

**UCF FINANCE CORPORATION  
(A COMPONENT UNIT OF THE UNIVERSITY  
OF CENTRAL FLORIDA)**

**FINANCIAL STATEMENTS**

**JUNE 30, 2021 AND 2020**

**UCF FINANCE CORPORATION  
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## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
UCF Finance Corporation  
Orlando, Florida

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

We have audited the accompanying financial statements of the UCF Finance Corporation (the "Corporation"), a direct support organization and component unit of the University of Central Florida, as of and for the years ended June 30, 2021 and 2020, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

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

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

### ***Auditor's Responsibility***

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

### ***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Corporation, as of June 30, 2021 and 2020, and the changes in its financial position and its cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

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(Continued)

**Other Matter**

*Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that management's discussion and analysis on pages 3-7 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated October 29, 2021, on our consideration of the Corporation'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 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 Corporation'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 Corporation's internal control over financial reporting and compliance.



Crowe LLP

Tampa, Florida  
October 29, 2021

**UCF FINANCE CORPORATION  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
JUNE 30, 2021 AND 2020**

The management's discussion and analysis (MD&A) provides an overview of the financial position and activities of the UCF Finance Corporation (the Corporation) for the fiscal years ended June 30, 2021, and 2020, and should be read in conjunction with the financial statements and notes thereto. The MD&A, financial statements, and notes thereto, are the responsibility of management. The MD&A contains financial activity of the Corporation for the fiscal years ended June 30, 2021, 2020, and 2019.

The Corporation is presented as a blended component unit of the University of Central Florida (the University) and was certified as a direct support organization in July 2007. The Corporation was formerly known as the UCF Health Facilities Corporation. The purpose of the Corporation is to assist in financing the construction of facilities located on the Health Sciences Campus at Lake Nona and other projects on behalf of the University. Facilities constructed through the Corporation are owned and operated by the University.

The Corporation assisted in financing the construction of the Burnett Biomedical Sciences building and the College of Medicine's Medical Education Building during 2007. The Burnett facility, which houses ongoing research in the biomedical field, was completed and began operations in May of 2009. The College of Medicine facility, which is home to the students accepted into the medical school, opened its doors to students in August 2009.

The Corporation issued a Note during 2018 to assist with the financing of a new University downtown campus education facility (UCF Downtown). UCF Downtown is a fifteen-acre campus located in Orlando's Creative Village and is made up of several buildings. The new shared campus incorporates innovative technology to create a 21st-century learning environment. The campus' proximity to Orlando's Central Business District places students within walking distance of job and internship opportunities and makes it easy for faculty to invite guest speakers to campus or collaborate with professionals in their field of study. The Downtown campus opened in August 2019. This transformational project, which kick-started Orlando's \$1 billion public-private Creative Village, will increase access for students, provide pathways into high-demand career fields, foster collaboration with our neighbors in meaningful ways and improve countless lives through the power of education.

Pursuant to GASB Statement No. 35, the Corporation's basic financial statements include: the statement of net position; the statement of revenues, expenses, and changes in net position; and the statement of cash flows.

### **THE STATEMENT OF NET POSITION**

The statement of net position reflects the assets, deferred outflows of resources, and liabilities of the Corporation, and presents the net position of the Corporation at a specified time. Assets, plus deferred outflows of resources, less liabilities equals net position, which is one indicator of the Corporation's current financial condition. The changes in net position that occur over time indicate improvement or deterioration in the Corporation's financial condition. Restricted net position consists of assets that have constraints placed upon their use either by external donors or creditors or through laws, regulations or constraints imposed by law through constitutional provisions or enabling legislation, reduced by any liabilities to be paid from these assets. Unrestricted net position consists of net assets that do not meet the definition of either restricted or net investment in capital assets. The Corporation's liabilities exceeded assets and deferred outflow of resources creating a deficit net position of \$1.2 million at June 30, 2021, primarily due to the \$7.0 million drawn on the construction note and transferred to the university to fund the construction of the UCF downtown campus education facility in the prior fiscal year. The deficit net position will

**UCF FINANCE CORPORATION  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
JUNE 30, 2021 AND 2020  
(CONTINUED)**

continue to improve in future years as the Corporation continues to receive pledged revenues from the UCF Foundation used to secure the construction note.

