

**GEORGIA HIGHER EDUCATION  
FACILITIES AUTHORITY**  
(A Component Unit of the State of Georgia)

**Financial Statements**

**June 30, 2023**

**GEORGIA HIGHER EDUCATION FACILITIES AUTHORITY**  
**(A Component Unit of the State of Georgia)**

**FINANCIAL REPORT**  
**JUNE 30, 2023**

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## INDEPENDENT AUDITOR'S REPORT

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**The Members**  
**Georgia Higher Education**  
**Facilities Authority**  
**Atlanta, Georgia**

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

#### ***Opinion***

We have audited the financial statements of the **Georgia Higher Education Facilities Authority** (the "Authority"), a component unit of the State of Georgia, as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

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

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

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (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 the Authority 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 the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

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In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority'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.

***Auditor's 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 opinions. 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 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 the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

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

***Required Supplementary Information***

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

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

In accordance with *Government Auditing Standards*, we have also issued our report dated September 20, 2023 on our consideration of the Authority'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 Authority'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 the Authority's internal control over financial reporting and compliance.

*Mauldin & Jenkins, LLC*

Atlanta, Georgia  
September 20, 2023

**GEORGIA HIGHER EDUCATION FACILITIES AUTHORITY**  
**(A Component Unit of the State of Georgia)**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**

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Management's discussion and analysis of the financial performance of the Georgia Higher Education Facilities Authority (the "Authority") is intended to provide the readers of these financial statements with an overview of the Authority's financial activities for the year ended June 30, 2023.

**Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements. The Authority's basic financial statements comprise two components: 1) financial statements and 2) notes to the financial statements.

**Financial Statements**

The *statement of net position* presents information on all of the Authority's assets, deferred outflows of resources, and liabilities, with the difference between these reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The *statement of revenues, expenses, and changes in net position* presents information showing how the Authority'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 basic financial statements can be found on pages 7-9 of this report.

**Notes to the Financial Statements**

The Notes provide additional information that is essential to a full understanding of the data provided in the basic financial statements. The Notes to the financial statements can be found on pages 10-15 of this report.

## MANAGEMENT'S DISCUSSION AND ANALYSIS

### Financial Analysis

#### Summary of the Authority's Net Position

June 30, 2023 and 2022

	<b>2023</b>	<b>2022</b>
<b>Assets:</b>		
Current and other assets	\$ 164,754,021	\$ 171,225,887
Total assets	164,754,021	171,225,887
<b>Deferred outflows of resources</b>		
Deferred charges on refundings	15,346,974	16,227,591
Total deferred outflow of resources	15,346,974	16,227,591
<b>Liabilities:</b>		
Long-term liabilities	177,283,578	178,732,325
Other liabilities	294,295	6,772,764
Total liabilities	177,577,873	185,505,089
<b>Net position:</b>		
Unrestricted	2,523,122	1,948,389
Total net position	\$ 2,523,122	\$ 1,948,389

The net position of a governmental entity may serve as an indicator of the entity's financial position. The Authority's net position at June 30, 2023 increased to \$2.5 million. The Authority was created by the State Legislature in 2006 and began operations in fiscal year 2008. The Authority's purpose is to finance eligible construction, renovation, improvement, rehabilitation or restoration projects for the Board of Regents of the University System of Georgia and the Technical College System of Georgia through the issuance of revenue bonds.

The legislation that created the Authority limited the amount of outstanding principal that could be outstanding at any one point in time to \$300 million. During its 2012 session, the General Assembly of Georgia approved legislation which was signed into law by the Governor to increase the amount of outstanding debt that the Authority can have outstanding at any point in time by \$200 million to \$500 million.

