,505</u></u>	<u><u>\$ 5,632,289</u></u>
<b>Liabilities</b>			
Current liabilities	\$ 600,140	\$ 576,335	\$ 615,799
Noncurrent liabilities	<u>7,304,986</u>	<u>7,833,057</u>	<u>8,376,128</u>
<b>Total Liabilities</b>	<u>7,905,126</u>	<u>8,409,392</u>	<u>8,991,927</u>
Deferred Inflows	<u>1,868,341</u>	<u>1,320,994</u>	<u>953,783</u>
<b>Net Position</b>			
Investment in capital assets	3,498,962	3,632,223	3,763,952
Unrestricted	<u>(6,827,200)</u>	<u>(7,437,104)</u>	<u>(8,077,373)</u>
<b>Total Net Position</b>	<u>(3,328,238)</u>	<u>(3,804,881)</u>	<u>(4,313,421)</u>
<b>Total Liabilities, Deferred Inflows and Net Position</b>	<u><u>\$ 6,445,229</u></u>	<u><u>\$ 5,925,505</u></u>	<u><u>\$ 5,632,289</u></u>

**UNIVERSITY OF WEST FLORIDA BUSINESS ENTERPRISES, INC.**  
**(A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA)**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
**JUNE 30, 2023, 2022, AND 2021**

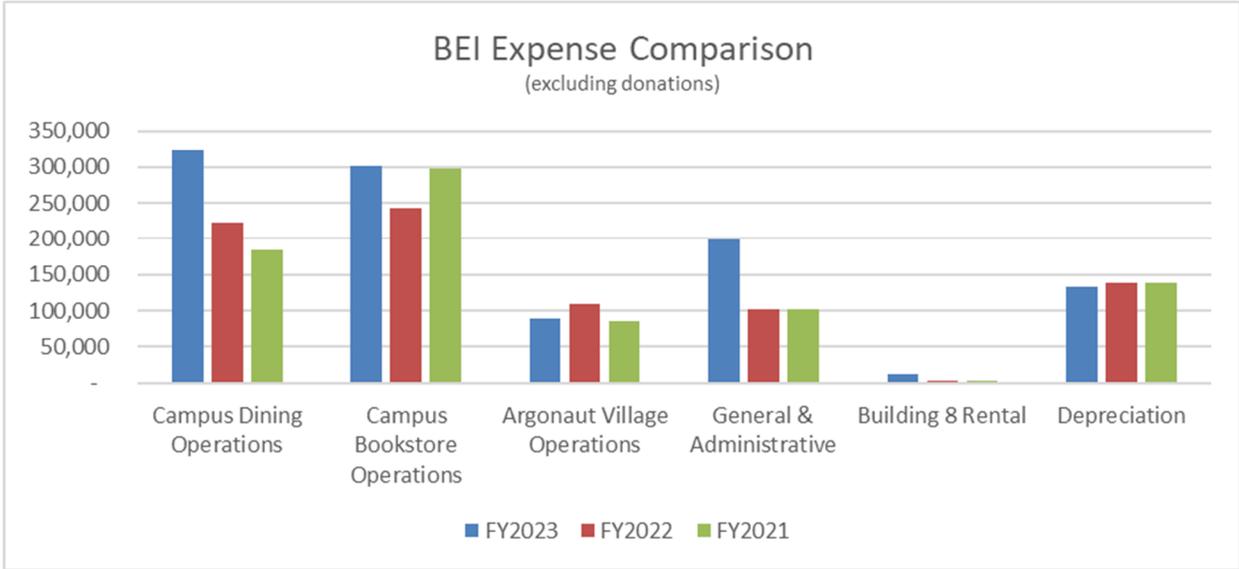
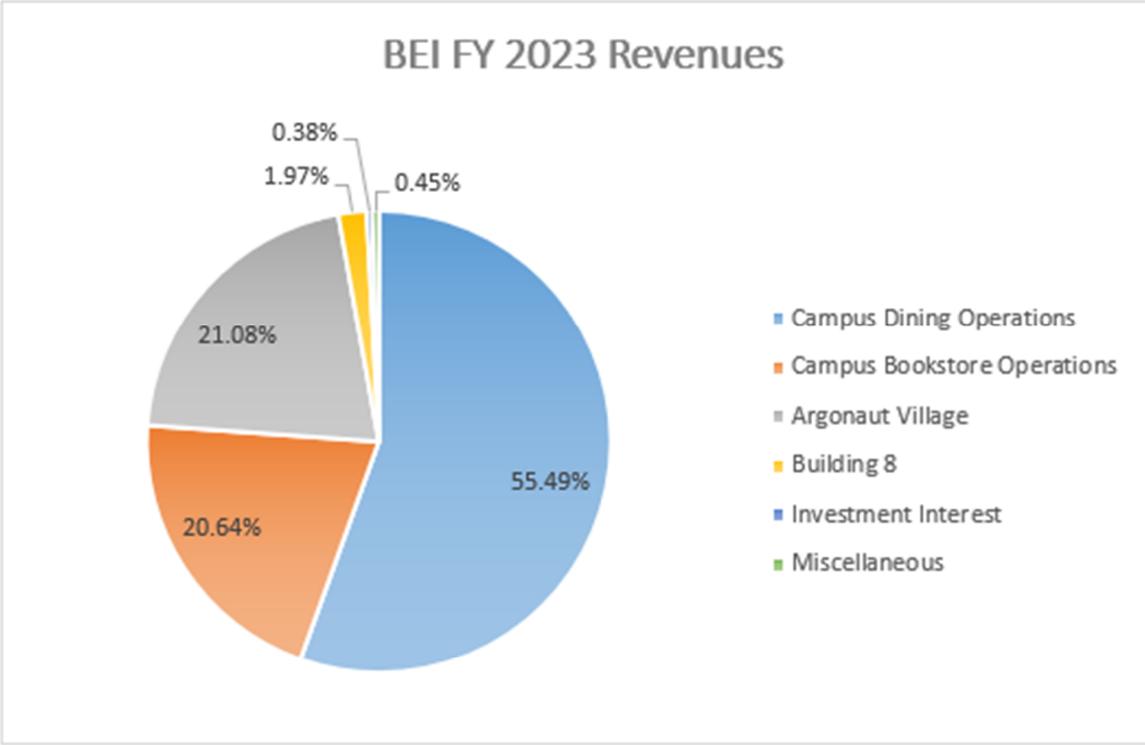
**BEI'S CONDENSED STATEMENTS OF REVENUES, EXPENSES,  
AND CHANGES IN NET POSITION**