The following summarizes the Corporation's total net position for fiscal years ended June 30:

**Condensed Statements of Net Position  
(For the Fiscal Years at June 30)**

	<u>2021</u>	<u>2020</u>	<u>2019</u>
<b>Assets</b>			
Current Assets	\$ 3,430,383	\$ 3,331,017	\$ 3,291,936
Noncurrent Assets	<u>42,444,567</u>	<u>44,466,741</u>	<u>46,184,955</u>
<b>Total Assets</b>	<u>45,874,950</u>	<u>47,797,758</u>	<u>49,476,891</u>
<b>Deferred Outflows</b>			
	<u>10,894,257</u>	<u>11,575,149</u>	<u>12,256,040</u>
<b>Liabilities</b>			
Current Liabilities	3,363,118	3,355,503	3,289,332
Noncurrent Liabilities	<u>54,589,194</u>	<u>59,726,399</u>	<u>58,302,000</u>
<b>Total Liabilities</b>	<u>57,952,312</u>	<u>63,081,902</u>	<u>61,591,332</u>
<b>Net position</b>			
Restricted	2,681,265	2,594,311	2,561,604
Unrestricted	<u>(3,864,370)</u>	<u>(6,303,306)</u>	<u>(2,420,005)</u>
<b>Total Net position</b>	<u>\$ (1,183,105)</u>	<u>\$ (3,708,995)</u>	<u>\$ 141,599</u>

The Corporation's assets totaled \$45.9 million at June 30, 2021. This balance reflects a \$1.9 million or 4.0 percent decrease from the prior fiscal year primarily due to a decrease in the funds due from the University.

Deferred outflows totaled \$10.9 million at June 30, 2021. This balance represents the deferred loss on refunding associated with the termination of the Corporation's SWAP liability on September 20, 2017, with the debt refinancing (as further described in Note 4). This balance reflects a \$0.7 million decrease, or 5.9 percent decrease from the prior fiscal year due to amortization of the deferred loss which is recorded as a component of the Corporation's interest expense.

The Corporation's liabilities totaled \$58.0 million at June 30, 2021. This balance reflects a \$5.1 million, or 8.1 percent decrease from the prior fiscal year primarily due to \$2.5 million in payments on the construction note and \$2.6 million in payments on the Burnett term loan.

**UCF FINANCE CORPORATION  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
JUNE 30, 2021 AND 2020  
(CONTINUED)**

**THE STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**

The statement of revenues, expenses and changes in net position presents the Corporation's revenue and expense activity, categorized as operating and nonoperating. Revenues and expenses are recognized when earned or incurred, regardless of when cash is received or paid. GASB Statement No. 35 categorizes revenues and expenses as either operating or nonoperating. Operating revenues generally result from exchange transactions where each of the parties to the transaction either give up or receive something of equal or similar value. The majority of the Corporation's revenues and expenses are nonoperating revenues and expenses as defined by GASB.

On September 20, 2017, the Corporation amended and restated its operating lease agreement with the University concurrent with the issuance of the Series 2017 \$63.4 million refinancing term loan (the Series 2017 debt issue). In accordance with this agreement the University remits basic rent payments to the Corporation. Basic rent is defined as being equal to principal, interest, and other expenses incurred by the Corporation throughout the year. The Corporation records these payments as distributions from the University of Central Florida and classifies them as nonoperating revenues.

The following summarizes the Corporation's changes in net position for the fiscal years ended June 30:

**Condensed Statements of Revenues, Expenses  
and Changes in Net Position  
(For the Fiscal Years Ended June 30)**

	<u>2021</u>	<u>2020</u>	<u>2019</u>
Operating revenues	\$ -	\$ -	\$ -
Operating expenses	12,914	21,642	16,595
<b>Operating loss</b>	<u>(12,914)</u>	<u>(21,642)</u>	<u>(16,595)</u>
<b>Net nonoperating revenues (expenses)</b>	<u>2,538,804</u>	<u>(3,828,952)</u>	<u>16,595</u>
<b>Change in net position</b>	2,525,890	(3,850,594)	-
<b>Net position, beginning of year</b>	<u>(3,708,995)</u>	<u>141,599</u>	<u>141,599</u>
<b>Net position, end of year</b>	<u>\$ (1,183,105)</u>	<u>\$ (3,708,995)</u>	<u>\$ 141,599</u>

The Corporation's operating expenses totaled \$13 thousand at June 30, 2021. This balance reflects a \$9 thousand decrease from the prior fiscal year primarily due to a decrease in professional and bank fees.

