New Issue - Book-Entry Only

This Official Statement has been prepared by the Division of Bond Finance to provide information about the 2026A Bonds. Selected information is presented on this cover page for the convenience of the reader. ***To make an informed decision, a prospective investor should read this Official Statement in its entirety.*** Unless otherwise indicated, capitalized terms have the meanings given in Appendices A through E.

$237,290,000
STATE OF FLORIDA
Board of Governors
Florida International University
Dormitory Revenue Bonds, Series 2026A

Dated: Date of Delivery **Due:** July 1, as shown on the inside front cover

Bond Ratings

	Underlying Rating	Insured Rating*
Moody's Ratings	Aa3 (stable outlook)	N/A
Fitch Ratings	A+ (stable outlook)	N/A
S&P Global Ratings	A (stable outlook)	AA (stable outlook)

Tax Status In the opinion of Bond Counsel, assuming compliance with applicable covenants, under existing statutes, regulations, and judicial decisions, the interest on the 2026A Bonds is excludable from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "Code") and is not an item of tax preference for purposes of the federal alternative minimum tax; however, interest on the 2026A Bonds may be taken into account for the purpose of computing the alternative minimum tax imposed on certain corporations. The 2026A Bonds and the income thereon are not subject to taxation under the laws of the State of Florida, except estate taxes and taxes under Chapter 220, Florida Statutes, as amended. See "TAX MATTERS" herein for a description of other tax consequences to holders of the 2026A Bonds.

Redemption Certain of the 2026A Bonds are subject to optional and mandatory redemption as provided in "REDEMPTION PROVISIONS" herein.

Security The 2026A Bonds will be secured by and payable from the Pledged Revenues. The Pledged Revenues consist of the revenues of the Housing System after deducting the Current Expenses, Administrative Expenses, and the Rebate Amount, if any. **The 2026A Bonds are not secured by the full faith and credit of the State of Florida or the University.** See "SECURITY FOR THE 2026A BONDS" herein for more complete information.

The scheduled payment of principal of and interest on the 2026A Bonds maturing in the years 2037 through 2056, both inclusive, will be guaranteed under a municipal bond insurance policy to be issued by Build America Mutual Assurance Company ("BAM") concurrently with the delivery of the 2026A Bonds. See "BOND INSURANCE" herein for more complete information.

Lien Priority The lien of the 2026A Bonds on the Pledged Revenues is a first lien on such revenues and will be on a parity with the Outstanding Bonds and any additional Bonds hereafter issued. The aggregate principal amount of Bonds that will be outstanding subsequent to the issuance of the 2026A Bonds is $354,530,000.

Additional Bonds Additional Bonds payable on parity with the 2026A Bonds and the Outstanding Bonds may be issued if the average Pledged Revenues for the two immediately preceding fiscal years, as adjusted, are at least 120% of the maximum annual debt service. This description of the requirements for the issuance of the Additional Bonds is only a summary of the complete requirements. See "SECURITY FOR THE 2026A BONDS – Additional Bonds" herein for more complete information.

Purpose Proceeds will be used to pay a portion of the costs of the 2026A Project, fund capitalized interest, and pay costs of issuance. See "PURPOSE OF THE ISSUE" herein for more complete information.

Interest Payment Dates January 1 and July 1, commencing July 1, 2026.

Record Dates December 15 and June 15.

Form/ Denomination The 2026A Bonds will initially be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"). Individual purchases will be made in book-entry form only through Direct Participants (defined herein) in denominations of $1,000 and integral multiples thereof. Purchasers of the 2026A Bonds will not receive physical delivery of the 2026A Bonds. See "DESCRIPTION OF THE 2026A BONDS."

Closing/ Settlement The 2026A Bonds will be available for delivery through the facilities of DTC in New York, New York on May 7, 2026.

Bond Registrar/ Paying Agent U.S. Bank Trust Company, National Association, Orlando, Florida.

Bond Counsel Bryant Miller Olive P.A., Tallahassee, Florida.

Issuer Contact Division of Bond Finance, (850) 488-4782, email: bond@sbafla.com, website: https://bondfinance.sbafla.com/

Maturity Structure The 2026A Bonds will mature on the dates and bear interest at the rates set forth on the inside front cover.

* 2026A Bonds maturing in 2037 through 2056, both inclusive.

April 15,2026

MATURITY STRUCTURE

Initial CUSIP ©	Due Date	Principal Amount	Interest Rate	Price or Yield[1]	First Optional Redemption Date and Price
		Serial Bonds			
34114CEN1	July 1, 2029	$4,170,000	5.00%	2.69%	-
34114CEP6	July 1, 2030	4,380,000	5.00	2.79	-
34114CEQ4	July 1, 2031	4,600,000	5.00	2.87	-
34114CER2	July 1, 2032	4,825,000	5.00	2.98	-
34114CES0	July 1, 2033	5,070,000	5.00	3.02	-
34114CET8	July 1, 2034	5,320,000	5.00	3.10	-
34114CEU5	July 1, 2035	5,590,000	5.00	3.19	-
34114CEV3	July 1, 2036	5,870,000	5.00	3.31	-
34114CEW1	July 1, 2037[2,3]	6,160,000	5.00	3.38	July 1, 2036 @ 100%
34114CEX9	July 1, 2038[2,3]	6,470,000	5.00	3.47	July 1, 2036 @ 100
34114CEY7	July 1, 2039[2,3]	6,790,000	5.00	3.59	July 1, 2036 @ 100
34114CEZ4	July 1, 2040[2,3]	7,130,000	5.00	3.65	July 1, 2036 @ 100
34114CFA8	July 1, 2041[2,3]	7,490,000	5.00	3.74	July 1, 2036 @ 100
34114CFB6	July 1, 2042[2,3]	7,865,000	5.00	3.82	July 1, 2036 @ 100
34114CFC4	July 1, 2043[2,3]	8,255,000	5.00	3.92	July 1, 2036 @ 100
34114CFD2	July 1, 2044[2]	8,670,000	4.00	@97	July 1, 2036 @ 100
34114CFE0	July 1, 2045[2]	9,015,000	4.125	@97	July 1, 2036 @ 100
34114CFF7	July 1, 2046[2]	9,390,000	4.25	@97.5	July 1, 2036 @ 100
34114CFG5	July 1, 2047[2]	9,785,000	4.25	@97	July 1, 2036 @ 100
34114CFH3	July 1, 2048[2]	10,200,000	4.375	@97.5	July 1, 2036 @ 100
34114CFJ9	July 1, 2049[2]	10,650,000	4.375	@97	July 1, 2036 @ 100
34114CFK6	July 1, 2050[2]	11,115,000	4.50	@98	July 1, 2036 @ 100
34114CFL4	July 1, 2051[2]	11,615,000	4.50	@97.5	July 1, 2036 @ 100
		Term Bonds			
34114CFN0	July 1, 2053[2,3]	$24,885,000	5.00%	4.66%	July 1, 2036 @ 100%
34114CFR1	July 1, 2056[2]	41,980,000	4.50	@97	July 1, 2036 @ 100

[1] Price and yield information provided by the Underwriter.
[2] The scheduled payment of principal of and interest on the 2026A Bonds maturing in the years 2037 through 2056, both inclusive, will be guaranteed under a municipal bond insurance policy to be issued by Build America Mutual Assurance Company ("BAM") concurrently with the delivery of the 2026A Bonds.
[3] The yields on these maturities are calculated to a 100% call on the first optional redemption date of July 1, 2036.

Build America Mutual Assurance Company ("BAM") makes no representation regarding the 2026A Bonds or the advisability of investing in the 2026A Bonds. In addition, BAM has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding BAM, supplied by BAM and presented under the heading "BOND INSURANCE" herein and in "Appendix L – Specimen Municipal Bond Insurance Policy."

The State of Florida has not authorized any dealer, broker, salesman, or other person to give any information or to make any representations, other than those contained in this Official Statement, and if given or made, such other information or representations must not be relied on. Certain information herein has been obtained from sources other than records of the State of Florida which are believed to be reliable. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Official Statement nor any sale made hereunder will, under any circumstances, create any implication that there has been no change in the affairs of the State of Florida since the date hereof. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor will there be any sale of the 2026A Bonds by any person in any jurisdiction in which it is unlawful for such person to make such an offer, solicitation, or sale.

STATE OFFICIALS

BOARD OF GOVERNORS

CHAIR
ALAN LEVINE

VICE CHAIR
TIM CERIO

GOVERNING BOARD OF THE DIVISION OF BOND FINANCE

GOVERNOR
RON DESANTIS
Chairman

ATTORNEY GENERAL
JAMES UTHMEIER
Secretary

CHIEF FINANCIAL OFFICER
BLAISE INGOGLIA
Treasurer

COMMISSIONER OF AGRICULTURE
WILTON SIMPSON

J. BEN WATKINS III
Director
Division of Bond Finance

CHRIS SPENCER
Executive Director
State Board of Administration of Florida

BOND COUNSEL
Bryant Miller Olive P.A.
Tallahassee, Florida

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Relating to
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STATE OF FLORIDA
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Florida International University
Dormitory Revenue Bonds, Series 2026A

For definitions of capitalized terms not defined in the text hereof, see Appendices A through E.

INTRODUCTION

This Official Statement sets forth information relating to the sale and issuance of the $237,290,000 State of Florida, Board of Governors, Florida International University Dormitory Revenue Bonds, Series 2026A, dated the date of delivery (the "2026A Bonds"), by the Division of Bond Finance of the State Board of Administration of Florida (the "Division").

The proceeds of the 2026A Bonds will be used to finance a portion of the 2026A Project, fund capitalized interest, and pay costs of issuance. See "PURPOSE OF THE ISSUE" herein for more detailed information.