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

	<u>2023</u>	<u>2022</u>	<u>2021</u>
<b>Revenues</b>			
Food Service Commissions	\$ 323,572	\$ 224,081	\$ 184,799
Bookstore Commissions	301,690	242,201	298,436
Deferred Revenues	543,071	588,071	263,010
Building Eight Rent	30,189	31,019	32,206
Argonaut Village Rent	323,439	238,182	297,960
Investment Income	5,856	-	-
Contributions and In-kind	6,689	4,155	3,986
Miscellaneous Income	195	329	346
<b>Total Revenues</b>	<u>1,534,701</u>	<u>1,328,038</u>	<u>1,080,743</u>
<b>Expenses</b>			
Food Service Management	323,969	223,682	184,799
Bookstore Management	301,690	242,201	298,436
General and Administrative	198,671	102,243	102,711
Building Eight	8,871	3,378	3,143
Argonaut Village	88,581	109,025	84,868
Depreciation	133,261	138,969	139,379
<b>Total Expenses</b>	<u>1,055,043</u>	<u>819,498</u>	<u>813,336</u>
<b>Non-Operating Expenses</b>			
Contributions to UWF	<u>3,015</u>	<u>-</u>	<u>-</u>
Change in net position	<u>476,643</u>	<u>508,540</u>	<u>267,407</u>
Net position - July 1	<u>(3,804,881)</u>	<u>(4,313,421)</u>	<u>(4,538,088)</u>
Adjustments to Beginning Net Position (1)	-	-	(42,740)
Net Position, Beginning of Year, as Restated	<u>-(3,328,238)</u>	<u>-(3,804,881)</u>	<u>-(4,580,828)</u>
<b>Net Position - June 30</b>	<u>\$(3,328,238)</u>	<u>\$(3,804,881)</u>	<u>\$(4,313,421)</u>

**UNIVERSITY OF WEST FLORIDA BUSINESS ENTERPRISES, INC.  
(A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA)  
MANAGEMENT’S DISCUSSION AND ANALYSIS (CONTINUED)  
JUNE 30, 2023, 2022, AND 2021**

Note: (1) The net adjustment to beginning net position for the fiscal year ended 2021 resulted from the required implementation of GASB Statement No. 87, which requires the lessor government to recognize a lease receivable at the present value of lease payments anticipated to be received during the lease term, reduced by any provision for estimated uncollectible amounts.



**UNIVERSITY OF WEST FLORIDA BUSINESS ENTERPRISES, INC.**  
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**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
**JUNE 30, 2023, 2022, AND 2021**

**Financial Highlights**

BEI received \$184,799 in dining services commission revenue for the fiscal year ending June 30, 2021. Beginning in the fall session of 2021, commissions improved as challenges with COVID-19 decreased as more students and faculty returned to campus. BEI received \$224,081 for the fiscal year ending June 30, 2022. The fall and spring sessions of the fiscal year 2023 proved to be a solid return to pre-pandemic attendance of faculty and staff on campus. BEI received its largest commission since entering into the Management Services Contract at \$323,572.

Due to the disruption of regular operations in response to the global pandemic, BEI and Aramark entered into a Memorandum of Understanding (MOU) agreement on July 14, 2020. The amendment supplements the original agreement and most notably waives the right to receive the full minimum guaranteed annual commission for 2020. In November 2020, a second amendment was signed. It essentially eliminated the minimum guaranteed commission for the fiscal year 2021, extinguished the rollover of in-kind catering balances remaining, and extended the amortization period of the capital dining improvements by five (5) years until May 2038. In June 2022, a third amendment was signed. It again removed the minimum guarantee and changed the commission rate from 6% to 5% for the fiscal year 2022. To grow the dining program, two (2) new commuter Dining Dollar meal plans were created for fall 2021. These plans offered great value at an affordable rate that gave the student flexibility in their dining choices. In June 2023, a fourth amendment was signed. It sustained the removal of the minimum guarantee and changed the commission rate from 6% to 7% for the fiscal year 2024.