Net nonoperating revenues totaled \$2.5 million at June 30, 2021. This balance reflects a \$6.4 million increase from net nonoperating expenses in the prior fiscal year primarily due to the \$7.0 million drawn on the construction note and transferred to the university in the previous fiscal year, to fund the construction of the UCF downtown campus education facility, offset by \$.7 million decrease in donor pledges collected in the current fiscal year by and transferred from the UCF Foundation. No further draws are planned for the downtown construction note.

**UCF FINANCE CORPORATION  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
JUNE 30, 2021 AND 2020  
(CONTINUED)**

**THE STATEMENT OF CASH FLOWS**

The statement of cash flows provides information about the Corporation's financial results by reporting the major sources and uses of cash and cash equivalents. This statement will assist in evaluating the Corporation's ability to generate net cash flows, its ability to meet its financial obligations as they come due, and its need for external financing. Cash flows from operating activities show the net cash used by the operating activities of the Corporation. Cash flows from capital and related financing activities include changes associated with long-term debt activities. Cash flows from investing activities show the net source and use of cash related to purchasing or selling investments and income earned on those investments.

The following summarizes cash flows for the fiscal years ended June 30:

**Condensed Statements of Cash Flows  
(For the Fiscal Years Ended June 30)**

	<u>2021</u>	<u>2020</u>	<u>2019</u>
Cash flows provided by (used in)			
Operating activities	\$ (12,914)	\$ (21,642)	\$ (16,595)
Net Noncapital and related financing activities	(9,303)	(75,080)	26,966
Investing activities	<u>53,786</u>	<u>133,600</u>	<u>22,301</u>
<b>Net increase (decrease) in cash</b>	31,569	36,878	32,672
<b>Cash and cash equivalents</b>			
Beginning of year	<u>3,328,814</u>	<u>3,291,936</u>	<u>3,259,264</u>
End of year	<u>\$ 3,360,383</u>	<u>\$ 3,328,814</u>	<u>\$ 3,291,936</u>

Cash flows used in operating activities totaled \$13 thousand at June 30, 2021. This balance reflects a \$9 thousand decrease from the prior year, primarily due decreases in professional and banking fees.

Cash flows used by noncapital and related financing activities totaled \$9 thousand at June 30, 2021. This balance reflects a \$66 thousand decrease from the prior year. This decrease was primarily a result of the net impact of the cash outflows used to for the corporation's debt payments offset by a reduction in pledge transfers from the UCF Foundation used to repay the outstanding balance on the downtown construction note.



**UCF FINANCE CORPORATION  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
JUNE 30, 2021 AND 2020  
(CONTINUED)**

**DEBT ADMINISTRATION**

The Corporation had \$57.3 million in loans and notes payable as of June 30, 2021. This represents a decrease of \$5.1 million, or 8.1 percent, from the prior fiscal year. Additional information about the Corporation's long-term debt is presented in Note 4 of the financial statements.

The following table summarizes the Corporation's long-term debt balances for the fiscal years ended June 30:

**Long-Term Debt  
(For the Fiscal Years Ended June 30)**

	<u>2021</u>	<u>2020</u>	<u>2019</u>
Loans Payable	\$ 55,681,000	\$ 58,302,000	\$ 60,861,000
Notes Payable	1,592,194	4,045,399	-
<b>Total</b>	<u>\$ 57,273,194</u>	<u>\$ 62,347,399</u>	<u>\$ 60,861,000</u>

**ECONOMIC OUTLOOK**

The Corporation has added great value to the University's mission and its specific vision to construct a state-of-the-art facility for biomedical research. In September 2017, the Corporation refunded its Series 2007 debt issuance, terminating the outstanding SWAP liability, and reducing the Corporation's annual debt service requirement. The Corporation continues to support the University by providing a construction note to secure the commitments for the University's Downtown construction project which is funded by pledges received by the UCF Foundation. In December 2019, a novel strain of coronavirus surfaced in Wuhan, China, and has spread around the world, with resulting business and social disruption. The coronavirus was declared a Public Health Emergency of International Concern by the World Health Organization on January 30, 2020. The Corporation's fiscal 2022 operations and financial results are not expected to be materially affected.