## MANAGEMENT'S DISCUSSION AND ANALYSIS

### Summary of Changes in the Authority's Net Position

Years ended June 30, 2023 and 2022

	2023	2022
Operating Revenues:		
Financing income on notes receivable from:		
USG Real Estate Foundation I, LLC	\$ 3,030,744	\$ 3,166,629
USG Real Estate Foundation II, LLC	2,405,988	2,504,935
USG Real Estate Foundation II, LLC	1,936,125	2,007,531
Total operating revenues	7,372,857	7,679,095
Operating Expenses:		
Interest on bonds payable	7,372,857	7,679,095
Amortization	(568,130)	(625,100)
Other services and charges	10,589	9,900
Total operating expenses	6,815,316	7,063,895
Non-operating Income		
Interest income	17,192	1,045
Change in net position	574,733	616,245
Net position, beginning of year	1,948,389	1,332,144
Net position, end of year	\$ 2,523,122	\$ 1,948,389

The majority of net position is attributed to a deferred loss on the refunding of bonds and the net premium on bonds payable. These amounts will be amortized over the life of the bonds.

### **Budgetary Highlights**

The Authority adopted a management budget for its administrative functions. Budgeted expenses for fiscal year 2023 were \$13.3 thousand, while actual expenses for administration (classified as other services and charges) were \$10.6 thousand.

### **Requests for Information**

The financial statements are designed to provide a general overview of the Authority's finances. Questions concerning any of the information provided should be addressed to the Director of the Financing and Investment Division, Georgia State Financing and Investment Commission, 270 Washington Street, Second Floor, Atlanta, Georgia 30334.



**GEORGIA HIGHER EDUCATION FACILITIES AUTHORITY**  
**(A Component Unit of the State of Georgia)**

Statement of Net Position

June 30, 2023

**Assets**

Current assets:	
Cash and cash equivalents	\$ 2,600
Investment in Georgia Fund 1	472,126
Note receivable from USG Real Estate Foundation I, LLC, current portion	3,035,000
Note receivable from USG Real Estate Foundation II, LLC, current portion	2,175,000
Note receivable from USG Real Estate Foundation III, LLC, current portion	1,575,000
Interest receivable from USG Real Estate Foundation I, LLC	120,501
Interest receivable from USG Real Estate Foundation II, LLC	96,117
Interest receivable from USG Real Estate Foundation III, LLC	<u>77,677</u>
Total current assets	<u>7,554,021</u>
Noncurrent assets:	
Note receivable from USG Real Estate Foundation I, LLC, noncurrent portion	66,915,000
Note receivable from USG Real Estate Foundation II, LLC, noncurrent portion	48,500,000
Note receivable from USG Real Estate Foundation III, LLC, noncurrent portion	<u>41,785,000</u>
Total noncurrent assets	<u>157,200,000</u>
Total assets	<u>164,754,021</u>

**Deferred Outflows of Resources**

Deferred charges on refunding	<u>15,346,974</u>
Total deferred outflows of resources	<u>15,346,974</u>

**Liabilities**

Current liabilities:	
Bonds payable, current portion	6,785,000
Accrued interest payable	<u>294,295</u>
Total current liabilities	<u>7,079,295</u>
Noncurrent liabilities:	
Bonds payable, noncurrent portion, net of unamortized premium of \$13,298,578	<u>170,498,578</u>
Total noncurrent liabilities	<u>170,498,578</u>
Total liabilities	<u>177,577,873</u>

**Net Position**

Unrestricted	<u>2,523,122</u>
Total net position	<u>\$ 2,523,122</u>

**See accompanying notes to financial statements.**

**GEORGIA HIGHER EDUCATION FACILITIES AUTHORITY**  
**(A Component Unit of the State of Georgia)**  
Statement of Revenues, Expenses and Changes in Net Position  
Year ended June 30, 2023

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Operating revenue	
Financing income on notes receivable from:	
USG Real Estate Foundation I, LLC	\$ 3,030,744
USG Real Estate Foundation II, LLC	2,405,988
USG Real Estate Foundation III, LLC	<u>1,936,125</u>
Total operating revenues	<u>7,372,857</u>
Operating expenses:	
Interest on bonds payable	7,372,857
Amortization	(568,130)
Other services and charges	<u>10,589</u>
Total operating expenses	<u>6,815,316</u>
Operating income	<u>557,541</u>
Non-operating income:	
Interest income	<u>17,192</u>
Total non-operating income	<u>17,192</u>
Change in net position	574,733
Net position at beginning of year	<u>1,948,389</u>
Net position at end of year	<u><u>\$ 2,523,122</u></u>