While the bookstore sales have been in decline over the last several years, these previous sales declines have not been a significant concern to BEI management because this reduction is generally due to the increased availability of lower-cost course material options to students. These lower-cost options are beneficial to both the UWF students and University metrics. To compensate for the sales declines, the bookstore increased merchandise sales in the fiscal year 2023. The bookstore commissions received for fiscal year June 30, 2022 and June 30, 2023, were \$242,201 and \$301,690, respectively. Commissions in the fiscal year 2023 were greater than the vendor's minimum guarantee by \$54,790. In July 2020, UWF-BEI and Follett executed Amendment 4 to their operating agreement, dated 2009, to include the Follett ACCESS Program Course Materials. This program delivers all required course materials to students as part of their tuition thus ensuring students have all required course material on or before the first day of class.

BEI assumed the management responsibility of the East Campus (Argonaut Village) retail location upon the termination of the contract with the prior dining services vendor on May 6, 2018. In its fifth year of management of the Argonaut Village facility, BEI earned rental income directly from tenant leases, with full occupancy during the fiscal year 2023.

BEI earned rent revenue from the three-year lease agreement for Building 8. This lease was renewed on April 18, 2019, with significantly improved terms for BEI beginning July 1, 2019. In May 2020 BEI made a capital investment in building 8 with the installation of a new roof at a cost of \$23 thousand. The current tenant exercised its option to extend the lease for two more years beginning July 1, 2022. The tenant terminated the lease as of March 31, 2023. BEI incurred a loss on lease cancellation of \$3,015. The pursuit of a new tenant for Building 8 continues to be in progress as of August 2023.

Due to BEI accomplishing full operations, the CEO's salary was taken on at full cost during the fiscal year 2023. To further improve financial operations, BEI initiated an Investment Policy and opened investment accounts in April 2023 that resulted in an interest income of \$5,856 in the fiscal year 2023.

**UNIVERSITY OF WEST FLORIDA BUSINESS ENTERPRISES, INC.**  
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**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
**JUNE 30, 2023, 2022, AND 2021**

**Campus Bookstore and Dining**

BEI receives commissions based on sales from both the dining services and bookstore services vendors for campus operations. From these funds, BEI provides agreed-upon, budgeted payments to the University for direct auxiliary support management and reserves.

In the spring of 2017, BEI requested formal presentations/proposals from alternative dining services providers for operation of the University's resident dining facility, operation of the campus retail dining establishments including new competitive franchises, catering services, concession services for UWF Intercollegiate Athletics and other events, and operation of the Starbucks located at the Argonaut Village facility. During early summer 2017, the financial proposals were reviewed, leading to concurrence to proceed with the initial steps for the transition to a new dining services provider.

BEI entered into a Management Services Contract with Aramark effective May 6, 2018. The initial term of the agreement is ten (10) years, with an option to extend for an additional five (5) years upon agreement of both parties. Under the Management Services Contract, BEI is paid a commission during each operating year of the agreement. After the execution of the contract, BEI received \$6.1 million from Aramark to repay the unamortized balance of the capital investments and the balance of unearned advanced commission BEI owed to the former dining services vendor. BEI also received \$900,000 as an unrestricted grant to be used in furthering BEI's mission. The new dining services vendor also made a financial commitment to BEI in the agreement to invest \$3.575 million for dining facility renovations, including the purchase and installation of food service equipment and signage. The \$6.1 million contract buyout funds, the \$900,000 unrestricted grant, and the \$3.575 million capital investment are recorded as unearned income and amortized to revenue on a straight-line basis. Upon expiration or termination of the Management Services Contract by either party prior to the complete amortization of the capital investments disbursed as of the date of expiration or termination, BEI must reimburse the dining services vendor for the unamortized balances within 120 days.

Certain capital investments made by the dining services and bookstore services vendors under the respective agreements with BEI ultimately become the property of the University. In recognition of this transfer of capital investments completed and placed into service, BEI's Statement of Revenues, Expenses, and Changes in Net Position report a donation from BEI to the University. Donation from the dining services vendor was \$1.050 million for the fiscal year ended June 30, 2020. After these expenditures, the \$3.575 million capital investment commitment has a small balance remaining of about \$200 thousand. These funds are planned for use to refresh dining facilities in the future.

BEI and Follett Higher Education Group, Inc. entered into a Bookstore Operating Agreement on August 18, 2009. Effective November 15, 2016, BEI and the bookstore services vendor entered into Amendment Number Three to the Bookstore Operating Agreement, Amendment Number Three provided the following terms: extended the contract for an additional two (2) year period through September 30, 2024; confirmed the remaining unamortized balance of the initial contribution made in October 2012 will continue to be amortized through September 30, 2022; increased the commission rate for the period from July 1, 2022, through the end of the contract term; and provided for an investment of \$300,000 to be allocated to the build-out of the Argonaut Village Argo Fan Shop and renovations to the main campus bookstore. As of June 30, 2021, approximately \$295,000 was invested by the bookstore services vendor in the Argonaut Village Argo Fan Shop. The University bookstore vendor actively and continuously seeks avenues to improve service to the campus community.