**REQUEST FOR INFORMATION**

These financial statements are designed to provide detailed information on the Corporation's operations to the Corporation's Board, management, investors, creditors, and all others with an interest in the Corporation's financial affairs and to demonstrate the Corporation's accountability for the assets it controls and funds it receives and expends. Questions concerning any of the information provided in this report or any requests for additional financial information should be addressed to Assistant Vice President for DSO Accounting and Financial Reporting, University of Central Florida, 12424 Research Parkway, Suite 300, Orlando, FL 32826-3249.

**UCF FINANCE CORPORATION  
STATEMENTS OF NET POSITION  
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

	<b>2021</b>	<b>2020</b>
<b><u>ASSETS</u></b>		
<b>Current assets</b>		
Restricted cash and cash equivalents	\$ 3,360,383	\$ 3,328,814
Due from UCF Foundation	70,000	2,203
Total current assets	3,430,383	3,331,017
<b>Noncurrent assets</b>		
Due from the University of Central Florida	42,444,567	44,466,741
<b>Total Assets</b>	45,874,950	47,797,758
<b><u>DEFERRED OUTFLOW OF RESOURCES</u></b>		
Deferred loss on refunding of debt	10,894,257	11,575,149
	10,894,257	11,575,149
<b><u>LIABILITIES</u></b>		
<b>Current liabilities</b>		
Current portion of long-term debt	2,684,000	2,621,000
Interest payable	679,118	734,503
Total current liabilities	3,363,118	3,355,503
<b>Noncurrent liabilities</b>		
Long-term debt, less current portion	54,589,194	59,726,399
<b>Total Liabilities</b>	57,952,312	63,081,902
<b><u>NET POSITION</u></b>		
Restricted for debt service	2,681,265	2,594,311
Unrestricted	(3,864,370)	(6,303,306)
<b>Total Net Position</b>	\$ (1,183,105)	\$ (3,708,995)

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

**UCF FINANCE CORPORATION  
STATEMENTS OF REVENUES, EXPENSES  
AND CHANGES IN NET POSITION  
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

	<u>2021</u>	<u>2020</u>
<b>Operating revenues</b>	\$ -	\$ -
<b>Operating expenses</b>		
Professional services	12,914	21,642
<b>Operating loss</b>	<u>(12,914)</u>	<u>(21,642)</u>
<b>Nonoperating revenues (expenses)</b>		
Investment income	53,786	133,600
Interest expense	(2,018,287)	(2,140,183)
Distributions from the University of Central Florida	1,982,303	1,970,826
Distributions to the University of Central Florida	-	(7,000,000)
Distributions from the UCF Foundation	2,521,002	3,206,805
Net nonoperating revenues (expenses)	<u>2,538,804</u>	<u>(3,828,952)</u>
<b>Change in net position</b>	<u>2,525,890</u>	<u>(3,850,594)</u>
<b>Net position, beginning of year</b>	<u>(3,708,995)</u>	<u>141,599</u>
<b>Net position, end of year</b>	<u>\$ (1,183,105)</u>	<u>\$ (3,708,995)</u>

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

**UCF FINANCE CORPORATION  
STATEMENTS OF CASH FLOWS  
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

	<b>2021</b>	<b>2020</b>
<b>Cash flows from operating activities</b>		
Payments to suppliers and others	\$ (12,914)	\$ (21,642)
<b>Cash flows from (to) noncapital and related financing activities</b>		
Proceeds from issuance of debt	-	7,000,000
Payments on long-term debt	(5,074,205)	(5,513,601)
Interest paid	(1,392,780)	(1,455,121)
Distributions from the University of Central Florida	4,004,477	3,689,040
Distributions to the University of Central Florida	-	(7,000,000)
Distributions from the UCF Foundation	2,453,205	3,204,602
Net cash provided by (used in) noncapital and related financing activities	(9,303)	(75,080)
<b>Cash flows from investing activities</b>		
Investment income received	53,786	133,600
<b>Net increase (decrease) in cash and cash equivalents</b>	31,569	36,878
<b>Cash and cash equivalents, beginning of year</b>	3,328,814	3,291,936
<b>Cash and cash equivalents, end of year</b>	\$ 3,360,383	\$ 3,328,814
<b>Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:</b>		
Operating loss	\$ (12,914)	\$ (21,642)
Adjustments to reconcile operating loss to net cash used in operating activities	-	-
Net cash used in operating activities	\$ (12,914)	\$ (21,642)

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

**UCF FINANCE CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2021 AND 2020**

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

The following is a summary of the significant accounting policies and practices of the UCF Finance Corporation (the Corporation), which affect significant elements of the accompanying financial statements:

(a) **Reporting entity**—The Corporation is a not-for-profit entity incorporated on February 1, 2007. The Corporation was created by the University of Central Florida (the University), as a direct support organization of the University whose purpose is to assist in financing the construction of facilities located on the Health Sciences campus at Lake Nona for and on behalf of the University. As a direct support organization and component unit of the University, the Corporation operates for the service and convenience of the University. The Corporation is also presented as a blended component unit of the University on the University's financial statements.

