

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

FINANCIAL STATEMENTS

JUNE 30, 2025

UCF FINANCE CORPORATION
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INDEPENDENT AUDITOR'S REPORT

Board of Directors
UCF Finance Corporation
Orlando, Florida

Report on the Audit of the Financial Statements

Opinion

We have audited the 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 year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Corporation'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 Corporation, as of June 30, 2025, 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 (*Government Auditing Standards*). 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 Corporation, 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.

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 Corporation's ability to continue as a going concern for twelve month beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

(Continued)

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 opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements 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 Corporation'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 Corporation'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.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4-8 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.

(Continued)

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated October 22, 2025 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 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 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.

A handwritten signature in black ink that reads "Crowe LLP". The signature is written in a cursive, flowing style.

Crowe LLP

Oakbrook Terrace, Illinois
October 22, 2025

**UCF FINANCE CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025**

The management's discussion and analysis (MD&A) provides an overview of the financial position and activities of the UCF Finance Corporation (the Corporation) as of and for the fiscal year ended June 30, 2025, 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, 2025 and 2024.

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, including three Biosafety Level 3 laboratories, and a major transgenic animal facility 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. Each of these facilities provides the ideal environment for students interested in advancing medical research, as well as facilitating vigorous biomedical research programs. Collaborations with these research institutions and other major Central Florida hospitals will facilitate the translation of laboratory findings into new cures for patients in the Central Florida community and beyond.

The University's downtown campus education facility construction project was approved by the Florida Board of Governors in 2016, and design and build teams were selected during that summer. The Corporation issued a note during 2018 to assist with the financing of the facility. The loan was repaid at the end of fiscal year 2022 and the line of credit was closed.

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 assets and deferred outflow of resources exceeded liabilities creating a positive net position of \$0.1 million at June 30, 2025 and 2024.

UCF FINANCE CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025
(CONTINUED)

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

Condensed Statement of Net Position (For the Fiscal Years at June 30)				
	2025	2024	Variance	
			Amount	Percentage
Assets				
Current Assets	\$ 5,562,170	\$ 5,558,805	\$ 3,365	0.06%
Noncurrent Assets	31,489,287	33,731,381	(2,242,094)	-6.65%
Total Assets	<u>37,051,457</u>	<u>39,290,186</u>	<u>(2,238,729)</u>	<u>-5.70%</u>
Deferred Outflows	<u>8,170,694</u>	<u>8,851,585</u>	<u>(680,891)</u>	<u>-7.69%</u>
Liabilities				
Current Liabilities	3,489,552	3,454,172	35,380	1.02%
Noncurrent Liabilities	41,591,000	44,546,000	(2,955,000)	-6.63%
Total Liabilities	<u>45,080,552</u>	<u>48,000,172</u>	<u>(2,919,620)</u>	<u>-6.08%</u>
Net position				
Restricted	2,958,667	2,888,633	70,034	2.42%
Unrestricted	(2,817,068)	(2,747,034)	(70,034)	2.55%
Total Net position	<u>\$ 141,599</u>	<u>\$ 141,599</u>	<u>\$ -</u>	<u>0.00%</u>

The Corporation's assets totaled \$37.1 million at June 30, 2025. This balance is primarily comprised of amounts receivable from the University over the life of the 2017 term loan (described in Notes 1 and 5 of the financial statements) and reflects a \$2.2 million, or 5.7 percent, decrease from the prior fiscal year due to the receipt of scheduled payments.

Deferred outflows totaled \$8.2 million at June 30, 2025. This balance represents the deferred loss associated with the termination of the swap liability with the 2017 debt refinancing (described in Note 4 of the financial statements). This balance reflects a \$0.7 million, or 7.7 percent, decrease from the prior fiscal year due to amortization of the deferred loss which is recorded as a component of interest expense.

The Corporation's liabilities totaled \$45.1 million at June 30, 2025. This balance represents amounts payable on the 2017 term loan and reflects a \$2.9 million, or 6.1 percent, decrease from the prior fiscal year resulting from scheduled debt payments.

**UCF FINANCE CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025**

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 agreement with the University concurrent with the issuance of the 2017 term loan. 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 and classifies them as nonoperating revenues.

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

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

	2025	2024	Variance	
			Amount	Percentage
Operating revenues	\$ -	\$ -	\$ -	0.00%
Operating expenses	28,333	23,523	4,810	20.45%
Operating loss	<u>(28,333)</u>	<u>(23,523)</u>	<u>(4,810)</u>	<u>20.45%</u>
 Net nonoperating revenues	 28,333	 23,523	 4,810	 20.45%
 Change in net position	 -	 -	 -	 0.00%
Net position, beginning of year	141,599	141,599	-	0.00%
Net position, end of year	<u>\$ 141,599</u>	<u>\$ 141,599</u>	<u>\$ -</u>	<u>0.00%</u>

The Corporation's operating expenses totaled \$28.3 thousand at June 30, 2025. This is comprised of audit, banking and other professional service expenses and is materially consistent with the previous fiscal year. Net nonoperating revenues, primarily consists of distributions from the University net of debt service payments, also totaled \$28.3 thousand at June 30, 2025.