**UNIVERSITY OF WEST FLORIDA BUSINESS ENTERPRISES, INC.**  
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**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
**JUNE 30, 2023, 2022, AND 2021**

Follett began operations in the new Argo Fan Shop located at the Argonaut Village facility in fiscal year 2018 and terminated the lease effective May 31, 2021. The Argo Fan Shop sold only UWF branded gifts, clothing, and accessories. The Bookstore has continued its partnership with UWF Intercollegiate Athletics and is again the official provider of UWF emblematic merchandise at the home football games held on campus.

### **Argonaut Village**

As part of the capital improvements under the Main Campus Dining Agreement, the former dining services vendor invested \$3.85 million to develop and construct over 13,100 gross square feet of mixed-use commercial and restaurant buildings at the east entrance of campus. The East Campus/Argonaut Village facility construction of the building shell level was completed in 2015. BEI executed a Lease Agreement with the former dining services vendor to sub-lease the space (i.e., act as Property Manager on behalf of BEI) to various businesses for operation. Upon termination of the Main Campus Dining Agreement effective May 5, 2018, the Lease Agreement terminated. On May 6, 2018, management of the Argonaut Village facility became the responsibility of BEI. BEI entered into lease agreements with the current tenants. Build-outs for all the units was complete as of 2019. The facility was fully leased with the occupancy of Building 1 in September 2019. Build-out costs for Building 1 of \$614 thousand were shared with the tenant. In February 2020, BEI made a capital improvement of about \$14 thousand with the installation of an exterior electric sign, which identifies the shopping center by name.

### **Other Items**

BEI continues to focus strategically on Argonaut Village development and management. There have been recent changes to the Designated Support Organization (DSO) Florida Statute Section 1004.28. Under the new legislative guidelines BEI will continue to evaluate its purpose to advance the mission of the University. Currently, there are no new projects planned.

### **Requests for Information**

Questions concerning any of the information provided in this report or requests for additional financial information should be directed to UWF Business Enterprises, Inc., 11000 University Parkway, Building 20E, Pensacola, FL 32514

**UWF BUSINESS ENTERPRISES, INC.**  
**STATEMENTS OF NET POSITION**  
**JUNE 30, 2023 AND 2022**

	<b>2023</b>	<b>2022</b>
<b><u>ASSETS</u></b>		
<b>Current assets</b>		
Cash and cash equivalents	\$ 721,142	\$ 885,899
Certificates of deposit	176,981	-
Accounts receivable, net	43,472	11,690
Prepaid expenses and other assets	27,213	17,832
Lease receivable	101,982	133,848
Interest receivable, leases	11,397	6,808
Total current assets	1,082,187	1,056,077
<b>Noncurrent assets</b>		
Long term lease receivable	1,864,080	1,237,205
<b>Capital assets, net</b>		
	3,498,962	3,632,223
<b>Total assets</b>	\$ 6,445,229	\$ 5,925,505
<b><u>LIABILITIES</u></b>		
<b>Current liabilities</b>		
Accounts payable	\$ -	\$ 1,160
Accrued liabilities	8,843	14,439
Due to the University of West Florida	63,226	17,665
Unearned service and management arrangement income, current portion	528,071	543,071
Total current liabilities	600,140	576,335
<b>Noncurrent liabilities</b>		
Unearned service and management arrangement income, long term portion	7,304,986	7,833,057
<b>Total Liabilities</b>	\$ 7,905,126	\$ 8,409,392
<b><u>DEFERRED INFLOWS</u></b>		
<b>Deferred inflows</b>		
Leases	\$ 1,868,341	\$ 1,320,994
<b>Total Deferred Inflows</b>	\$ 1,868,341	\$ 1,320,994
<b><u>NET POSITION</u></b>		
<b>Net position</b>		
Net investment in capital assets	\$ 3,498,962	\$ 3,632,223
Unrestricted	(6,827,200)	(7,437,104)
<b>Total Net Position</b>	\$ (3,328,238)	\$ (3,804,881)

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

**UWF BUSINESS ENTERPRISES, INC.**  
**STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
**FOR THE YEARS ENDED JUNE 30, 2023 AND 2022**

	<b>2023</b>	<b>2022</b>
<b>Operating revenues</b>		
Food service commissions	\$ 323,572	\$ 224,081
Bookstore commissions	301,690	242,201
Service and management arrangements	543,071	588,071
Miscellaneous income	6,884	4,483
Total operating revenues	1,175,217	1,058,836
<b>Operating expenses</b>		
Food service management	323,969	223,682
Bookstore management	301,690	242,201
General and administrative	198,671	102,243
Building Eight	8,871	3,378
Argonaut Village	88,581	109,025
Depreciation	133,261	138,969
Total operating expenses	1,055,043	819,498
<b>Operating income</b>	120,174	239,338
<b>Nonoperating revenues (expenses)</b>		
Interest income	5,856	-
Lease revenue	270,544	225,914
Lease interest revenue	83,084	43,288
Contributions to UWF	(3,015)	-
Total nonoperating revenues (expenses)	356,469	269,202
<b>Change in net position</b>	476,643	508,540
<b>Net position, beginning of year</b>	(3,804,881)	(4,313,421)
<b>Net position, end of year</b>	\$ (3,328,238)	\$ (3,804,881)