(b) **Financial statement presentation**—The Corporation's financial statements are presented in accordance with the requirements of Governmental Accounting Standards Board (GASB) Statement No. 35, *Basic Financial Statements-and Management's Discussion and Analysis-for Public Colleges and Universities*, as amended, which requires the Corporation to present:

- ◆ Management's Discussion and Analysis
- ◆ Basic Financial Statements:
  - Statements of Net Position
  - Statements of Revenues, Expenses and Changes in Net Position
  - Statements of Cash Flows
  - Notes to Financial Statements

(c) **Basis of accounting**—Basis of accounting refers to when revenues, expenses, and related assets, deferred outflows of resources, 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 measurement focus applied. The Corporation's financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Revenues, expenses, gains, losses, assets, deferred outflows of resources, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Revenues, expenses, gains, losses, assets, deferred outflows of resources, and liabilities resulting from nonexchange activities are generally recognized when all applicable eligibility requirements, including time requirements, are met. The Corporation follows GASB standards of accounting and financial reporting.

The statement of net position is presented in a classified format to distinguish between current and noncurrent assets and liabilities. The statement of revenues, expenses and changes in net position is presented in a format which distinguishes operating revenues and expenses from nonoperating items. Operating revenues normally, but not always, result from exchange transactions defined as revenues received in exchange for a good or service. Nonoperating revenues are defined as revenues normally, but not always, resulting from nonexchange transactions, defined as value received with no good or service exchanged.

The Corporation is not providing any goods or services in exchange for revenues, resulting in all revenues being classified as nonoperating on the statement of revenues, expenses and changes in net position. The statement of cash flows is presented using the direct method in compliance with GASB standards of accounting and financial reporting.

**UCF FINANCE CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2021 AND 2020**

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

(d) **Cash and cash equivalents**—Amounts reported as cash and cash equivalents consist of cash on hand, cash held by a trust institution and invested in money market funds, and investments with original maturities of three months or less. Cash and cash equivalents that are externally restricted to make debt service payments, maintain sinking or reserve funds, or to purchase or construct capital or other restricted assets, are classified as restricted.

(e) **Due From the University of Central Florida**—The Due from the University of Central Florida represents the amount that will be received to fund the outstanding principal and interest on debt incurred for the construction of the Burnett Biomedical Sciences Building over the life of the loan. As shown in the table below, this balance also includes a historical funding deficit and is offset by restricted cash, excluding any pledges held for the repayment of the downtown construction note, and the unamortized deferred loss on refunding of debt. The resulting balance of \$42,444,567 and \$44,466,741 for fiscal year 2021 and 2020, respectively, includes funds held by the University on behalf of the Corporation totaling \$2,286,913 and \$2,284,300 for fiscal year 2021 and 2020, respectively.

	<b>2021</b>	<b>2020</b>
Outstanding Principal - Burnett building loan	\$ 55,681,000	\$ 58,302,000
Interest payable - Burnett building loan	668,171	699,624
Historical funding deficit	141,599	141,599
Less:		
Restricted cash, excluding pledges held for downtown construction note	(3,151,946)	(3,101,333)
Unamortized deferred loss on refunding of debt	(10,894,257)	(11,575,149)
Due from University of Central Florida	<u>\$ 42,444,567</u>	<u>\$ 44,466,741</u>

(f) **Revenue Recognition**—Revenues are generated from basic rent distributions from the University in accordance with the operating lease agreement between the Corporation and the University. Basic rent is defined as being equal to principal, interest, and other expenses incurred by the Corporation. Other nonoperating revenues include distributions of pledges secured by the UCF Foundation for the construction of a new UCF Downtown campus and investment income.