The 2026A Bonds will be secured by and payable from the Pledged Revenues. The Pledged Revenues consist of the revenues of the Housing System, after providing for payment of the Current Expenses, the Administrative Expenses, and the Rebate Amount, if any. The lien of the 2026A Bonds on the Pledged Revenues is a first lien on such revenues and will be on parity with the Outstanding Bonds and any Additional Bonds issued hereafter. The aggregate principal amount of Outstanding Bonds subsequent to the issuance of the 2026A Bonds will be $354,530,000. **The 2026A Bonds are not a general obligation or indebtedness of the State of Florida, the Board of Governors, or the University, and the full faith and credit of the State of Florida is not pledged to payment of the 2026A Bonds.** See "SECURITY FOR THE 2026A BONDS" herein for more detailed information.

Requests for additional information may be made to:

Division of Bond Finance
Phone: (850) 488-4782
Fax: (850) 413-1315
Email: bond@sbafla.com
Mail: P. O. Box 13300
Tallahassee, Florida 32317-3300

This Official Statement speaks only as of its date, and the information contained herein is subject to change. Any statements made in this Official Statement which involve opinions or estimates, whether or not expressly stated, are set forth as such and not as representations of fact. No representation is made that any of the opinions or estimates will be realized. To make an informed decision, a full review should be made of the entire Official Statement. The descriptions of the 2026A Bonds and the documents authorizing and securing the same do not purport to be comprehensive or definitive. All references to and descriptions of such documents are qualified by reference to the actual documents. Copies of such documents may be obtained from the Division. Any addresses of or links to websites which are contained herein are not incorporated into this Official Statement and are provided for convenience only.

Certain statements contained in this Official Statement, including the Appendices hereto, reflect not historical facts but forecasts and constitute "forward-looking statements." No assurance can be given that the future results discussed herein will be achieved, and actual results may differ materially from the forecasts described herein. In this respect, the words "estimate," "forecast," "project," "anticipate," "expect," "intend," "believe," "budget," and similar expressions are intended to identify forward-looking statements. All projections, forecasts, assumptions and other forward-looking statements in this Official Statement are expressly qualified in their entirety by the cautionary statement set forth above. Additionally, estimates are based on information available at the time of the estimates. Such estimates are subject to revision as additional information becomes available. Also, estimates are subject to risks and uncertainties which may cause results to differ materially from those estimates set forth herein. No assurance is given that actual results will not differ materially from the estimates provided herein.

AUTHORITY FOR THE ISSUANCE OF THE 2026A BONDS

General Legal Authority

The 2026A Bonds are being issued by the Division, on behalf of the Board of Governors of the State University System of Florida (the "Board of Governors"), pursuant to Article VII, Section 11(d) and Article IX, Section 7(d) of the Florida Constitution, the State Bond Act, Section 1010.62, Florida Statutes, and other applicable provisions of law. Article VII, Section 11(d), of the Florida Constitution provides that revenue bonds payable solely from funds derived directly from sources other than State tax revenues may be issued by the State of Florida or its agencies, without a vote of the electors, to finance or refinance capital projects. Section 215.59(2), Florida Statutes, authorizes the issuance of revenue bonds by the Division pursuant to Article VII, Section 11(d), of the Florida Constitution. Sections 215.59(2) and 215.79, Florida Statutes, authorize the issuance of revenue bonds and the refunding of such bonds by the Division pursuant to Article VII, Section 11(d), of the Florida Constitution.

Division of Bond Finance

The Division, a public body corporate created pursuant to the State Bond Act, is authorized to issue bonds on behalf of the State or its agencies. The Governing Board of the Division (the "Governing Board") is composed of the Governor, as Chairman, and the Cabinet of the State of Florida, consisting of the Attorney General as Secretary, the Chief Financial Officer as Treasurer, and the Commissioner of Agriculture. The Director of the Division serves as an assistant secretary of the Governing Board and directs the day-to-day operations of the Division, including the issuance of bonds.

State Board of Administration of Florida

The State Board of Administration of Florida (the "Board of Administration") was created under Article IV, Section 4, of the Florida Constitution, as revised in 1968 and subsequently amended, and succeeds to all the power, control and authority of the state board of administration established pursuant to Article IX, Section 16, of the Constitution of the State of Florida of 1885. It will continue as a body at least for the life of Article XII, Section 9(c) of the Florida Constitution. The Board of Administration is composed of the Governor, as Chairman, the Chief Financial Officer, and the Attorney General. Under the State Bond Act, the Board of Administration determines the fiscal sufficiency of all bonds proposed to be issued by the State of Florida and its agencies. The Board of Administration also acts as the fiscal agent of the Board of Governors in administering various funds and accounts established pursuant to the Resolution, including the Sinking Fund, the Rebate Fund, and the Reserve Account, if any. See "SECURITY FOR THE 2026A BONDS – Flow of Funds" herein for a more detailed description of the funds and accounts managed by the Board of Administration.

Board of Governors

The Board of Governors was established by Article IX, Section 7 of the Florida Constitution, to operate, regulate, control and manage the State University System, which is comprised of all public universities within the State (the "State Universities"). The responsibilities of the Board of Governors include defining the mission of each State University, ensuring the coordination and operation of the State University System, and avoiding wasteful duplication of facilities or programs. The Board of Governors' management of the State University System is subject to the power of the Florida Legislature to appropriate funds.

The Board of Governors provides fiscal policy guidelines to the State Universities. State Universities must engage in debt management practices that are consistent with the Board of Governors' Debt Management Guidelines. The Debt Management Guidelines address types of debt that may be issued, the amount of debt that may be incurred, and the purposes for which such debt may be issued. State Universities are also statutorily required to receive approval from the Board of Governors prior to the issuance of revenue bonds, and such approval, unless sought for refunding bonds, must be requested by a resolution adopted by the State University's board of trustees.

The Board of Governors consists of 17 members, 14 of whom are appointed by the Governor to staggered seven-year terms as provided by law, subject to confirmation by the Florida Senate. The Commissioner of Education, the President of the Advisory Council of Faculty Senates, and the Chair of the Florida Student Association are *ex officio* members of the Board of Governors. The following individuals have been appointed by the Governor to serve as members of the Board of Governors:

Board Members	Term Expires
Alan Levine, Chair	January 6, 2031
Tim Cerio, Vice Chair	January 6, 2031
Ashley Bell Barnett	January 6, 2033
Douglas Broxson	January 6, 2031
Aubrey Edge	January 6, 2027
Carson Good	January 6, 2031
Edward Haddock	January 6, 2027
Ken Jones	January 6, 2027
Ashley Lukis	January 6, 2027
Charles H. Lydecker	January 6, 2033
Craig Mateer	January 6, 2027
Michael Okaty	January 6, 2033
Keith Perry	January 6, 2031
Nick Sinatra	January 6, 2033

The following individuals are *ex officio* members of the Board of Governors:

Anastasios Kamoutsas – Commissioner of Education
Kimberly Dunn – Chair, Advisory Council of Faculty Senates
Carson Dale – Chair, Florida Student Association

University Board of Trustees

Article IX, Section 7 of the Florida Constitution provides for an appointed board of trustees at each State University within the State University System, the powers and duties of which are established by the Board of Governors. The responsibilities for the boards of trustees include, but are not limited to, establishing policies and procedures that govern the State Universities in accordance with the rules of the Board of Governors, approving the annual operating budget for the State Universities based on the guidelines provided by the Board of Governors, and setting certain student fees, including housing fees and rental rates.

Each board of trustees consists of thirteen members and administers the University. Six members of each board of trustees are appointed by the Governor, and five members are appointed by the Board of Governors. The appointed members must be confirmed by the Florida Senate. The chair of the faculty senate and the president of the student body are also members of each board. See Appendix F – "Florida International University" for a list of the trustees serving on the Florida International University Board of Trustees.

Administrative Approval

The Division may issue revenue bonds on behalf of State Universities at the request of the Board of Governors. The Board of Governors requested the Division to proceed with any actions required for the issuance of the 2026A Bonds by a resolution adopted January 29, 2026.

The Governing Board authorized the issuance of the 2026A Bonds by a resolution adopted on February 24, 2026 (the "Eleventh Supplemental Resolution"), which supplements the original authorizing resolution adopted on June 9, 1998, as amended by a sale resolution adopted on September 23, 1998 (together, the "Original Resolution"), and as further amended by supplemental resolutions adopted on August 10, 2004 (the "Second Supplemental Resolution"), September 20, 2011 (the "Fourth Supplemental Resolution"), and March 20, 2012 (the "Sixth Supplemental Resolution"). Copies of the Original Resolution, the Second, Fourth, Sixth, and Eleventh Supplemental Resolutions are attached hereto as Appendices A, B, C, D, and E, respectively. The Original Resolution, as amended and supplemented through the Eleventh Supplemental Resolution, is referred to as the "Resolution."

The Board of Administration approved the fiscal sufficiency of the 2026A Bonds, as required by the State Bond Act, by a resolution adopted on February 24, 2026.

DESCRIPTION OF THE 2026A BONDS

The 2026A Bonds are being issued as fully registered bonds in the denomination of $1,000 or integral multiples thereof. The 2026A Bonds are payable from the Pledged Revenues as described herein. The 2026A Bonds will be dated the date of delivery thereof and will mature as set forth on the inside front cover. Interest is payable on July 1, 2026, for the period from the date of delivery to July 1, 2026, and semiannually on January 1 and July 1 of each year until the maturity thereof. Interest on the 2026A Bonds will be calculated on the basis of a 360-day year of twelve 30-day months.

The 2026A Bonds will initially be issued exclusively in "book-entry" form. Ownership of one 2026A Bond for each maturity (as set forth on the inside front cover), each in the aggregate principal amount of such maturity, will be initially registered in the name of "Cede & Co." as registered owner and nominee for the Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the 2026A Bonds. Individual purchases of the 2026A Bonds will be made in book-entry form only, and the purchasers will not receive physical delivery of the 2026A Bonds or any certificate representing their beneficial ownership interest in the 2026A Bonds. See Appendix K, "Provisions for Book-Entry Only System or Registered Bonds" for a description of DTC, certain responsibilities of DTC, the Board of Governors and the Bond Registrar/Paying Agent, and the provisions for registration and registration of transfer of the 2026A Bonds if the book-entry only system of registration is discontinued.