**See accompanying notes to financial statements.**

**GEORGIA HIGHER EDUCATION FACILITIES AUTHORITY**  
**(A Component Unit of the State of Georgia)**

Statement of Cash Flows  
Year ended June 30, 2023

Cash flows from operating activities:	
Other operating cash payments	\$ (10,589)
Net cash used by operating activities	<u>(10,589)</u>
Cash flows from noncapital financing activities:	
Principal payments paid on revenue bonds	(6,465,000)
Interest paid on revenue bonds	<u>(7,386,325)</u>
Net cash used by noncapital financing activities	<u>(13,851,325)</u>
Cash flows from investing activities:	
Principal payments received on direct financing lease	6,465,000
Financing income on direct financing lease	7,386,325
Interest Income	<u>17,192</u>
Net cash provided by investing activities	<u>13,868,517</u>
Net change in cash	6,603
Cash and cash equivalents at beginning of year	<u>468,123</u>
Cash and cash equivalents at end of year	<u>\$ 474,726</u>
Classified on Statement of Net Position as:	
Cash and cash equivalents	\$ 2,600
Investment in Georgia Fund 1	<u>472,126</u>
Cash and cash equivalents for cash flow statement	<u>\$ 474,726</u>
Reconciliation of operating income to net cash used by operating activities:	
Operating income	\$ 557,541
Adjustments to reconcile operating income to net cash used by operating activities:	
Amortization	(568,130)
Decrease in accounts receivable	13,469
Decrease in accounts payable	<u>(13,469)</u>
Net cash used by operating activities	<u>\$ (10,589)</u>

**See accompanying notes to financial statements.**

**GEORGIA HIGHER EDUCATION FACILITIES AUTHORITY**  
**(A Component Unit of the State of Georgia)**  
**NOTES TO FINANCIAL STATEMENTS**

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**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**(a) Reporting Entity:**

The Georgia Higher Education Facilities Authority (the "Authority") was created by legislation enacted by the 2006 General Assembly of Georgia and is a component unit of the State of Georgia.

Pursuant to the legislation establishing the Authority, the primary purpose of the Authority is to finance eligible construction, renovation, improvement, rehabilitation or restoration projects for the Board of Regents and the Technical College System of Georgia through the issuance of revenue bonds.

The accounting policies of the Authority conform to accounting principles generally accepted in the United States of America as applicable to governmental units. The following is a summary of the more significant accounting policies.

**(b) Basis of Presentation:**

In accounting and reporting for its proprietary fund-type operations, the Authority applies all Governmental Accounting Standards Board (GASB) pronouncements.

The accrual basis of accounting and economic resources measurement focus are utilized by the Authority. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. Revenues and expenses associated with the Authority's central purpose of financing the eligible construction, renovation, improvement, rehabilitation or restoration projects for the Board of Regents and the Technical College System of Georgia are considered to be operating revenues and expenses.

**(c) Note Receivable:**

The note receivable is the total of the principal payments from the USG Real Estate Foundation I, LLC, USG Real Estate Foundation II, LLC and USG Real Estate Foundation III, LLC under loan agreements between the parties.

**(d) Bond Discounts:**

Bond discounts are presented as a reduction of the face amount of bonds payable and amortized over the term of the debt using the effective interest method.

## NOTES TO FINANCIAL STATEMENTS

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### **NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

#### **(e) Bond Premiums:**

Bond premiums are presented as an addition of the face amount of bonds payable and amortized over the term of the debt using the effective interest method.

#### **(f) Deferred Outflows of Resources:**

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

#### **(g) Related Party Transactions:**

During the normal course of business, the Authority provides services to the Board of Regents and Technical College System of Georgia and enters into loan and leasing arrangements with entities related to the Board of Regents and Technical College System of Georgia. The relationship with these entities is so pervasive that disclosure of the relationship alone is sufficient and significant transactions with the entities are noted throughout the financial statements and the notes.

#### **(h) Economic Dependency:**

The Authority provides services to the Board of Regents and the Technical College System of Georgia. Substantially all of the Authority's revenues are from these entities.