(g) **Fair value measurement**—The Corporation categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset or liability. Level 1 inputs are quoted prices in active markets for identical assets or liabilities; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

(h) **Deferred outflows of resources**—The unrestricted net position previously included the effect of recognizing a deferred outflow of resources for the change in the fair value on the interest rate swap agreement from year to year. Gains and losses realized upon settlement of these agreements were deferred until the underlying hedged instrument were settled. In fiscal year 2018, the interest rate swap was terminated as a result of the Corporation's debt refinancing resulting in a deferred loss on refunding. The deferred loss on refunding will be amortized as a component of interest expense over the life of the remaining debt.

**UCF FINANCE CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2021 AND 2020**

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

(i) **Net position**—The Corporation’s net position is classified as follows:

- Restricted net position – This represents the Corporation’s resources that have constraints placed upon their use either by external donors or creditors or through laws, regulations or constraints imposed by law through constitutional provisions or enabling legislation, reduced by any liabilities to be paid from these assets.
- Unrestricted net position – This represents Corporation resources which do not meet the definition of “restricted” or “net investment in capital assets.”

There was no net investment in capital assets at June 30, 2021 and 2020. When both restricted and unrestricted net positions are available for use, it is the Corporation’s policy to use restricted resources first, then unrestricted resources as they are needed.

(j) **Income taxes**—The Corporation is generally exempt from federal income taxes under the provisions of Section 501(c)(3) of the Internal Revenue Code. Therefore, no provision for income taxes has been made in the accompanying financial statements.

When required, the Corporation files income tax returns in the U.S. federal jurisdiction and in the state of Florida. The Corporation’s income tax returns for the past three years are subject to examination by tax authorities and may change upon examination.

The Corporation has reviewed and evaluated the relevant technical merits of each of its tax positions in accordance with accounting principles generally accepted in the United States of America for accounting for uncertainty in income taxes, and determined that there are no uncertain tax positions that would have a material impact on the financial statements of the Corporation.

(k) **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 along with disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

(2) **Cash and Cash Equivalents:**

The Corporation’s restricted cash shown on the statement of net position represents cash held by the Corporation's trustee in the Corporation’s name. These funds consist of funds held for debt service payments and letter of credit annual commitment fees. For the years ended June 30, 2021 and 2020, \$3,360,383 and \$3,328,814, respectively, were invested in a government money market fund through a national bank in accordance with the University’s investment policy for managing credit risks, which the Corporation follows.

The Corporation has cash invested by the University of \$2,286,913 and \$2,284,300 on June 30, 2021, and 2020, respectively. The amounts are included in Due From the University of Central Florida on the accompanying statement of net position. Investment income shown on the statement of revenues, expenses and changes in net position includes interest earned on the cash held by a trust institution, as well as realized gains/losses allocated from the University on funds held and invested on behalf of the Corporation. Section 1011.42(5), *Florida Statutes*, authorizes universities and their component units to invest funds with the State Treasury and State Board of

**UCF FINANCE CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2021 AND 2020**

(2) **Cash and Cash Equivalents:** (Continued)

Administration, and requires that these entities comply with the statutory requirements governing investment of public funds by local governments. Accordingly, universities and their component units are subject to the requirements of Chapter 218, Part IV, *Florida Statutes*. The University's Board of Trustees has adopted a written investment policy establishing investment parameters within applicable Florida Statutes and the University investment manual. Pursuant to Section 218.415(16), *Florida Statutes*, the Corporation is authorized to invest in the Florida PRIME investment pool administered by the State Board of Administration (SBA); interest-bearing time deposits and savings accounts in qualified public depositories, as defined in Section 280.02, *Florida Statutes*; direct obligations of the United States Treasury; obligations of Federal agencies and instrumentalities; securities of, or interests in, certain open-end or closed-end management type investment companies; Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency; and other investments approved by the University's Board of Trustees as authorized by law. Investments set aside to make debt service payments, maintain sinking or reserve funds, or to purchase or construct capital assets are classified as restricted.

*Interest Rate Risk:* Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Pursuant to Section 218.415(16), *Florida Statutes*, the Corporation's investments in securities must provide sufficient liquidity to pay obligations as they come due.

*Credit Risk:* Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Money market funds are uninsured and collateralized by securities held by the institution, not in the Corporation's name. The University's investment policy limits fixed income exposure to investment grade assets and provides credit quality guidelines applicable to the investment objective. The University's investment policy and manual provides information on asset classes, target allocations, and ranges of acceptable investment categories.