REDEMPTION PROVISIONS

Optional Redemption

The 2026A Bonds maturing in the years 2029 through 2036, both inclusive, are not redeemable prior to their stated dates of maturity. The 2026A Bonds maturing in the year 2037 and thereafter (including Term Bonds) are redeemable prior to their stated dates of maturity without premium, at the option of the Division (i) in part, by maturities and/or Amortization Installments to be selected by the Division, and by lot within a maturity and/or Amortization Installment if less than an entire maturity and/or Amortization Installment is to be redeemed, or (ii) as a whole, on July 1, 2036, or on any date thereafter, at the principal amount of the 2026A Bonds so redeemed, together with interest accrued thereon to the date of redemption.

Mandatory Redemption

The 2026A Bonds maturing on July 1, 2053 (the "2053 Term Bonds"), are subject to mandatory redemption in part, by lot at par, on July 1, 2052, and July 1, 2053, at the principal amount of the 2053 Term Bonds to be redeemed, without premium, plus accrued interest, from Amortization Installments in the years and amounts as follows:

Year	Principal Amount
2052	$12,140,000
2053	12,745,000

The 2026A Bonds maturing on July 1, 2056 (the "2056 Term Bonds"), are subject to mandatory redemption in part, by lot at par, on July 1, 2054, and on each July 1 thereafter to and including July 1, 2056, at the principal amount of the 2056 Term Bonds to be redeemed, without premium, plus accrued interest, from Amortization Installments in the years and amounts as follows:

Year	Principal Amount
2054	$13,380,000
2055	13,985,000
2056	14,615,000

Notice of Redemption

Notices of redemption of 2026A Bonds or portions thereof will be mailed by first class mail at least 30 days prior to the date of redemption to Registered Owners of record as of 45 days prior to the date of redemption. Such notices of redemption will specify the serial numbers and the principal amount of the 2026A Bonds to be redeemed, if less than all, the date fixed for redemption and the redemption price. Interest on the 2026A Bonds called for redemption will cease to accrue upon the redemption date. In lieu of mailing, the Bond Registrar/Paying Agent may elect to provide such notice of redemption by electronic means to any Registered Owner who has consented to such method of receiving notice.

Failure to give any required notice of redemption as to any particular 2026A Bonds will not affect the validity of the call for redemption of any 2026A Bonds in respect of which no such failure has occurred. Any notice mailed as provided in the Resolution will be conclusively presumed to have been duly given, whether or not the Registered Owner receives the notice.

PURPOSE OF THE ISSUE

The proceeds derived from the sale of the 2026A Bonds will be used to pay a portion of the cost of the 2026A Project, fund capitalized interest, and pay costs of issuance of the 2026A Bonds.

2026A Project

The 2026A Project consists of the construction of a residence hall on the University's main campus, the Modesto Maidique Campus. When complete, the 2026A Project, an approximately 468,500 gross square foot, 17-story residence hall, will add approximately 1,174 beds to the existing Housing System. The 2026A Project will have a mixture of four-bedroom and studio units, each unit with single bedrooms, a common area, and a kitchenette. The building will also include study lounges and gathering spaces for student education and social activities. The University anticipates that the 2026A Project will provide housing primarily for undergraduate students.

The University's Department of Facilities Planning developed the construction budget for the 2026A Project of $248.1 million, which is comprised of construction costs and services reimbursement ($211.6 million); professional fees ($10.5 million); furniture, fixtures, and equipment ($12.9 million); inspections, surveys, tests, and permits ($1.5 million); and contingencies ($11.6 million). The 2026A Project will be funded by proceeds of the 2026A Bonds and a cash contribution of $25 million (consisting of $20 million from the Housing System and $5 million from other University sources).

Construction of the 2026A Project will be coordinated by a construction manager selected in accordance with the applicable Board of Governors requirements, which include public advertisement; review of credentials, references, and qualifications; confirmation of bonding capabilities; and a presentation interview. The University entered into a contract with Moss Construction on May 17, 2025, to serve as construction manager for the 2026A Project. Oversight of the 2026A Project will be conducted by the construction manager and the Construction Services section of the University's Department of Facilities Management. In addition to compliance with all applicable codes and standards, permits have been approved by the Division of State Fire Marshal. The University has indicated that there are no known environmental risks present at the site. Design and preliminary engineering work are substantially complete, and construction on the 2026A Project is anticipated to commence in June 2026. The University expects the 2026A Project will open for occupancy in August 2028 for the start of the fall 2028 semester. The 2026A Project is fully insured by the construction manager's Builder's Risk Policy for the duration of the construction of the 2026A Project.

Sources and Uses of Funds

Sources of Funds:	
Par Amount of 2026A Bonds	$237,290,000
Plus: Net Original Issue Premium	7,570,962
Estimated Construction Fund Earnings[1]	5,773,268
University Cash Contribution	25,000,000
Total Sources	$275,634,230
Uses of Funds:	
2026A Project Costs	$248,116,026
Capitalized Interest[2]	23,867,674
Underwriter's Discount[3]	3,243,708
Costs of Issuance	406,822
Total Uses	$275,634,230

1 Interest is estimated at 3% over the construction period.
2 Estimated capitalized interest through the July 1, 2028, debt service payment.
3 Includes municipal bond insurance premium to be paid by the underwriters to Build America Mutual simultaneously with delivery of the 2026A Bonds.

2026A Project Construction Fund

The Resolution provides for the creation of and deposit of the net proceeds of the 2026A Bonds into the 2026A Project Construction Trust Fund (the "2026A Project Construction Fund"), a trust fund to be used only for the payment of the costs of the 2026A Project. The Registered Owners of the 2026A Bonds will have a lien on all the proceeds of such Bonds deposited in the 2026A Project Construction Fund until such moneys are applied as provided in the Resolution. Any moneys not immediately needed for construction of the 2026A Project may be temporarily invested and reinvested as provided in the Resolution. See "MISCELLANEOUS – Investment of Funds" below for policies governing the investment of the 2026A Project Construction Fund.

Withdrawals from the Construction Fund may be made as provided by law. Funds remaining in the 2026A Project Construction Fund after completion of the 2026A Project shall be either (i) applied to fixed capital outlay projects of the Housing System or (ii) deposited into the Sinking Fund, to be used for the purposes thereof.

SECURITY FOR THE 2026A BONDS

Pledge of Housing System Revenues

The 2026A Bonds and the interest thereon constitute obligations of the Board of Governors on behalf of the University, and will be payable solely from, and secured as to the payment of principal and interest by, a first lien on the Pledged Revenues on a parity with the Outstanding Bonds. The aggregate principal amount of Bonds which will be outstanding subsequent to the issuance of the 2026A Bonds is $354,530,000. Pledged Revenues are derived from the room rental income and charges for services or space provided by the Housing System. The Housing System consists of the student housing facilities of the University, as set forth in the Resolution, and such additional housing facilities as may be added to the Housing System, all as more fully described in "THE HOUSING SYSTEM" below. The Pledged Revenues consist of the revenues of the Housing System, as defined in the Resolution after deducting the Current Expenses, the Administrative Expenses, and the Rebate Amount, if any.

The 2026A Bonds are "revenue bonds" within the meaning of Article VII, Section 11(d), of the Florida Constitution, and are payable solely from funds derived directly from sources other than State tax revenues. **The 2026A Bonds do not constitute a general obligation or indebtedness of the State of Florida or any of its agencies or political subdivisions, including the Board of Governors and the University, and the full faith and credit of the State is not pledged to the payment of the principal of, premium, if any, or interest on the 2026A Bonds. The issuance of the 2026A Bonds does not, directly or indirectly or contingently, obligate the State of Florida to use State funds, other than the Pledged Revenues, to levy or to pledge any form of taxation whatsoever or to make any appropriation for payment of the principal of, premium, if any, or interest on the 2026A Bonds.**

No Funded Reserve Account

The Resolution provides that the Reserve Account for the 2026A Bonds may be funded in an amount determined by the Director, which amount may be zero. The Reserve Requirement for the 2026A Bonds has been determined by the Director to be zero. No deposit will be made to the Debt Service Reserve Account from the proceeds of the 2026A Bonds.

Flow of Funds

Collection of Pledged Revenues. Pledged Revenues are deposited into a trust fund (the "Revenue Fund") to be administered in accordance with the Resolution and applicable laws. After providing for the payments required below, the University may use the Pledged Revenues for optional redemption or purchase of Bonds or any lawful purpose of the University.

Application of Revenues. All revenues on deposit in the Revenue Fund will be applied only in the following manner and order of priority:

(A) Payment of Current Expenses of the Housing System.

(B) Transfer to the Board of Administration of a sufficient amount of money no later than thirty days before an Interest Payment Date and/or a Principal Payment Date to be used as follows:

- (1) for payment of Administrative Expenses;

- (2) for deposit into the Sinking Fund an amount sufficient to pay the next installments of principal and interest to become due during the then current fiscal year, including Amortization Installments for any Term Bonds;

- (3) for maintenance and establishment, if necessary, together with other moneys available for such purposes, of the Reserve Account in an amount equal to the Reserve Requirement, except to the extent a Reserve Account Credit Facility has been provided pursuant to the Resolution; and

- (4) for deposit to the Rebate Fund, an amount of money sufficient to pay the Rebate Amount.

(C) Deposit into the Housing System Maintenance and Equipment Reserve Fund the amounts required by the Resolution to be deposited, as approved in the annual budget of the University.

(D) The balance not needed for (A), (B), and (C) above may be applied for optional redemption or purchase of Bonds or any lawful University purposes.

Any withdrawals from the Reserve Account, including disbursements made under a Reserve Account Credit Facility, will be subsequently restored (or, in the case of a Reserve Account Credit Facility, the provider thereof will be reimbursed) from the first revenues available after all required Current Expenses, Administrative Expenses and current payments for the Sinking Fund, including any deficiencies for prior payments, have been made in full.