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

**UWF BUSINESS ENTERPRISES, INC.**  
**STATEMENTS OF CASH FLOWS**  
**FOR THE YEARS ENDED JUNE 30, 2023 AND 2022**

	<b>2023</b>	<b>2022</b>
<b>Cash flows from operating activities</b>		
Cash received from contracts	\$ 548,114	\$ 471,985
Cash payments to suppliers for goods and services	(892,358)	(674,732)
Net cash used in operating activities	(344,244)	(202,747)
<b>Investing activities</b>		
Purchase of certificate of deposit	(176,981)	-
Purchase of capital assets	-	(8,918)
Investment income	5,856	-
Net cash used in investing activities	(171,125)	(8,918)
<b>Financing activities</b>		
Lease payments received	350,612	269,202
Net cash provided by financing activities	350,612	269,202
<b>Increase in cash and cash equivalents</b>	(164,757)	57,537
<b>Cash and cash equivalents, beginning of year</b>	885,899	828,362
<b>Cash and cash equivalents, end of year</b>	\$ 721,142	\$ 885,899
<b>Reconciliation of operating income to net cash used in operating activities:</b>		
Operating income	\$ 120,174	\$ 239,338
Adjustments to reconcile operating income to net cash used in operating activities:		
Depreciation	133,261	138,969
Loss on disposal of assets	-	1,678
Decrease (increase) in accounts receivable	(31,781)	9,410
Decrease (increase) in prepaid expenses	(9,381)	(1,418)
Decrease (increase) in lease receivable	(595,009)	(372,683)
Decrease (increase) in interest receivable	(4,589)	(2,717)
Increase (decrease) in due to UWF	45,561	(229)
Increase (decrease) in accounts payable	(1,160)	(1,898)
Increase (decrease) in accrued liabilities	(5,596)	7,664
Increase (decrease) in unearned revenue	(543,071)	(588,072)
Increase (decrease) in deferred inflows	547,347	367,211
Total adjustments	(464,418)	(442,085)
<b>Net cash used in operating activities</b>	\$ (344,244)	\$ (202,747)

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

**UWF BUSINESS ENTERPRISES, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2023 AND 2022**

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

The following is a summary of the more significant accounting policies of UWF Business Enterprises, Inc. ("BEI"), which affect significant elements of the accompanying financial statements:

(a) **Organization and operations**— UWF Business Enterprises, Inc. was formed in 2011 as a Florida corporation, organized as a direct support organization of the University of West Florida (the University or UWF) under Section 1004.28, Florida Statutes, and Rule 6C-9.011, Florida Administrative Code, and therefore is considered a component unit of the University. BEI was organized for the explicit purpose of supporting the University of West Florida by the development of properties and facilities used or useful in the University's educational endeavors, to lessen the burdens of government and provide assistance to the faculty, staff and students of the University. BEI is a public charity under section 501(c)(3) of the Internal Revenue Code.

BEI owns an office building located on UWF's campus that is used to support the University's educational activities. BEI has also entered into contracts that will provide dining, bookstore, retail services, and any other assigned functions to University students and personnel.

(b) **Basis of presentation and accounting**— Basis of accounting refers to when revenues, expenses and related assets and liabilities are recognized in the accounts and reported in the financial statements. Specifically, it relates to the timing of the measurements made, regardless of the measurements focus applied.

The accompanying financial statements of the business-type activities of BEI have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to governmental units. The Government Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. BEI applies all applicable GASB pronouncements.

BEI uses enterprise fund accounting. The financial statements are prepared using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows.

(c) **Operating revenues and expenses**—Operating revenues and expenses generally result from providing services in connection with Dining Services, Bookstore Services, and Argonaut Village. Operating revenues are from commissions, service and management arrangements, contributions in kind and rental operations. Operating expenses are primarily from food and bookstore management, management of rental facilities, donations to the University, general and administrative, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

(d) **Cash and cash equivalents**— For the purposes of reporting cash flows, BEI considers all cash accounts and certificates of deposit with original maturities of three months or less to be cash or cash equivalents.

**UWF BUSINESS ENTERPRISES, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2023 AND 2022**

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

(e) **Accounts receivable**—Accounts receivable are stated net of an allowance for doubtful accounts. BEI estimates for doubtful accounts based on an analysis of certain customers taking into consideration the age of the past due accounts and an assessment of the customer's ability to pay. Accounts are considered past due when the payments due are not made within certain designated timeframes. Accounts receivable balances were \$43,472 and \$11,690 for the years ended June 30, 2023 and 2022, respectively. Allowance for doubtful accounts was \$0 as of June 30, 2023 and 2022.

(f) **Due to/from the University of West Florida**—Due to the University of West Florida, includes commissions owed to the University by BEI related to bookstore and dining operations.