*Custodial Credit Risk:* Custodial credit risk is the risk that, in the event of the failure of the counterparty, the Corporation will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. In order to manage the custodial credit risk, the University's investment policy specifies certain requirements to pre-qualify financial institutions and brokers or dealers. The Corporation's investments are held by a third-party custodian, not in the name of the Corporation.

(3) **Concentrations of Credit Risk:**

The Corporation has no policy requiring collateral or other security to support receivables from related parties. Related party receivables consist of amounts due from the University and the UCF Foundation and are reflected in the accompanying statements of net position.

(4) **Long-term Obligations:**

The Corporation issued a Series 2007 Capital Improvement Revenue Bonds with an aggregate principal amount of \$60,000,000, to assist in financing the University's construction of the Burnett Biomedical Sciences Building. The bonds were set to mature on July 1, 2037 and were secured by the University's indirect cost revenues received by the University from Federal, State, and private grants and further secured by an irrevocable direct pay letter of credit issued by Fifth Third Bank of Central Florida. In accordance with the letter of credit, the Corporation was required to pay the bank an annual commitment fee.



**UCF FINANCE CORPORATION**  
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(4) **Long-term Obligations:** (Continued)

In September 2017, the Corporation issued a \$63,359,000 Refinancing Term Loan, Series 2017 to a bank. The loan will mature on July 1, 2037 and bear interest at a fixed rate of 2.4 percent per annum with a 15-year interest Put option. The loan is secured by the University's indirect cost revenues received by the University from Federal, State, and private grants.

Proceeds of \$63,359,000 from the Term loan, plus an additional \$918,460 contributed from the Corporation were used to purchase \$50,627,660 in U.S. Treasury State and Local Government Securities, to pay \$13,447,600 to terminate the Series 2007 bond SWAP liability and to fund \$202,200 of cost of issuance expenses. The U.S. Treasury State and Local Government Securities were placed in an irrevocable trust with an escrow agent to provide for all future debt service payments on the Series 2007 bonds, which defeased the bonds. The trust extinguished the defeased bonds on October 20, 2017. As a result of the refinancing, the Finance Corporation reduced its debt service requirement by \$5,804,859 over the next 20 years and obtained an economic gain of \$4,315,688.

On March 8, 2018, the Finance Corporation entered into a note with a bank for up to \$20,000,000 to secure construction commitments for a new University Downtown campus education facility. The note is secured by an assignment of philanthropic pledges received by the UCF Foundation and the outstanding balance on the note cannot exceed the total pledges receivable. The balance of the note was \$1,592,194 and \$4,045,399 as of June 30, 2021, and 2020 respectively. At June 30, 2021 the UCF Foundation carried a pledge receivable balance of \$5,276,200. Once sufficient pledges are transferred from the Foundation to pay of the note, any excess will be transferred to the university. In the event of default, no further draws would be permissible, and the Noteholder shall be entitled to sue for any amounts adjudged or decreed to be payable, and the interest rate shall increase to the lesser of the sum of the Prime Rate plus 4%, or the maximum lawful rate. The note is not subject to any acceleration clauses.

The note bears a variable rate of interest equal to a per annum rate of 81% multiplied by the sum of the LIBOR plus 0.50% and is subject to adjustment to reflect changes in the LIBOR Rate. The rate on June 30, 2021 was 0.48%. Payments will be made on an annual basis on March 8th of each year beginning March 8, 2020, with a final maturity date of March 8, 2023.

The following is a schedule of future principal and interest payments as of June 30, 2021:

<b>Fiscal Year Ending June 30,</b>	<b>Loans Payable</b>		<b>Net Cash Flows</b>
	<b>Principal</b>	<b>Interest</b>	
2022	\$ 2,684,000	\$ 1,311,211	\$ 3,995,211
2023	4,342,194	1,246,003	5,588,197
2024	2,816,000	1,172,136	3,988,136
2025	2,885,000	1,103,724	3,988,724
2026	2,955,000	1,033,644	3,988,644
2027-2031	15,888,000	4,055,952	19,943,952
2032-2036	17,914,000	2,030,136	19,944,136
2037-2038	7,789,000	188,052	7,977,052
Totals	<u>\$ 57,273,194</u>	<u>\$ 12,140,859</u>	<u>\$ 69,414,053</u>