Covenants of the Board of Governors

The Board of Governors has additionally covenanted in the Resolution as follows:

(A) That it will punctually apply the Pledged Revenues in the manner and at the times provided in the Resolution and that it will duly and punctually perform and carry out all the covenants of the Board and the duties imposed upon the Board by the Resolution.

(B) That in preparing, approving and adopting any budget controlling or providing for the expenditures of its funds for each budget period it will allocate, allot and approve from the Housing System Revenues and other available funds the amounts sufficient to apply the Pledged Revenues as provided in the Resolution.

(C) That it will from time to time recommend, fix and include in its budgets such revisions in the amounts of rentals and other fees to be levied upon and collected from each person using the facilities of the Housing System which will produce sums sufficient to pay, when due, the requirements set forth in the Resolution.

(D) That it will continue to collect the rentals charged all individuals served by the Housing System.

Additional Bonds

The Original Resolution provides that Additional Bonds may be issued, but only upon the following terms, restrictions and conditions:

(A) the proceeds from such Additional Bonds will be used to acquire and construct capital improvements to the Housing System or to refund outstanding Bonds;

(B) the Board must request the issuance of the Additional Bonds;

(C) the Board of Administration must approve the fiscal sufficiency of such Additional Bonds;

(D) certificates will be executed by the Board setting forth (1) the average annual amount of Pledged Revenues from the two fiscal years immediately preceding the issuance of the proposed Additional Bonds, and (2) the maximum annual debt service on the Bonds then Outstanding and the Additional Bonds then proposed to be issued;

(E) the Board of Governors and the University must be current in all deposits into the various funds and accounts and all payments theretofore required to have been deposited or made by it under the provisions of the Resolution and the Board of Governors and the University must be currently in compliance with the covenants and provisions of the Resolution and any supplemental resolution adopted for the issuance of Additional Bonds, unless upon the issuance of such Additional Bonds the Board and the University will be in compliance with all such covenants and provisions; and

(F) the average annual amount of Pledged Revenues for the two immediately preceding fiscal years, as adjusted as provided for in the Resolution, will be at least equal to 120% of the maximum annual debt service on the Bonds then Outstanding, and the Additional Bonds then proposed to be issued.

Bonds may be refunded in whole or in part as long as the Additional Bonds requirements are complied with, except that refunding bonds with a lower Annual Debt Service Requirement in each Fiscal Year than the Bonds they are refunding do not have to comply with the provisions of paragraphs (A), (D), and (F) above.

The Original Resolution provides that for purposes of the Additional Bonds test, Pledged Revenues may be adjusted to reflect rate increases, additions to the housing facilities or the acquisition of additional housing facilities, or, in the event Pledged Revenues from housing facilities being constructed were collected for less than two fiscal years, then imputed rental rates for the two fiscal years immediately preceding issuance of such Additional Bonds may be considered.

All of the above terms, conditions and restrictions having been complied with, the 2026A Bonds will be issued on a parity with the Outstanding Bonds. Additional Parity Bonds issued in accordance with the Original Resolution will be on a parity as to lien on the Pledged Revenues with the Outstanding Bonds and the 2026A Bonds.

BOND INSURANCE

The below information contained within the "BOND INSURANCE" section has been obtained from Build America Mutual Assurance Company ("BAM"), which is solely responsible for its content. This information has not been reviewed by, is not guaranteed as to accuracy or completeness by, and is not to be considered as a representation of the State of Florida, the Board of Governors, or the University. See Appendix L for a specimen of BAM's municipal bond insurance policy.

Bond Insurance Policy

Concurrently with the issuance of the 2026A Bonds, BAM will issue its Municipal Bond Insurance Policy (the "Policy") for the 2026A Bonds maturing on July 1 of the years 2037 through 2056, both inclusive (collectively, the "Insured Bonds"). The Policy guarantees the scheduled payment of principal of and interest on the Insured Bonds when due as set forth in the form of the Policy included as an exhibit to this Official Statement.

The Policy is not covered by any insurance security or guaranty fund established under New York, California, Connecticut, or Florida insurance law.

Build America Mutual Assurance Company

BAM is a New York domiciled mutual insurance corporation and is licensed to conduct financial guaranty insurance business in all fifty states of the United States and the District of Columbia. BAM provides credit enhancement products to issuers in the U.S. public finance markets. BAM will only insure municipal bonds, as defined in Section 6901 of the New York Insurance Law, which are most often issued by states, political subdivisions, integral parts of states or political subdivisions or entities otherwise eligible for the exclusion of income under section 115 of the U.S. Internal Revenue Code of 1986, as amended. No member of BAM is liable for the obligations of BAM.

The address of the principal executive offices of BAM is: 28 Liberty Street, 59th Floor, New York, New York 10005, its telephone number is: 212-235-2500, and its website is located at: www.bambonds.com.

BAM is licensed and subject to regulation as a financial guaranty insurance corporation under the laws of the State of New York and in particular Articles 41 and 69 of the New York Insurance Law.

BAM's financial strength is rated "AA/Stable" by S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC ("S&P"). An explanation of the significance of the rating and current reports may be obtained from S&P at https://www.spglobal.com/en/. The rating of BAM should be evaluated independently. The rating reflects S&P's current assessment of the creditworthiness of BAM and its ability to pay claims on its policies of insurance. The above rating is not a recommendation to buy, sell or hold the Bonds, and such rating is subject to revision or withdrawal at any time by S&P, including withdrawal initiated at the request of BAM in its sole discretion. Any downward revision or withdrawal of the above rating may have an adverse effect on the market price of the Bonds. BAM only guarantees scheduled principal and scheduled interest payments payable by the issuer of the Bonds on the date(s) when such amounts were initially scheduled to become due and payable (subject to and in accordance with the terms of the Policy), and BAM does not guarantee the market price or liquidity of the Bonds, nor does it guarantee that the rating on the Bonds will not be revised or withdrawn.

Capitalization of BAM. BAM's total admitted assets, total liabilities, and total capital and surplus, as of December 31, 2025 and as prepared in accordance with statutory accounting practices prescribed or permitted by the New York State Department of Financial Services were $514.1 million, $290 million and $224 million, respectively.

BAM is party to a first loss reinsurance treaty that provides first loss protection up to a maximum of 15% of the par amount outstanding for each policy issued by BAM, subject to certain limitations and restrictions.

BAM's most recent Statutory Annual Statement, which has been filed with the New York State Insurance Department and posted on BAM's website at www.bambonds.com, is incorporated herein by reference and may be obtained, without charge, upon request to BAM at its address provided above (Attention: Finance Department). Future financial statements will similarly be made available when published.

BAM makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, BAM has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding BAM, supplied by BAM and presented under the heading "BOND INSURANCE".

Additional Information Available from BAM

Credit Insights Videos. For certain BAM-insured issues, BAM produces and posts a brief Credit Insights video that provides a discussion of the obligor and some of the key factors BAM's analysts and credit committee considered when approving the credit for insurance. The Credit Insights videos are easily accessible on BAM's website at https://bambonds.com/insights/#video. (The preceding website address is provided for convenience of reference only. Information available at such address is not incorporated herein by reference.)

Credit Profiles. Prior to the pricing of bonds that BAM has been selected to insure, BAM may prepare a pre-sale Credit Profile for those bonds. These pre-sale Credit Profiles provide information about the sector designation (e.g. general obligation, sales tax); a preliminary summary of financial information and key ratios; and demographic and economic data relevant to the obligor, if available. Subsequent to closing, for any offering that includes bonds insured by BAM, any pre-sale Credit Profile will be updated and superseded by a final Credit Profile to include information about the gross par insured by CUSIP, maturity and coupon. BAM pre-sale and final Credit Profiles are easily accessible on BAM's website at https://bambonds.com/credit-profiles. BAM will produce a Credit Profile for all bonds insured by BAM, whether or not a pre-sale Credit Profile has been prepared for such bonds. (The preceding website address is provided for convenience of reference only. Information available at such address is not incorporated herein by reference.)

Disclaimers. The Credit Profiles and the Credit Insights videos and the information contained therein are not recommendations to purchase, hold or sell securities or to make any investment decisions. Credit-related and other analyses and statements in the Credit Profiles and the Credit Insights videos are statements of opinion as of the date expressed, and BAM assumes no responsibility to update the content of such material. The Credit Profiles and Credit Insight videos are prepared by BAM; they have not been reviewed or approved by the issuer of or the underwriter for the Bonds, and the issuer and underwriter assume no responsibility for their content.

BAM receives compensation (an insurance premium) for the insurance that it is providing with respect to the Bonds. Neither BAM nor any affiliate of BAM has purchased, or committed to purchase, any of the Bonds, whether at the initial offering or otherwise.

THE HOUSING SYSTEM
(Source: Florida International University)

Introduction

Florida International University (the "University") is a growing research institution located in a major urban area which serves the diverse academic needs of students through the offering of more than 200 baccalaureate, master's, and doctoral degree programs. The University operates two primary campuses in Miami-Dade County, Florida – the main Modesto Maidique Campus located approximately 10 miles west of downtown Miami, and the Biscayne Bay Campus located on Biscayne Bay in North Miami. Additionally, the University operates two satellite campuses: the Center for Engineering and Applied Science located near the main campus, and FIU at I-75 in Broward County. The total student body, as of fall 2025, exceeded 55,000, of whom approximately 83% were undergraduates and over 35,000 were full-time students.

The Department of Housing and Residential Experience (the "Housing Office") within the Division of Student Affairs operates the University's housing auxiliary and residential programs. The Housing Office has responsibility for operational oversight, facilities management and on-site student affairs management at each housing facility. The facilities and services are designed to provide a supportive and safe environment, accommodating the needs of students.