UCF FINANCE CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025
(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 noncapital 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 Statement of Cash Flows (For the Fiscal Years at June 30)				
	2025	2024	Variance	
			Amount	Percentage
Cash flows provided by (used)				
Operating activities	\$ (28,333)	\$ (23,523)	\$ (4,810)	20.45%
Noncapital and related financing activities	(42,951)	3,968	(46,919)	-1182.43%
Investing activities	106,698	54,787	51,911	94.75%
Net increase in cash	35,414	35,232	182	0.52%
Cash and cash equivalents				
Beginning of year	3,457,805	3,422,573	35,232	1.03%
End of year	<u>\$ 3,493,219</u>	<u>\$ 3,457,805</u>	<u>\$ 35,414</u>	<u>1.02%</u>

Cash flows used in operating activities totaled \$28.3 thousand at June 30, 2025. This balance reflects a \$5 thousand increase from the prior year, primarily due to increases in professional and banking fees.

Cash flows provided by noncapital and related financing activities totaled \$43 thousand at June 30, 2025. This balance reflects a \$47 thousand, or 1,182 percent, decrease from the fiscal prior year resulting from a decrease in distributions received from the University.

Cash flows provided by investing activities totaled \$106.7 thousand at June 30, 2025. This balance reflects a \$52 thousand, or 94.8 percent, increase from the prior fiscal year, resulting from an increase in dividend and realized gains allocated from the University for funds held on behalf of the Corporation.

UCF FINANCE CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025
(CONTINUED)

DEBT ADMINISTRATION

The Corporation had \$44.5 million and \$47.4 million in loans payable as of June 30, 2025 and 2024, respectively. The decrease of \$2.9 million, or 6.2 percent, from the prior fiscal year represents the scheduled payment of principal on the 2017 term loan. Additional information about the Corporation's long-term debt is presented in Note 4 of the financial statements.

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. As a direct support organization of the University, the Corporation has demonstrated its commitment to continue to support the mission of unleashing the potential within every individual, enriching the human experience through inclusion, discovery and innovation thereby supporting broad-based prosperity for the many communities we serve. The University's demonstrated ability to generate research revenue and pay the rent that funds the Corporation's debt service payments remain strong. UCF Finance Corporation will continue to support the University through sound fiscal management and continue to play a central role in expanding research, healthcare access and innovation across Central Florida.

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, 3544 Perseus Loop, Suite 16F, Orlando FL 32816.

**UCF FINANCE CORPORATION
STATEMENT OF NET POSITION
FOR THE YEAR ENDED JUNE 30, 2025**

ASSETS

Current assets

Restricted cash and cash equivalents	\$ 3,493,219
Due from the University of Central Florida	2,068,951
Total current assets	<u>5,562,170</u>

Noncurrent assets

Due from the University of Central Florida	31,489,287
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Total Assets	<u><u>37,051,457</u></u>
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DEFERRED OUTFLOW OF RESOURCES

Deferred loss on refunding of debt	8,170,694
	<u>8,170,694</u>

LIABILITIES

Current liabilities

Current portion of long-term debt	2,955,000
Interest payable	534,552
Total current liabilities	<u>3,489,552</u>

Noncurrent liabilities

Long-term debt, less current portion	41,591,000
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Total Liabilities	<u><u>45,080,552</u></u>
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NET POSITION

Restricted for debt service	2,958,667
Unrestricted	(2,817,068)

Total Net Position	<u><u>\$ 141,599</u></u>
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The accompanying notes to the financial statements
are an integral part of these statements.

UCF FINANCE CORPORATION
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2025

Operating revenues	\$ <u>-</u>
Operating expenses	
Professional services	<u>28,333</u>
Operating loss	<u>(28,333)</u>
Nonoperating revenues (expenses)	
Investment income	106,698
Interest expense	(1,749,995)
Distributions from the University of Central Florida	<u>1,671,630</u>
Net nonoperating revenues (expenses)	<u>28,333</u>
Change in net position	<u>-</u>
Net position, beginning of year	<u>141,599</u>
Net position, end of year	<u><u>\$ 141,599</u></u>

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

**UCF FINANCE CORPORATION
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2025**

Cash flows from operating activities	
Payments to suppliers and others	\$ (28,333)
Cash flows from noncapital and related financing activities	
Payments on long-term debt	(2,885,000)
Interest paid	(1,103,724)
Distributions from the University of Central Florida	3,945,773
Net cash provided by noncapital and related financing activities	<u>(42,951)</u>
Cash flows from investing activities	
Investment income received	<u>106,698</u>
Net increase in cash and equivalents	35,414
Cash and cash equivalents, beginning of year	3,457,805
Cash and cash equivalents, end of year	<u><u>\$ 3,493,219</u></u>
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:	
Operating loss	\$ (28,333)
Adjustments to reconcile operating loss to net cash used in operating activities	-
Net cash used in operating activities	<u><u>\$ (28,333)</u></u>

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

**UCF FINANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDEND JUNE 30, 2025**

(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:
 - Statement of Net Position
 - Statement of Revenues, Expenses and Changes in Net Position
 - Statement 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
FOR THE YEAR ENDEND JUNE 30, 2025**

(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 current portion of the Due from the University of Central Florida represents cash held by the University on behalf of the Corporation. The noncurrent portion represents the amount that will be received to fund the outstanding principal and interest on debt incurred for 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 held by the trustee cash held by the University, and the unamortized deferred loss on refunding of debt.