(g) **Capital assets**— Capital assets consist of land, buildings and improvements, equipment, furniture and fixtures, and construction in progress. Assets are capitalized and recorded at cost at the date of acquisition or at estimated acquisition value at the date received in the case of donations. Additions, improvements, and other outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. BEI has a capitalization threshold of \$50,000 for buildings, building improvements, infrastructure, infrastructure improvements, and leasehold improvements and a \$5,000 capitalization threshold for tangible personal property. Depreciation is calculated on the straight-line basis over the following estimated useful lives of the related assets:

Buildings	40 Years
Maintenance Equipment	7 to 10 Years
Furniture and Fixtures	7 Years
Office Equipment	5 Years
Software	5 Years

(h) **Lease receivable**— BEI receives rental income from several vendors who lease space from BEI. Typically, rental agreements are structured with payment increases over the life of the lease. BEI recognizes revenue with lease assets and liabilities, per GASB 87. As per GASB 87, leases receivable now has a current portion and long-term portion and a related deferred inflow. The current and long-term portion represent the future cash payments and associated interest, while the deferred inflow represents the lease revenue to be recognized over the lease. Lease receivables were \$1,966,062 and \$1,371,053 with a current portion of \$101,982 and \$133,848 as of June 30, 2023 and 2022, respectively.

(i) **Income taxes**—Pursuant to a determination letter received from the Internal Revenue Service, the BEI is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, and as such, is liable for tax only on business income unrelated to the purpose for which it is exempt. No provision for income tax expense or liability has been made. There are currently no Internal Revenue Service audits in progress for any tax period. With few exceptions, the BEI is no longer subject to examination by major tax jurisdictions for years ended June 30, 2020 and prior.

**UWF BUSINESS ENTERPRISES, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2023 AND 2022**

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

(j) **Use of 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 disclose of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Accordingly, actual results could differ from those estimates.

(k) **Unearned service and management arrangement income**— Unearned service and management arrangement income represents amounts received in advance related to service and management arrangement contracts. Typically, amounts are recognized as revenue on a straight-line basis over the contract period, as indicated in the contracts.

(l) **Net Position**— Equity is classified as net position and is further classified into the following components:

Net Investment in Capital Assets - Consists of all capital assets, reduced by outstanding debt that is attributable to the acquisition of those assets.

Unrestricted - Consists of all other assets and liabilities not included in the above category.

(2) **Deposits:**

*Custodial credit risk-deposits.* In the case of deposits, this is the risk that in the event of a bank failure, BEI's deposits may not be returned. At year end, the carrying amount of BEI's deposits was \$898,123 and the bank balance was \$907,289. Of each of the bank balances, \$250,000 was covered by Federal depository insurance or by collateral held by the BEI's custodial bank which is pledged to a state trust fund that provides security for amounts held in excess of FDIC coverage in accordance with the Florida Security for Deposits Act Chapter 280, Florida Statutes.

(3) **Capital Assets:**

Capital assets consisted of the following at June 30, 2023:

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Disposals</b>	<b>Reclassify</b>	<b>Ending Balance</b>
Land	\$ 94,265	\$ -	\$ -	\$ -	\$ 94,265
Buildings	3,920,227	-	-	-	3,920,227
Building Improvements	359,354	-	-	-	359,354
Furniture and Fixtures	121,548	-	-	-	121,548
	<u>4,495,394</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,495,394</u>
Less: Accumulated Depreciation	(863,171)	(133,261)	-	-	(996,432)
Total	<u>\$ 3,632,223</u>	<u>\$ (133,261)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,498,962</u>

**UWF BUSINESS ENTERPRISES, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2023 AND 2022**

(3) **Capital Assets:** (Continued)

Capital assets consisted of the following at June 30, 2022:

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Disposals</b>	<b>Reclassify</b>	<b>Ending Balance</b>
Land	\$ 94,265	\$ -	\$ -	\$ -	\$ 94,265
Buildings	3,920,227	-	-	-	3,920,227
Building Improvements	350,436	8,918	-	-	359,354
Furniture and Fixtures	129,379	-	(7,831)	-	121,548
	<u>4,494,307</u>	<u>8,918</u>	<u>(7,831)</u>	<u>-</u>	<u>4,495,394</u>
Less: Accumulated Depreciation	(730,354)	(138,969)	6,152	-	(863,171)
Total	<u>\$ 3,763,953</u>	<u>\$(130,051)</u>	<u>\$ (1,679)</u>	<u>\$ -</u>	<u>\$ 3,632,223</u>

Depreciation expense amounted to \$133,261 and \$138,969 for the years ended June 30, 2023 and 2022, respectively.

(4) **Service and Management Arrangements:**

*Dining services-* On May 6, 2018, BEI entered into a management services contract with a new dining services vendor. The agreement terms are through June 30, 2028, with an option to extend for an additional five years upon agreement of both parties. Either party may terminate the agreement during the contract period with proper notice. Any guaranteed commissions owed to BEI shall be paid by the dining services vendor within 90 days of the termination date. Upon expiration or termination, the amount of unamortized financial commitment disbursed as of the date of expiration or termination and unrestricted grant shall become due to the vendor within 120 days.