Staffing

The Department of Housing and Residential Experience employs more than 82 full-time and 200 part-time employees during the year and is comprised of three areas: Housing Administrative Operations, Housing Facilities, and Residential Life. The Senior Director of Housing & Residential Experience is responsible for the overall operations of the Housing System and serves as the primary department head for all three areas. Additionally, the Senior Director of Housing & Residential Experience establishes policies and procedures while providing direction, leadership, and strategic planning for the department. An Associate Director oversees and monitors administrative operations including budget, finance, purchasing, and contracts.

The Residential Experience branch of the department is led by the Director of Residential Experience. Each residential hall has on-site staff responsible for providing support services to the residents. Each residential hall is assigned a Residence Experience Coordinator, an Assistant Residence Experience Coordinator, and Resident Assistants. The Residence Experience Coordinator is a full-time professional who resides in the facility and oversees the educational and operational functions of the housing facility. The Assistant Residence Experience Coordinator is a graduate student, and the Resident Assistants are full-time undergraduate students selected and trained to act as peer advisors to residents in the housing facility to which they are assigned.

University Housing Facilities

The overall design capacity of the on-campus residential housing facilities which comprise the Housing System is approximately 3,987 beds across seven residence halls and apartment complexes. All of the facilities are located on the University's main campus. Actual capacity may differ from design capacity and vary from year to year due to the University practice of honoring students' requests for single-occupancy bedrooms in units which could otherwise serve as double-occupancy bedrooms.

In 1986, the University opened the University Park Apartments with an original design capacity of 732 beds; University Park has a current design capacity of 434 beds (excludes 196 beds taken offline in December 2025). University Park Apartments is comprised of ten buildings with various types of apartment-style accommodations, including studios and one, two, and four-bedroom units (most of which are double-occupancy bedrooms) and outdoor recreational facilities. All units are fully furnished and equipped with complete kitchens.

In 1996, the University opened Panther Hall with a design capacity of 410 beds in two-bedroom, double-occupancy suites with private baths. Panther Hall offers special living options to students participating in the First Year Residents Succeeding Together ("FYRST") and Honors programs.

In 2000, the University opened University Park Towers, with a design capacity for 495 beds. The University Park Towers consists of two ten-story towers with an attached four-story building. The units are mostly four-bedroom (each single-occupancy), two-bath apartment units; there are also a limited number private studio apartments and two-bedroom, single-occupancy apartments. University Park Towers includes additional parking and support services areas for administrative offices, classroom space, maintenance services, and professional staff housing.

In 2002, the University opened Everglades Hall, which adjoins University Park Towers, with a design capacity of 388 beds. Everglades Hall consists of apartment style accommodations that include three-bedroom (single occupancy) one-bath apartment units with kitchens.

In 2006, the University opened Lakeview Hall, with a design capacity of 825 beds. Lakeview Hall comprises two buildings, Lakeview North and Lakeview South, with two-bedroom (double occupancy) and four-bedroom (single occupancy) units. Lakeview South is a first-year residence hall for the FYRST program. Lakeview North provides housing for students entering their sophomore year or above.

In 2013, the University opened Parkview Hall, with a design capacity of 600 beds. Parkview Hall consists of four-bedroom (single occupancy) and studio units.

In 2022, the University opened Tamiami Hall on its main campus. Tamiami Hall, which has a capacity of 676 beds and consists of a mixture of four-bedroom and studio units, provides housing primarily for second-year undergraduate students.

In 2026, the University removed four buildings at the University Park Apartments, totaling approximately 196 beds, from the Housing System to allow for their demolition to facilitate the construction of a new academic health sciences and clinical facility at the University. Construction of the facility is being funded through State appropriations, and the University has signed a Master Affiliation Agreement to operate the facility in partnership with Baptist Health South Florida ("Baptist Health"). Pursuant to the agreement, Baptist Health will provide an annual $10 million payment to the University. From that annual payment, the University will transfer to the Housing System an amount equal to the estimated revenue loss resulting from the removal of the 196 beds at the University Park Apartments (approximately $2 million per year). **The annual payment from Baptist Health to the University and any transfer of that payment to the Housing System are not Pledged Revenues under the Resolution and will not secure the 2026A Bonds or any other Outstanding Bonds, but will be available to pay debt service.**

Outlined in the following table is a description of the residence halls and apartments that currently comprise the Housing System. All facilities are located on the University's main campus and are equipped with unlimited internet access and cable television service.

Housing System Facilities

Facility Name	Year Placed in Service	Square Footage	Design Capacity[1]	Current Capacity
University Park Apartments[2]	1986	80,347	434	299
Panther Hall	1996	122,667	410	391
University Park Towers	2000	218,157	495	480
Everglades Hall	2002	147,475	388	371
Lakeview Hall	2006	257,693	825	800
Parkview Hall	2013	411,766	600	594
Tamiami Hall	2022	300,000	676	677
Total		**1,538,105**	**3,828**	**3,612**

[1] Includes non-revenue generating bed spaces; actual capacity may differ from design capacity due to changes in original room configurations.

[2] Square footage, design capacity, and current capacity for University Park Apartments excludes 196 beds taken offline in December 2025.

Capital Improvement Plan

The Senior Director of Housing & Residential Experience, in conjunction with the University Facilities Planning Department, develops and implements capital improvement projects in a five-year cycle. The University has the flexibility to revise the Housing System's Capital Improvement Plan, as necessary, to make adjustments for changes in projected revenues.

Housing System Expansion. Other than the 2026A Project, the University currently has no plans for additional on-campus housing expansion projects. However, additional housing facilities may be added to the Housing System in the future as demand deficiencies are identified by future needs assessments.

Renovations and Maintenance. The Housing System employs dedicated personnel to perform general maintenance work on the housing system facilities and budgets approximately $3.0 million annually for such work, in addition to amounts necessary for major renovations and maintenance projects. Currently, six major renovation and maintenance project needs have been identified for the University's housing facilities, including stucco repair, fresh paint, new carpet, a new fan coil and window replacements. The University estimates these projects will cost approximately $9.8 million over the next five fiscal years and will be funded from annual net cash flow of the system and funds on hand in the Housing System Maintenance and Equipment Reserve Fund, as described below. For Fiscal Year 2025-26, the Housing System forecast includes $3.4 million for essential repairs and maintenance.

The Housing System Maintenance and Equipment Reserve Fund established by the Original Resolution (the "R&R Fund") may be used to pay the cost of unusual or extraordinary maintenance, repairs, renewals, replacements, and renovations not paid as part of the ordinary and normal expense of the operation and maintenance of the Housing System. The amount required to be deposited by the University into this fund is determined annually by the University as part of the development of the annual budget. The available balance in the R&R Fund is currently approximately $900,000.

Insurance on Facilities

All University facilities, and the contents thereof, are insured under the Florida Insurance Trust Fund as required by Chapter 284, Florida Statutes. Rental value insurance is also provided covering loss of revenue from any facility due to catastrophic events. Both the Senior Director of Housing & Residential Experience and the Director of Risk Management review all insurance policies on an annual basis.

Demand for On-Campus Housing

The University has limited on-campus housing, currently 3,612 beds, for a total student enrollment that exceeded 55,000 in fall 2025, including approximately 46,000 undergraduate students, more than 35,000 of whom are full-time students. The University's goal is to maximize receipt of housing applications without having to turn a large number of students away due to oversubscriptions. Over the previous three academic years (2022-23 through 2024-25), the Housing System opened with an average of 981 students on the wait list for on-campus housing, with the fall 2025 wait list totaling 1,105 students.

Occupancy Statistics

The following table indicates the occupancy rates for the semester as compared to the capacity of the Housing System for the past five and current academic years. Students may be released from their housing contracts if they withdraw from the University, with partial refunds being made only through the seventh week of the semester. Occupancy statistics are therefore not subject to significant change after that time. The historical occupancy statistics for the fall semesters of 2021 through 2025 are based on students residing in University housing as of the fourth week of the respective fall semester.

Fall Semester Occupancy Statistics

Fall Semester Year	Total Housing Capacity [1]	Total Occupancy	Occupancy as % of Capacity	Total Enrollment	Total Full-Time Students	% of Full-Time Students Residing on Campus
2021	3,201	3,063	96%	56,592	33,941	9%
2022[2]	3,831	3,759	98%	55,582	33,531	11%
2023	3,814	3,804	99%	54,037	33,400	11%
2024	3,814	3,702	97%	54,764	34,511	11%
2025[3]	3,814	3,808	100%	55,808	35,376	11%

[1] Total housing capacity reflects the University's practice of honoring students' requests for single-occupancy bedrooms in units which could otherwise serve as double-occupancy bedrooms and therefore may differ from design capacity. 04

[2] Increase in total housing capacity and total occupancy reflect the completion of Tamiami Hall.

[3] Total housing capacity was reduced to 3,612 in the Spring 2026 semester after the removal of 196 beds of the University Park Apartments from the Housing System.

Payment and Collection

The University requires students to either pay the semester housing fee in full or obtain an approved fee deferral request prior to occupancy. Housing fee deferral requests are approved upon receipt of notice of financial aid award by the University Financial Aid Office. More than half of the students residing in University housing select the financial aid method of payment, with the rest either paying in full or through the Florida Prepaid College Program. The University has implemented a net-check system to facilitate the collection of housing fees from students receiving financial aid awards. The net-check system automatically deducts the full amount owed by the student from his or her financial aid award prior to disbursement of financial aid. Students who receive insufficient financial aid are required to pay the difference by the tuition due date. Under unique circumstances, the Associate Director of Housing or designee may provide a student with a payment plan.

University housing agreements are issued for the entire academic year (fall and spring semesters). Separate housing agreements are issued for the summer semester. Release from the housing agreement is limited to circumstances which involve a student's withdrawal from the University. Students withdrawing from the University may receive a partial refund of their housing fees based on the specific period of time the student resided in a University housing facility. No refunds are given after the seventh week of the semester. The housing agreement clearly describes each student's obligation to adhere to all University and housing policies. Accounts receivable are held in the housing accounting office until a week before the close of classes for the semester. If accounts are not paid in full by that time, they are transferred to the University-wide accounts receivable and a hold is placed on the students' records. A hold prevents a student from receiving a transcript or diploma until the account is paid. Students with unpaid balances are also precluded from registering for classes.