#### **(i) Management 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, deferred outflows of resources, 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 period. Actual results could differ from those estimates.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 2. DEPOSITS AND INVESTMENTS

The bank balance of cash deposits at year end, which totaled \$2,600, was insured by FDIC insurance. The carrying amount of these deposits was \$2,600. The investment in the Georgia Fund 1 represents the Authority's portion of a pooled investment account operated by the Office of the State Treasurer. The pool consists of U.S. Treasury obligations, securities issued or guaranteed by the U.S. Government or any of its agencies or instrumentalities, banker's acceptances, overnight and term repurchase agreements with highly rated counterparties, and collateralized bank accounts. The pool's primary objectives are safety of capital, investment income, liquidity and diversification while maintaining principal (\$1 per share value). The asset value is calculated weekly to ensure stability. The pool distributes earnings (net of management fees) on a monthly basis and determines participants' shares sold and redeemed based on \$1 per share. The pool also adjusts the value of its investments to fair value as of year-end and the Authority's investment in the Georgia Fund 1 is reported at fair value. The investment in the Georgia Fund 1 was \$472,126 as of June 30, 2023.

#### **Credit risk:**

State statutes authorize the Authority to invest in obligations of the State of Georgia or other states; obligations issued by the U.S. Government; obligations fully insured or guaranteed by the U.S. Government or by a government agency of the United States; obligations of any corporation of the U.S. Government; prime banker's acceptances; the local government investment pool established by state law; repurchase agreements; and obligations of other political subdivisions of the State of Georgia. As of June 30, 2023, the Authority's investment in the Georgia Fund 1 was rated AA Af/S1 by Fitch.

At June 30, 2023, the Authority had the following investments:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
Georgia Fund 1	28 day weighted average	\$ 472,126
Total		<u>\$ 472,126</u>

#### **Fair Value Measurements:**

The Georgia Fund 1 is an investment pool which does not meet the criteria of GASB Statement No. 79 and thus is valued at fair value in accordance with GASB Statement No. 31. As a result, the Authority does not disclose the investment in the Georgia Fund 1 within the fair value hierarchy.

## NOTES TO FINANCIAL STATEMENTS

### NOTE 2. DEPOSITS AND INVESTMENTS (Continued)

#### Interest rate risk:

The Authority does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

#### Custodial credit risk – deposits:

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. At June 30, 2023, the Authority's deposits were fully insured and therefore, were not exposed to custodial credit risk.

### NOTE 3. NOTES RECEIVABLE

The authority has entered into various loan agreements with USG Real Estate Foundation I, II, and III, LLC, for several projects located on campuses across the State of Georgia with the Board of Regents. The loan payments to be received by the Authority follow the debt service requirements for each of the authority's revenue bonds. Further details are included in Note 4 of the financial statements.

As of June 30, 2023, the estimated annual payments to be received under these notes receivable are as follows:

<u>Year ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 6,785,000	\$ 7,063,075	\$ 13,848,075
2025	7,125,000	6,723,825	13,848,825
2026	7,480,000	6,367,575	13,847,575
2027	7,780,000	6,060,475	13,840,475
2028	8,115,000	5,736,069	13,851,069
2029-2033	46,640,000	22,582,795	69,222,795
2034-2038	57,850,000	11,370,520	69,220,520
2039-2041	22,210,000	1,306,787	23,516,787
Total	<u>\$ 163,985,000</u>	<u>\$ 67,211,121</u>	<u>\$ 231,196,121</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 4. LONG-TERM DEBT

The following is a summary of long-term debt activity for the year ended June 30, 2023:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
<b>Governmental Activities:</b>					
Revenue bonds payable	\$ 170,450,000	\$ -	\$ (6,465,000)	\$ 163,985,000	\$ 6,785,000
Plus: Premium on bonds	14,747,325	-	(1,448,747)	13,298,578	-
Total revenue bonds payable	<u>\$ 185,197,325</u>	<u>\$ -</u>	<u>\$ (7,913,747)</u>	<u>\$ 177,283,578</u>	<u>\$ 6,785,000</u>