In conjunction with the new contract, BEI received \$6.1 million to buyout and repay the unamortized balances of the old service agreement's capital investments and unearned advanced commissions. The agreement also provided a \$900,000 unrestricted grant to be used in furthering BEI's mission and up to \$3.575 million in dining and retail capital improvements. As of June 30, 2023, \$3.385 million in renovations were completed and began being amortized. All capital improvements provided under the contract are donated to the University.

During the year ended 2021, BEI entered into a new MOU with the dining services vendor which replaced the original contract language that amortized the service and management arrangement payments through May 2033 with new language that now will now amortize the service and management service arrangement payments through May 2038. The increase in the amortization period resulted in an increase in the unearned service and management arrangement income liability of approximately \$500,000 and is reported as a reduction on service and management arrangement income during the years ended June 30, 2023 and 2022.

The \$6.1 million contract buyout funds, the \$900,000 unrestricted grant, current capital improvements and any future improvements to be made under the agreement are recorded as unearned service and management arrangement income when received and amortized to revenue on a straight-line basis through May 2038.

**UWF BUSINESS ENTERPRISES, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2023 AND 2022**

*Bookstore operations-* On August 18, 2009, the University and a bookstore operations vendor entered into a Bookstore Operating Agreement pertaining to the operation of the University's bookstore facilities and certain bookstore upgrades. Bookstore services became an Assigned Function of BEI on October 15, 2012, and the Bookstore Operating Agreement was amended on this date to substitute BEI as party to the agreement in lieu of the University. The amendment additionally extended the contract between BEI and the bookstore operations vendor through September 2024.

Under the contract, a \$600,000 initial contribution was provided to BEI by the bookstore operations vendor. This initial contribution was recorded as unearned income and is being amortized on a straight-line basis over the 10-year contract period. The bookstore operations vendor has also agreed to invest up to an additional \$300,000 for store upgrades throughout various campus locations. The vendor has spent approximately \$295,131 as of the fiscal year ended June 30, 2023, related to these upgrades.

All equipment, fixtures, and furniture included as store upgrades from the capital investments of the bookstore operations vendor or from future capital investments will remain the property of the bookstore operations vendor until the investment is fully amortized, over a five-year period commencing on the date of the first disbursement of funds, at which time the upgrades will become property of the University. As of June 30, 2023 and 2022, there were no fully amortized store upgrades. Upon such time that store upgrade titles are transferred to the University, the fair value of the assets will be recognized as donations to the University and income by BEI.

As discussed above, BEI received as part of a service and management arrangement an initial contribution of \$600,000 from the vendor for the operation of the bookstore. This unearned income was amortized on a straight-line basis from October 2012 through September 2022.

Unearned income consisted of the following as of June 30:

	<u>2023</u>	<u>2022</u>
Unamortized Unearned Income from Dining Service Agreement	\$ 7,833,057	\$ 8,361,128
Unamortized Unearned Income from Bookstore Services Agreement	-	15,000
Total Unearned Income from Service and Management Arrangements	<u>\$ 7,833,057</u>	<u>\$ 8,376,128</u>

Changes in unearned service and management arrangement income were as follows at June 30, 2023:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Amounts Due Within One Year</u>
Unearned Service and Management Arrangement Income	<u>\$ 8,376,128</u>	<u>\$ -</u>	<u>\$ (543,071)</u>	<u>\$ 7,833,057</u>	<u>\$ 528,071</u>

**UWF BUSINESS ENTERPRISES, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2023 AND 2022**

(4) **Service and Management Arrangements:** (Continued)

Changes in unearned service and management arrangement income were as follows at June 30, 2022:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Amounts Due Within One Year</u>
Unearned Service and Management Arrangement Income	<u>\$ 8,964,200</u>	<u>\$ -</u>	<u>\$ (588,072)</u>	<u>\$ 8,376,128</u>	<u>\$ 543,071</u>

(5) **Related Parties:**

The University provides administrative, managerial and facilities support for BEI. For the years ended June 30, 2023 and 2022, BEI disbursed \$323,572 and \$223,682, respectively, to the University for food service management pursuant to the Agreement discussed in Note (4). For the years ended June 30, 2023 and 2022, BEI disbursed \$301,690 and \$242,201, respectively, to the University for bookstore management pursuant to the Agreement discussed in Note (4). Amounts owed to the University for auxiliary services at June 30, 2023 and 2022 were \$63,226 and \$17,665, respectively.

(6) **Management agreement with the University of West Florida:**

On December 9, 2011, BEI and the University entered into a Master Management Agreement (the Agreement) which authorizes the President of the University to assign management and operation of certain University facilities and programs (Assigned Functions) to BEI. The Agreement requires BEI to use any excess funds to support University operations. However, BEI may retain funds (operating capital) which are necessary for the purposes of future projects and programs.

(7) **Recently Issued Accounting Pronouncements:**

GASB issued Statement No. 96, Subscription-Based Information Technology Arrangements, in May 2020. GASB 96 provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). This Statement (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset—an intangible asset—and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. To the extent relevant, the standards for SBITAs are based on the standards established in Statement No. 87, Leases, as amended. UWF Business Enterprises, Inc. has evaluated the effect that Statement No. 96 will have on its financial statements and it was determined that it would not have any effect.