The housing fee collection rates for the five most recent fall and spring semesters for which information is available are set forth in the following table.

Historical Housing Fee Collection Rates [1]

Academic Year	Term	Collection Rate %	Term	Collection Rate %
2020-21	Fall 2020	99.0%	Spring 2021	99.9%
2021-22	Fall 2021	99.8%	Spring 2022	99.9%
2022-23	Fall 2022	99.4%	Spring 2023	99.4%
2023-24	Fall 2023	99.3%	Spring 2024	99.5%
2024-25	Fall 2024	99.1%	Spring 2025	99.4%

[1] The collection rates are based on the outstanding balances at the end of each semester.

Housing System Rental Rates

The University is required, pursuant to the Resolution, to set rental rates for on-campus housing at a rate sufficient to cover all required payments under the Resolution, including 100% of Current and Administrative Expenses and 100% of the Annual Debt Service Requirement for the Bonds. On-campus housing rental rates at the University are reviewed on an annual basis when the subsequent year's budget is developed. The Senior Director of Housing & Residential Life meets with a housing advisory committee early in the spring semester to make a recommendation for any rental rate increase for the following academic year. If an increase is recommended, student government leaders, resident assistants, and all residential students are informed through meetings and written communication. In compliance with standard practice within the State University System, the Senior Director of Housing & Residential Life submits the recommendation as a request through the University President's Office to the Board of Trustees for approval, along with a financial plan and information on the financial status of the Housing System. Pursuant to Article IX, Section 7(e) of the Florida Constitution, any increase in Housing System rental rates must be approved by a super-majority (9 of 13 members) of the Board of Trustees.

The following table shows historical and projected rental rates based on the University's typical housing accommodations. Rental rates include utilities, cable, and internet. While a limited number of other unit types may be offered, they are not included in revenue estimates. Rental rate increases are generally implemented on an annual basis and are based on annual market surveys and needs analyses. However, the projected rental rates are for illustration only, and management of the University makes no representation as to whether any rental rate increases will occur in the future.

On February 29, 2024, the University's Board of Trustees approved annual rate increases for Fiscal Year 2024-25 (average of 4.7%), Fiscal Years 2025-26 through 2027-28 (6.0% system-wide) and Fiscal Year 2028-29 (3.0% system-wide. The rental rates for Fiscal Year 2025-26 were implemented as part of the Housing System's annual budget in April 2025.

The projected rental rates set forth below include the approved rental rate increases for Fiscal Years 2026-27 through 2028-29. Thereafter, 3% annual rate increases are assumed; however, such future rate increases are subject to approval by the University's Board of Trustees which may cause the actual rates to differ materially from those set forth herein. Undue reliance should not be placed on these projections.

Schedule of Historical and Projected On-Campus Semester Rental Rates (Per Student)[1]

	Historical and Current Rates					Projected Rates (subject to change)				
	Fiscal Year					Fiscal Year				
Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Panther Hall										
Two Bedroom Double-Occupancy	$2,650	$2,650	$2,650	$2,801	$2,969	$3,147	$3,336	$3,436	$3,539	$3,645
University Park Apartments										
Two Bedroom Double-Occupancy (Quad)	$2,450	$2,450	$2,450	$2,548	$2,701	$2,863	$3,035	$3,126	$3,220	$3,317
Two Bedroom Single-Occupancy	3,250	3,250	3,250	3,380	3,583	3,798	4,026	4,146	4,270	4,398
Studio	4,050	4,050	4,050	4,212	4,465	4,733	5,017	5,167	5,322	5,482
Two Bedroom Double-Occupancy	2,250	2,250	2,250	2,340	2,480	2,629	2,787	2,871	2,957	3,046
One Bedroom Double-Occupancy	2,850	2,850	2,850	2,964	3,142	3,330	3,530	3,636	3,745	3,857
Two Bedroom Single-Occupancy	-	4,300	4,300	4,472	4,740	5,025	5,326	5,486	5,651	5,821
Four Bedroom Single-Occupancy	3,800	3,800	3,800	3,952	4,189	4,440	4,707	4,848	4,993	5,143
University Park Towers										
Four Bedroom Single-Occupancy	$4,050	$4,050	$4,050	$4,496	$4,766	$5,052	$5,355	$5,515	$5,680	$5,850
Two Bedroom Single-Occupancy	4,300	4,300	4,300	4,730	5,014	5,315	5,634	5,803	5,977	6,156
Studio	4,350	4,350	4,350	4,658	4,937	5,234	5,548	5,714	5,885	6,062
Everglades Hall										
Three Bedroom Single-Occupancy	$3,850	$3,850	$3,850	$4,004	$4,244	$4,499	$4,769	$4,912	$5,059	$5,211
Lakeview Hall										
Two Bedroom Double-Occupancy	$2,650	$2,650	$2,650	$2,801	$2,969	$3,147	$3,336	$3,436	$3,539	$3,645
Four Bedroom Single-Occupancy	3,350	3,350	3,350	3,501	3,711	3,934	4,170	4,295	4,424	4,557
Parkview Hall										
Four Bedroom Single-Occupancy	$4,300	$4,300	$4,300	$4,558	$4,831	$5,121	$5,429	$5,592	$5,760	$5,933
Studio	4,550	4,550	4,550	4,800	5,088	5,393	5,717	5,888	6,065	6,247
Tamiami Hall										
Four Bedroom Single-Occupancy	-	$4,600	$4,600	$4,600	$4,876	$5,169	$5,479	$5,643	$5,812	$5,986
Studio	-	4,800	4,800	4,800	5,088	5,393	5,717	5,888	6,065	6,247
2026A Project[2]										
Studio	-	-	-	-	-	-	-	$6,200	$6,386	$6,578
Four Bedroom Single-Occupancy	-	-	-	-	-	-	-	5,900	6,077	6,259

[1] On-campus rental rates include utilities, cable, and internet.
[2] The 2026A Project is expected to open for occupancy for the start of the fall 2028 semester.

Other On-Campus Housing

In 2015, the University entered into a public-private partnership for the planning, designing, financing, owning and operating of a residential housing facility on the Biscayne Bay campus, Bayview Student Living @ FIU ("Bayview"). Bayview is owned and operated by NCCD – Biscayne Bay Properties LLC ("NCCD") and was financed using tax-exempt and taxable bonds, secured by a senior lien the net revenues generated by Bayview, issued through the Miami-Dade Industrial Development Authority on behalf of NCCD (the "NCCD Bonds"). Bayview opened in August 2016 with a design capacity of 410 beds. While it is located on the University's Biscayne Bay Campus, Bayview is not part of the Housing System, the University does not have any obligation to pay debt service on its bonds, and revenues of the Housing System are not pledged as security for the NCCD bonds. However, the University subordinates payment of the utilities for Bayview and, for students receiving financial aid, allows the rental payments to pass through the University and then to the trustee for payment of the NCCD Bonds.

Other University-Affiliated Housing

The University entered into a student housing agreement with University Bridge, LLC ("UB") in 2018 related to The One at University City ("The One"), a 1,244-bed suite-style residence facility located adjacent to the University's main campus. The facility is intended to serve full-time undergraduate sophomores, juniors, and seniors and graduate students enrolled at the University and members of the faculty or staff of the University. Under the agreement, UB independently developed, financed, constructed, and equipped The One while the University's information technology department participated in the design of cable and internet services at the facility and residents are able to connect directly to the University's information technology network. The University is not responsible for the operation, maintenance, or leasing of the facility and has no obligations with respect to the project's financing. In consideration of the University's support of the development and operation of the facility, including marking the property in listings of off-campus housing options both online and in its housing office, UB agreed to make certain covenants and grant certain rights and privileges to the University, including funding housing scholarships to University students and, subject to net cash flows of the project, providing funding to the University in support of student scholarships, academic support, and other activities that further the University's academic mission. Upon repayment of the financing related to The One, ownership of the facility and property will be transferred to the University, or at the University's option, a different tax-exempt charitable organization.

In 2026, the University entered into a student housing agreement with PRG – Casa Properties LLC ("PRG") related to the construction of an 820-bed residential housing facility located two blocks from the University's main campus expected to open in fall 2028 that will serve University students, faculty and staff. The University has no obligations related to the financing, design, development, construction, maintenance, or operation of the facility but will have certain rights in consideration for the University's support of the development and operation of the project. Pursuant to the agreement, the University will market the facility as an affiliated off-campus housing option and the project will receive priority regarding referrals over any other non University-affiliated off-campus student housing properties and receive preferential marketing placement as a University-affiliated off-campus housing option on the University's housing websites. The Housing Office will establish and oversee the implementation of a residence life program at the facility for the benefit of University students, with funding provided in the project's annual budget, and appoint a University-employed director of residential life for the project with PRG reimbursing the University for their compensation expenses. Additionally, the University will receive 90% of any annual surplus net cash flow of the project to support the University's student housing activities or to further FIU's other academic purposes. Upon repayment of the debt that financed the construction of the facility, the facility and property will be transferred to the University or another similarly situated charitable organization designated by the University.

In November 2025, the University's Board of Trustees approved a letter of intent for the negotiation of a student housing agreement with Capstone Collegiate Communities, LLC ("Capstone") related to the construction of 1,600-bed rental housing facility that will serve University students, faculty, and staff. The financing for the project is expected to close in 2026, and the agreement will provide termination rights to the University if the financing is not executed by a certain date. The University will have no obligations or responsibilities related to the financing, design, development, construction, maintenance and operation of the project. The University's Housing Office will implement a residence life program and appoint residence life director who will be an employee of the University, with funding for both the program and the compensation of the residence life director included in the project's annual operating budget. For each year that the project is in operation, Capstone will provide scholarships for a minimum of 25 beds for students at the University and will transfer 100% of the annual surplus cash flows of the project to the University to further its academic mission. Following repayment of the financing for the project, the University will have the option, in its sole discretion, to receive title to the project. The project will have an elevated presence on the University's housing website and in its marketing efforts and will be referred to as "affiliated off-campus housing" in the University's marketing materials.