**UCF FINANCE CORPORATION**  
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**JUNE 30, 2021 AND 2020**

(4) **Long-term Obligations:** (Continued)

Changes in long-term debt for the year ended June 30, 2021, were as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Amounts Due Within One Year</u>
<u>Direct Borrowings:</u>					
Loans payable	\$ 58,302,000	\$ -	\$ (2,621,000)	\$55,681,000	\$2,684,000
UCF Downtown construction note	4,045,399	-	(2,453,205)	1,592,194	-
Total Direct Borrowings	<u>\$ 62,347,399</u>	<u>\$ -</u>	<u>\$ ( 5,074,205)</u>	<u>\$ 57,273,194</u>	<u>\$ 2,684,000</u>

Changes in long-term debt for the year ended June 30, 2020, were as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Amounts Due Within One Year</u>
<u>Direct Borrowings:</u>					
Loans payable	\$ 60,861,000	\$ -	\$ (2,559,000)	\$58,302,000	\$2,621,000
UCF Downtown construction note	-	7,000,000	(2,954,601)	4,045,399	-
Total Direct Borrowings	<u>\$ 60,861,000</u>	<u>\$ -</u>	<u>\$ (5,513,601)</u>	<u>\$62,347,399</u>	<u>\$ 2,621,000</u>

**UCF FINANCE CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
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(5) **Operating Lease:**

In September 2017, the Corporation entered into an amended and restated operating lease with the University in which the University makes basic rent payments to the Corporation equal to principal, interest, and associated expenses incurred by the Corporation for the financing of facilities constructed on the Health Sciences Campus located at Lake Nona. Total payments received from the University under this agreement were \$1,982,303 and \$1,970,826 for the years ended June 30, 2021 and 2020, respectively, and are reflected as distributions from the University of Central Florida in the accompanying statement of revenues, expenses and changes in net position.

(6) **Related Party Transactions:**

The University distributed funds to the Corporation in accordance with the operating lease as discussed in Note 5. Distributions from the University were \$1,982,303 and \$1,970,826 for the years ended June 30, 2021 and 2020, respectively.

During 2017, the Corporation entered into an agreement with the UCF Foundation for the use of donor pledges to secure a note for the construction of a new UCF Downtown campus. The pledges will be distributed from the UCF Foundation to the Corporation to reimburse the Corporation for construction distributions to the University. During fiscal year 2021 pledge distributions from the UCF Foundation totaling \$2,521,002 was transferred to the corporation and was used to repay principal and interest on the construction note. There is a balance of \$203,781 that is being held by the University on behalf of the Corporation and will be used to repay future interest accrued on the construction note.

(7) **Recent Event:**

In the Spring of 2020, local, U.S. and world governments encouraged social distancing to curtail the spread of the coronavirus pandemic. Restrictions were imposed on the size and duration of social and business gatherings. Most industries are continuing to experience disruption to business operations and reduced consumer spending. Management continues to monitor the extent to which the coronavirus may impact clinical research activity and the donor landscape, but the extent of the financial impact will depend on future developments, which are highly uncertain and cannot be predicted.

**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**

Board of Directors  
UCF Finance Corporation  
Orlando, Florida

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 UCF Finance Corporation (the "Corporation"), as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements, and have issued our report thereon dated October 29, 2021.

**Internal Control Over Financial Reporting**

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

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

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

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(Continued)

## **Compliance and Other Matters**

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



Crowe LLP

Tampa, Florida  
October 29, 2021

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH  
SECTION 218.415, FLORIDA STATUTES**

Board of Directors  
UCF Finance Corporation  
Orlando, Florida

We have examined the UCF Finance Corporation's (the "Corporation") compliance with Section 218.415, *Florida Statutes*, concerning the investment of public funds during the year ended June 30, 2021. Management of the Corporation is responsible for the Corporation's compliance with the specified requirements. Our responsibility is to express an opinion on the Corporation's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Corporation complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Corporation complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the Corporation's compliance with specified requirements.

In our opinion, the Corporation complied, in all material respects, with the requirements contained in Section 218.415, *Florida Statutes*, during the year ended June 30, 2021.

The purpose of this report is solely to comply with Chapter 10.550, *Rules of the Florida Auditor General*. Accordingly, this report is not suitable for any other purpose.



Crowe LLP

Tampa, Florida  
October 29, 2021