**UWF BUSINESS ENTERPRISES, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2023 AND 2022**

(8) **Property Leased to Others:**

BEI leases space to both University affiliated tenants and other commercial tenants under operating leases agreements. At June 30, 2023, approximate future minimum rental payments to be received under the operating leases are as follows:

Year Ending	University-Affiliated Tenants		Commercial Tenants		Total
	Principal	Interest	Principal	Interest	
June 30, 2024	\$ 40,174	\$ 561	\$ 61,808	\$ 84,733	\$ 187,276
2025	-	-	71,999	76,213	148,212
2026	-	-	77,202	73,123	150,325
2027	-	-	83,541	69,791	153,332
2028	-	-	90,028	66,371	156,399
2029-2033	-	-	560,187	266,632	826,819
2034-2038	-	-	470,251	153,404	623,655
2039-2043	-	-	384,832	63,682	448,514
2044-2047	-	-	126,040	10,703	136,744
Total	<u>\$ 40,174</u>	<u>\$ 561</u>	<u>\$ 1,925,888</u>	<u>\$ 864,652</u>	<u>\$ 2,831,274</u>

Total GASB 87 lease revenue for the years ended June 30, 2023 and 2022 was \$258,512 and \$225,914, respectively. Total interest income for leases was \$83,084 and \$43,288 for the years ended June 30, 2023 and 2022, respectively.

(9) **Risk Management:**

BEI is exposed to various levels of loss including, but not limited to, losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. BEI is insured for these risks. There were no insurance losses related to these risks for the years ended June 30, 2023 and 2022. BEI is not aware of any liabilities related to these risks as of June 30, 2023.

BEI has established a Low Value Asset Policy to manage and account for certain property items that are portable and susceptible to theft or loss. No low value assets have been identified as missing as of June 30, 2023 and 2022.

(10) **In-kind Contributions:**

Each state university board of trustees is authorized to permit the use of property, facilities, and personnel services at any state university by any university direct support organization per Section 1004.28, Florida Statutes. Administrative and fiscal services, office space, and other miscellaneous support services are provided to the University direct support BEIs by the University at no cost.

Rent for space utilized by BEI and owned by the University was estimated at \$6,689 and \$4,150, respectively, for the years ended June 30, 2023 and 2022. Administrative and fiscal services provided to BEI was estimated at \$280,086 and \$357,200, respectively, for the years ended June 30, 2023 and 2022. Amounts for in-kind contributions are not included in the financial statements.

**UWF BUSINESS ENTERPRISES, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2023 AND 2022**

(11) **Revenue Concentrations:**

During the year ended June 30, 2023 and 2022, BEI received approximately 76% and 79%, respectively, of its operating revenues from its two largest vendors.

(12) **Subsequent Events:**

The UWF Small Business Development Center that was the tenant in Building 8 terminated the lease as of March 31, 2023. As of June 30, 2023, the office building located on UWF's campus was vacant. As of July 31, 2023, BEI continues to be in the process of seeking a new tenant for the property.

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

To the Board of Directors,  
UWF Business Enterprises, Inc.

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of UWF Business Enterprises, Inc., which comprise the statement of net position as of June 30, 2023, and the related statements of revenue, expenses, and change of net position, and cash flows for the year then ended, and related notes to the financial statements, and have issued our report thereon dated August 24, 2023.

***Internal Control over Financial Reporting***

In planning and performing our audit of the financial statements, we considered UWF Business Enterprises, Inc.'s internal control over financial reporting (internal control) as a basis for designing 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 UWF Business Enterprises, Inc.'s internal control. Accordingly, we do not express an opinion on the effectiveness of UWF Business Enterprises, Inc.'s internal control.

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

Our consideration of internal control 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 over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting 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 UWF Business Enterprises, Inc.'s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the 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.

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

Tallahassee, Florida  
August 24, 2023

**SUPPLEMENTAL INFORMATION**

**UWF BUSINESS ENTERPRISES, INC.**  
**SCHEDULE OF GENERAL AND ADMINISTRATIVE EXPENSES**  
**FOR THE YEARS ENDED JUNE 30, 2023 AND 2022**

	<b>2023</b>	<b>2022</b>
Administrative	\$ 555	\$ -
Bank fees	20	-
Miscellaneous	3,247	2,377
Office supplies	7,256	4,155
Postage	69	18
Professional fees	22,510	18,202
Taxes and licenses	123	61
Travel and entertainment	-	-
Utilities	-	-
Wages	164,891	77,430
Total	\$ 198,671	\$ 102,243

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

**UWF BUSINESS ENTERPRISES, INC.**  
**SCHEDULE OF ARGONAUT VILLAGE EXPENSES**  
**FOR THE YEARS ENDED JUNE 30, 2023 AND 2022**

	<b>2023</b>	<b>2022</b>
Insurance	\$ 18,327	\$ 14,712
Miscellaneous	6,139	37,252
Postage	60	72
Repairs and maintenance	25,833	18,843
Taxes and licenses	7,616	8,505
Utilities	30,606	29,641
Total	\$ 88,581	\$ 109,025

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