While the University-affiliated housing projects are in close proximity to the University's main campus and are intended to serve University students, the projects are not part of the Housing System and their revenues are not pledged to the payment of the Bonds. The University has no obligation to fill beds in any of the projects and prioritizes the occupancy of the

Housing System over any of the University-affiliated housing projects, and the University has determined that the effects of the student housing agreements on the operation and financial performance of the Housing System is negligible, if any.

The University engaged Brailsford & Dunlavey to prepare an independent market analysis of off-campus housing demand for areas adjacent to and surrounding FIU's Modesto A. Maidique (Main) Campus. The analysis dated November 2025, concluded that unmet demand from full-time undergraduate students (the University's primary market for housing) is still projected to be more than 2,300 students after the 2026A Project is open in Fall 2028.

Comparison to Off-Campus Housing Rates

In addition to conducting its own analysis, the University engaged a third party to update its Housing Master Plan, which included an on-campus housing demand study. The demand study incorporated a survey of off-campus multi-family developments in the immediate area surrounding the University's main campus where many students live. The study identified six developments shown below, located within a two-mile radius and with rental rates comparable to the University's on-campus housing. The off-campus rental rates shown below for these developments are on a monthly basis, whereas the University's rental rates are on a per semester basis (approximately four months). Additionally, the off-campus rates are shown per bed and all bedrooms are single occupancy.

Off-Campus Competitive Housing Rental Rates (per bed)

	Fall 2025 Monthly Rent[1]			
Off-Campus Housing	Studio	1 BR	2BR	4BR
4th Street Commons	$1,469	-	-	$999
Identity Miami	$1,504	$2,079	$1,449	$1,064
The One	$1,699	$1,879	$1,215	$1,219
Terrazul	$1,579	$1,989	$1,489	$1,279
Lapis	-	$2,130	$1,450	$1,270
109 Tower	-	-	$1,400	$1,215
Average Rental Rate	**$1,563**	**$2,019**	**$1,401**	**$1,174**

[1] The above data is based on the reported rental rates.

The University currently offers rental rates that are comparable or below those available in the off-campus market, reflected in the chart above. On-campus rental rates include utilities, cable, and internet, which are not included in off-campus rental rates, and off-campus housing contracts may require additional deposits. The University also offers academic year housing contracts of approximately eight months (for fall and spring semesters only), whereas students who live in off-campus housing are required to sign annual (12-month) housing contracts.

The average off-campus monthly rental rate for a studio would equate to approximately $6,252 for the fall 2025 semester, assuming a four-month semester. Comparably, the average rental rate charged for an on-campus studio room is $4,483 per semester. When the 2026A Project opens for the fall 2028 semester, the University expects to charge $5,717 for studio units. The average off-campus monthly rental rate for a bedroom in a four-bedroom unit would equate to approximately $4,696 for the fall 2025 semester, assuming a four-month semester, compared to current average on-campus rate of $4,113 for a bedroom in a four-bedroom unit.

Budgetary Information

Each spring, the Housing System's proposed budget for the ensuing fiscal year is finalized. The budget is developed based upon actual financial results from the prior year, current year activity, and projected changes in cost structures anticipated for future fiscal years. The Associate Director of Housing prepares the budget, which is reviewed by the Senior Director of Housing & Residential Life, Associate Vice President for Student Affairs and Vice President for Student Affairs. The University's President, Vice President for Student Affairs, and Chief Financial Officer review and approve the budgets prior to forwarding to the University's Board of Trustees for concurrence. Once adopted, any proposed changes during the fiscal year are submitted to the Office of Auxiliary and Enterprise Development with an explanation of the proposed expenditure, the effect on revenues, and how the expenditure will be financed including any use of available cash balances. The Office of Auxiliary and Enterprise Development monitors each auxiliary enterprise budget to ensure each does not exceed budgeted spending authority.

The following table sets forth the Housing System's operating budgets and actual results for Fiscal Years 2023-24 and 2024-25, have been prepared by the University on a cash basis for internal management purposes and has not been audited.

Housing System Operating Budget[1]
(Amounts in Thousands)

	Fiscal Year 2023-24			Fiscal Year 2024-25		
	Budget	Actual	Variance	Budget	Actual	Variance
REVENUE FROM OPERATIONS	**$34,154**	**$33,852**	**($302)**	**$36,411**	**$ 34,275**	**($2,135)**
EXPENDITURES						
Salaries and Benefits	$6,773	$5,755	$1,018	$6,820	$5,774	$1,047
OPS	2,572	2,413	159	2,272	2,769	(497)
Operating Expense	9,749	10,711	(961)	10,727	9,380	1,346
OCO	-	-	-	84	50	34
Debt Service Interest	4,590	4,555	35	4,297	4,253	44
TOTAL OPERATING EXPENSES	**$23,684**	**$23,433**	**$251**	**$24,200**	**$22,225**	**$1,974**
OPERATING INCOME	**$10,470**	**$10,419**	**($51)**	**$12,211**	**$12,050**	**($161)**
NON-OPERATING REVENUES/EXPENDITURES						
Non-Operating Revenue	-	-	-	-	$15	$15
Investment Income	$525	$837	$311	$555	951	397
Principal Payment of Debt	(5,865)	(5,865)	-	(6,220)	(6,220)	-
Net Transfers In/(out)	(9,498)	(3,583)	5,914	(13,112)	(6,432)	6,680
TOTAL NON-OPERATING REVENUES/EXPENSES	**($14,837)**	**($8,612)**	**$6,226**	**($18,777)**	**($11,685)**	**$7,092**
CHANGE IN NET ASSETS	**($4,368)**	**$1,807**	**$6,175**	**($6,566)**	**$365**	**$6,931**
CALCULATED FUND BALANCE						
Calculated Fund Balance – Beginning	$28,942	$28,942	-	$30,749	$30,749	-
Change in Net Assets	(4,368)	1,807	$6,175	(6,566)	365	$6,931
CALCULATED FUND BALANCE – ENDING	**$24,574**	**$30,749**	**$6,175**	**$24,183**	**$31,114**	**$6,931**

[1] Amounts reflected on the schedule pertain to primary housing operations and do not include other components of housing activities reported in the segment financial statements for the Housing System as a whole.

Discussion of Budget to Actual Results for Fiscal Years 2023-24 and 2024-25. Fiscal Year 2023–24 revenues were slightly below budget due to lower-than-expected summer revenue in the Tamiami Building. This was largely offset by lower operating expenses resulting from unfilled vacant positions, partially offset by unplanned costs related to the Lakeview Hall renovations.

Fiscal Year 2024–25 revenues were below budget due to underperforming summer occupancy and conference housing activity. Revenue assumptions anticipated stronger demand following the rate increase; however, actual utilization did not meet expectations. Operating expenses were also below budget, driven by salary savings from unfilled positions, improved procurement practices, and tighter oversight of facilities expenses.

Selected Historical Financial Information for Fiscal Year 2020-21 through Fiscal Year 2024-25

The following two tables set forth selected historical financial information for the University Housing System for Fiscal Years 2020-21 through 2024-25. The financial information for the Housing System was prepared by the University for internal management purposes as an integral part of the University's financial statements and was not independently audited. The activities of the Housing System are included in the University financial statements. The University's financial statements are subject to audit procedures as part of the audit of Florida's Comprehensive Annual Financial Report and are independently audited by the State Auditor General's office. The information provided in the following two tables has been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America applicable to public colleges and universities as prescribed by the Governmental Accounting Standards Board ("GASB"). GASB allows public universities various reporting options. The University has elected to report as an entity engaged in only business-type activities. This election requires the adoption of the accrual basis of accounting and entity-wide reporting. As a result, the financial statements prepared for the fiscal years presented below include depreciation expense; assets and related liabilities from the investment in plant group; and construction assets, liabilities, and related financial activity.

Housing System Statements of Net Position
(Unaudited)

	At June 30,				
	2021	2022	2023	2024	2025
ASSETS					
CURRENT ASSETS					
Cash and Cash Equivalents	$157,799	$9,653,527	$6,070,601	$5,439,335	$7,691,210
Investments	33,898,510	21,019,540	23,379,224	24,930,080	28,643,709
Accounts Receivable, Net	592,733	360,582	448,999	939,860	1,080,527
Interest Receivable	35,484	2,117	36	1,189	25
TOTAL CURRENT ASSETS	**$34,684,526**	**$31,035,766**	**$29,898,860**	**$31,310,464**	**$37,415,471**
NONCURRENT ASSETS					
Restricted Cash and Cash Equivalents	$2,197	-	-		
Restricted Investments	37,042,905	7,256,233	1,212,433	365,990	48,145
Furniture and Equipment	1,099,543	2,354,114	2,714,047	2,805,972	2,848,045
Buildings	166,955,164	166,955,164	261,204,962	266,182,508	270,542,110
Construction in Progress	57,711,549	97,223,145	8,020,838	6,560,648	12,325,477
Accumulated Depreciation	(57,313,061)	(61,231,764)	(66,549,103)	(73,012,308)	(79,589,572)
TOTAL NONCURRENT ASSETS	**$205,498,297**	**$212,556,892**	**$206,603,177**	**$202,902,810**	**$206,174,205**
TOTAL ASSETS	**$240,182,823**	**$243,592,658**	**$236,502,037**	**$234,213,274**	**$243,589,676**
LIABILITIES					
CURRENT LIABILITIES					
Accounts Payable	$244,136	$1,973,657	153,556	310,984	284,603
Construction Contracts Payable	2,245,600	5,024,149	1,401,610	70,139	3,186,906
Salaries and Wages Payable	301,892	359,304	96,164	114,226	173,567
Other Current Liabilities	26	30	24	21	28
Long-Term Liabilities – Current Portion	-	-			
Capital Improvement Debt Payable	4,647,701	6,247,701	6,502,701	6,857,701	6,357,701
Compensated Absences Payable	25,203	25,111	32,042	32,476	36,482
TOTAL CURRENT LIABILITIES	**$7,464,558**	**$13,629,952**	**$8,186,097**	**$7,385,547**	**$10,039,287**
NONCURRENT LIABILITIES					
Capital Improvement Debt Payable	149,315,677	143,067,976	136,565,275	129,707,575	123,349,874
Compensated Absences Payable	324,205	295,065	329,560	315,794	405,301
TOTAL NONCURRENT LIABILITIES	**$149,639,882**	**$143,363,041**	**$136,894,835**	**$130,023,369**	**$123,755,175**
TOTAL LIABILITIES	**$157,104,440**	**$156,992,993**	**$145,080,932**	**$137,408,916**	**$133,794,462**
NET POSITION					
Net Investment in Capital Assets	44,323,813	56,036,043	62,322,768	65,971,545	76,418,488
Restricted for Expendable					
Debt Service	2,519,064	13,890	45,137	57,538	48,169
Capital Projects	3,643,926	3,911,824	509,216	409,595	43,719
Unrestricted	32,591,580	26,637,908	28,543,984	30,365,680	33,284,838
TOTAL NET POSITION	**$83,078,383**	**$86,599,665**	**$91,421,105**	**$96,804,358**	**$109,795,214**