#### Revenue Bonds:

On June 9, 2015, the Authority issued refunding revenue bonds, Series 2015, in the principal amount of \$85,570,000, with semi-annual installments due beginning December 15, 2015 through June 15, 2040 at interest rates ranging from 2.00% to 5.00% for the purpose of redeeming its then remaining outstanding Series 2008 revenue bonds which financed projects of the USG Real Estate Foundation I, LLC (REF I) at several campuses of institutions of the University System of Georgia. All defeased bonds were called for redemption on June 15, 2018 and, as a result, at June 30, 2023, there were no Series 2008 bonds outstanding. To secure the Series 2015 bonds, the Authority and the REF I entered into a loan agreement with REF I agreeing to make payments which will be sufficient to meet the required debt service payments on the Series 2015 bonds through the scheduled final maturity of the Series 2015 bonds.

On July 12, 2018, the Authority legally defeased the outstanding portion of the Series 2009A bonds allocable to the Bainbridge Student Center project (\$18,805,000). Proceeds for the defeasance were provided to the Authority by USG Real Estate Foundation II, LLC.

On March 27, 2019, the Authority issued refunding revenue bonds, Series 2019, in the principal amount of \$58,395,000, with semi-annual installments due beginning June 15, 2019 through June 15, 2039 at interest rates ranging from 3.00% to 5.00% for the purpose of redeeming its then remaining outstanding Series 2009A revenue bonds which financed projects of the USG Real Estate Foundation II, LLC (REF II) at several campuses of institutions of the University System of Georgia. All defeased bonds were called for redemption on June 15, 2019 and, as a result, at June 30, 2023, there were no Series 2009A bonds outstanding. To secure the Series 2019 bonds, the Authority and the REF II entered into a loan agreement with REF II agreeing to make payments which will be sufficient to meet the required debt service payments on the Series 2019 bonds through the scheduled final maturity of the Series 2019 bonds.



## NOTES TO FINANCIAL STATEMENTS

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### NOTE 4. LONG-TERM DEBT (Continued)

#### Revenue Bonds (Continued):

On March 19, 2020, the Authority issued refunding revenue bonds, Series 2020, in the principal amount of \$47,640,000, with semi-annual installments due beginning June 15, 2020 through June 15, 2021 at interest rates ranging from 3.00% to 5.00% for the purpose of redeeming its then remaining outstanding Series 2010A revenue bonds which financed projects of the USG Real Estate Foundation III, LLC (REF III) at several campuses of institutions of the University System of Georgia. All defeased bonds were called for redemption on June 15, 2020 and, as a result, at June 30, 2023, there were no Series 2010A bonds outstanding. To secure the Series 2020 bonds, the Authority and the REF III entered into a loan agreement with REF III agreeing to make payments which will be sufficient to meet the required debt service payments on the Series 2020 bonds through the scheduled final maturity of the Series 2020 bonds.

The Authority's debt service requirements to maturity on the currently outstanding Series 2015, Series 2019 and Series 2020 revenue bonds are as follows:

<b>Year ending June 30,</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2024	\$ 6,785,000	\$ 7,063,075	\$ 13,848,075
2025	7,125,000	6,723,825	13,848,825
2026	7,480,000	6,367,575	13,847,575
2027	7,780,000	6,060,475	13,840,475
2028	8,115,000	5,736,069	13,851,069
2029-2033	46,640,000	22,582,795	69,222,795
2034-2038	57,850,000	11,370,520	69,220,520
2039-2041	22,210,000	1,306,787	23,516,787
<b>Total</b>	<b>\$ 163,985,000</b>	<b>\$ 67,211,121</b>	<b>\$ 231,196,121</b>



**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**

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**The Members**  
**Georgia Higher Education**  
**Facilities Authority**  
**Atlanta, Georgia**

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 the Georgia Higher Education Facilities Authority (the "Authority"), a component unit of the State of Georgia, as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated September 20, 2023.

***Report on Internal Control over Financial Reporting***

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

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

***Report on Compliance and Other Matters***

As part of obtaining reasonable assurance about whether the Authority'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.

*Mauldin & Jenkins, LLC*

Atlanta, Georgia  
September 20, 2023