Outstanding Principal - 2017 term loan	\$ 44,546,000
Interest payable - 2017 term loan	534,552
Historical funding deficit	141,599
Less:	
Restricted cash	(3,493,219)
Due from University of Central Florida, current	(2,068,951)
Unamortized deferred loss on refunding of debt	(8,170,694)
Due from University of Central Florida, noncurrent	<u>\$ 31,489,287</u>

(f) **Revenue Recognition**—Revenues are generated from basic rent distributions from the University in accordance with the operating 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 investment income allocated from the University.

(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
FOR THE YEAR ENDEND JUNE 30, 2025**

(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, 2025. 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 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 year ended June 30, 2025, \$3,493,219, was 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 \$2,068,951 on June 30, 2025. The amounts are included in Due From the University of Central Florida on the accompanying statement of net position. Investment income 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 Administration, and requires that these entities comply with the statutory

**UCF FINANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDEND JUNE 30, 2025**

(2) Cash and Cash Equivalents: (Continued)

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 are reflected in the accompanying statement 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
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDEND JUNE 30, 2025

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

In September 2017, the Corporation issued as series 2017 \$63,359,000 refinancing term loan, series (2017 term loan) 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.

The 2017 term loan proceeds of \$63,359,000, plus an additional \$918,460 contributed from the Corporation, were used to purchase \$50,627,660 of U.S. Treasury State and Local Government Securities, to pay \$13,447,600 to terminate the Series 2007 bond swap liability and fund \$202,200 of issuance costs. 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 Corporation reduced its debt service requirements by \$5,804,859 over the next 20 years and obtained an economic gain of \$4,315,688. For the fiscal year ended June 30, 2025, the Corporation recognized interest expense of \$1,749,995, which included amortization of the deferred loss on refunding of \$680,891.

The following is a schedule of future principal and interest payments as of June 30, 2025:

Fiscal Year Ending	Loans Payable		Net Cash
June 30,	Principal	Interest	Flows
2026	\$ 2,955,000	\$ 1,033,644	\$ 3,988,644
2027	3,027,000	961,860	3,988,860
2028	3,100,000	888,336	3,988,336
2029	3,176,000	813,024	3,989,024
2030	3,253,000	735,876	3,988,876
2031-2035	17,489,000	2,454,972	19,943,972
2036-2038	11,546,000	420,072	11,966,072
Total	<u>\$ 44,546,000</u>	<u>\$ 7,307,784</u>	<u>\$ 51,853,784</u>

Changes in long-term debt for the year ended June 30, 2025, were as follows:

	Beginning			Ending	Amounts Due
Direct Borrowings	Balance	Additions	Reductions	Balance	Within One Year
Loans payable	\$ 47,431,000	\$ -	\$ (2,885,000)	\$ 44,546,000	\$ 2,955,000
Total	<u>\$ 47,431,000</u>	<u>\$ -</u>	<u>\$ (2,885,000)</u>	<u>\$ 44,546,000</u>	<u>\$ 2,955,000</u>

**UCF FINANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDEND JUNE 30, 2025**

(5) Operating Agreement:

In September 2017, the Corporation entered into an amended and restated operating agreement 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 for the year ended June 30, 2025, were \$3,945,773. Of this amount, \$1,671,630 is reflected as Distributions from the University of Central Florida, in the accompanying statement of revenues, expenses and changes in net position, and the remining \$2,274,143 as a reduction of the Due from University of Central Florida.

The UCF Finance Corporation is presented as a blended component unit on the University's financial statements and in accordance with the requirements of Governmental Accounting Standards Board (GASB) Statement No. 87, "Leases", paragraph 88 - when the lessee or lessor is included as a blended component unit of the primary government, the reporting requirements of this Statement do not apply.

(6) Related Party Transactions:

The University distributed funds to the Corporation in accordance with the operating agreement as discussed in Note 5.

**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"), a direct support organization and component unit of the University of Central Florida, as of and for the year ended June 30, 2025, 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 22, 2025.

Report on 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 or significant deficiencies may exist that have not been identified.

(Continued)

Report on 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.

A handwritten signature in black ink that reads "Crowe LLP". The signature is written in a cursive, flowing style.

Crowe LLP

Oakbrook Terrace, Illinois
October 22, 2025

**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, 2025. 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.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

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, 2025.

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

Oakbrook Terrace, Illinois
October 22, 2025