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Housing System Statements of Revenues, Expenses and Changes in Net Position
(Unaudited)

	Fiscal Year Ended June 30,				
	2021	**2022**	**2023**	**2024**	**2025**
OPERATING REVENUE					
Operating Revenues from Rental Income	$16,542,647	$25,738,675	$33,092,986	$33,897,782	$34,437,002
TOTAL OPERATING REVENUE	**$16,542,647**	**$25,738,675**	**$33,092,986**	**$33,897,782**	**$34,437,002**
OPERATING EXPENSES					
Compensation and Employee Benefits	5,519,260	6,310,729	7,718,418	8,154,604	8,635,888
Services and Supplies	3,175,580	7,890,065	7,121,672	7,636,046	6,287,548
Utilities and Communications	1,743,811	2,834,316	2,837,306	3,146,376	3,274,863
Scholarships, Fellowships, and Waivers	-	-	(92,014)	12,500	11,500
Depreciation and Amortization Expense	3,920,001	3,947,157	5,364,191	6,524,236	6,585,083
TOTAL OPERATING EXPENSES	**$14,358,652**	**$20,982,267**	**$22,949,573**	**$25,473,762**	**$24,794,882**
OPERATING INCOME	**$2,183,995**	**$4,756,408**	**$10,143,413**	**$8,424,020**	**$9,642,120**
NONOPERATING REVENUES (EXPENSES)					
Investment (Loss) Income	582,693	1,269,625	510,341	883,880	6,856,312
Other Non-operating Revenues	10,904,733	1,992,711	29,022	30,666	51,979
Interest on Capital Asset-Related Debt	(3,441,462)	(4,408,990)	(4,207,814)	(3,952,274)	(3,659,024)
Other Non-operating Expenses	(2,580,155)	-	-	-	-
TOTAL NONOPERATING EXPENSES	**$5,465,809**	**$(1,146,654)**	**$(3,668,451)**	**$(3,037,728)**	**$3,249,267**
INCOME BEFORE TRANSFERS	**$7,649,804**	**$3,609,754**	**$6,474,962**	**$5,386,292**	**$12,891,387**
Transfers In (Out)	2,963	(88,472)	(1,653,522)	(3,039)	99,469
CHANGE IN NET POSITION	**$7,652,767**	**$3,521,282**	**$4,821,440**	**$5,383,253**	**$12,990,856**
NET POSITION, BEGINNING OF YEAR	75,425,616	83,078,383	86,599,665	91,421,105	96,804,358
NET POSITION, END OF YEAR	**$83,078,383**	**$86,599,665**	**$91,421,105**	**$96,804,358**	**$109,795,214**

Discussion and Analysis of Financial Condition and Results of Operations for Fiscal Year 2020-21 through Fiscal Year 2024-25

Statement of Net Position. As shown in the above tables, the Housing System's assets increased at an average annual growth rate of 0.4%, or a total of $3.4 million, from $240.2 million as of June 30, 2021, to $243.6 million as of June 30, 2025. These amounts are reported net of accumulated depreciation. Over the same period, total liabilities decreased at an average annual rate of 3.9%, or a total of $23.3 million, from $157.1 million as of June 30, 2021, to $133.8 million as of June 30, 2025. The decrease in liabilities is primarily attributed to scheduled payments on outstanding debt. The Housing System's total net position increased at an average annual growth rate 7.2%, or $26.7 million, from $83.1 million as of June 30, 2021, to $109.8 million as of June 30, 2025. The total net position at June 30, 2025 consisted primarily of $76.4 million of net investment in capital assets and $33.3 million unrestricted.

Statement of Revenues, Expenses, and Changes in Net Position. The operations of the Housing System depend on revenues collected from room rentals, interest income, conference fees, concession revenues (laundry and vending activity) and processing fees that provide additional income to the auxiliary. The largest component of Housing System operating revenues is rental income. Net revenues of the Housing System are the source of pledged revenues for the Outstanding Bonds. Operating expenses include costs associated with salaries, utilities, daily maintenance functions, administration, supplies, and outsourced contractual services. Non-operating revenues and expense reported consist of investment income, interest expense, and adjustments to the fair market value of investments.

As shown in the above tables, operating revenues increased from $16.5 million in Fiscal Year 2020-21 to $34.4 million for Fiscal Year 2024-25. The increase in total operating revenue over this period is a result of rental rate adjustments and the normalization of occupancy after COVID. Operating expenses increased from $14.4 million in Fiscal Year 2020-21 to $24.8 million in Fiscal Year 2024-25. The increase in expenses is due to increased salaries and wages and the normalization of expenses after COVID. Operating expenses provided above include depreciation expenses which are excluded from the definition of Current Expenses for the purpose of calculating Pledged Revenues.

Fiscal Year 2024-25 Housing System Operating Results

As shown in the above tables, the Housing System's operating revenues increased by approximately $0.5 million and operating expenses decreased by approximately $0.7 million during Fiscal Year 2024-25 compared to the prior year. The increase in revenues is primarily due to rental revenues. The decrease in expenses is primarily due to higher renovation, software license and demand study expenses in the prior year (2023-24).

The total net position of the Housing System at June 30, 2025 of $109.8 million consisted primarily of $76.4 million of net investment in capital assets and approximately $33.3 million unrestricted cash and investments; however, the University has dedicated approximately $20 million of its available Housing System funds to complete the construction of the 2026A Project. See "PURPOSE OF THE ISSUE – 2026A Project" for additional information on the University's cash contribution for the construction of the 2026A Project.

Historical Pledged Revenues and Debt Service Coverage

Presented below are historical operating results and debt service coverage ratios for Fiscal Years 2020-21 through 2024-25.

Historical Pledged Revenues and Debt Service Coverage[1]

	Fiscal Year				
	2020-21	**2021-22**	**2022-23**	**2023-24**	**2024-25**
OPERATING REVENUES					
Rental Income [2]	$16,542,647	$25,738,675	$33,092,986	$33,897,782	$34,437,002
TOTAL HOUSING SYSTEM REVENUES	**$16,542,647**	**$25,738,675**	**$33,092,986**	**$33,897,782**	**$34,437,002**
CURRENT EXPENSES [3]					
Compensation and Employee Benefits	$5,519,260	$6,310,729	$7,718,417	$8,154,604	$8,635,888
Services and Supplies	3,175,580	7,890,065	7,121,672	7,636,046	6,287,548
Utilities and Communications	1,743,811	2,834,316	2,837,306	3,146,376	3,274,863
Scholarships, Fellowships and Waivers	-	-	(92,014)	12,500	11,500
Less: One-time Capital Expenditures [4]	-	-	-	-	-
Less: Administrative Overhead [5]	(652,765)	(886,340)	(1,146,426)	(1,218,147)	(1,154,500)
TOTAL CURRENT EXPENSES	**$9,785,886**	**$16,148,770**	**$16,438,956**	**$17,731,379**	**$ 17,055,299**
NET HOUSING SYSTEM REVENUES	**$6,756,761**	**$9,589,905**	**$16,654,030**	**$16,166,403**	**$17,381,703**
Plus Interest Income [6]	891,879	492,412	387,696	836,504	951,492
PLEDGED REVENUES	**$7,648,640**	**$10,082,317**	**$17,041,726**	**$17,002,907**	**$18,333,195**
TOTAL ANNUAL DEBT SERVICE [7]	**$7,285,730**	**$6,543,575**	**$10,454,075**	**$10,454,975**	**$10,516,725**
MAXIMUM ANNUAL DEBT SERVICE	**$10,516,725**	**$10,516,725**	**$10,516,725**	**$10,516,725**	**$10,516,725**
COVERAGE RATIOS					
Annual Debt Service	1.05x	1.54x	1.63x	1.63x	1.74x
Maximum Annual Debt Service	0.73x	0.96x	1.62x	1.62x	1.74x

1 The financial information related to revenues and expenses was provided by the University and has not been audited. Excludes non-operating revenue from CARES Act Funds in FY 2020-21 of $10,892,663 and FY 2021-22 of $1,992,711.

2 Rental Income includes application and cancellation fees, conference revenue, damage reimbursements, and net revenues from the sale of permits required to park in the 300 space Parkview Garage associated with Parkview Hall.

3 Current Expenses include costs associated with salaries, utilities, routine maintenance, supplies and repairs, and exclude depreciation expense and University administrative overhead charges.

4 These are one-time capital expenses that are not incidental to the normal operations and maintenance of the Housing System.

5 Administrative overhead expenditures are transfers made to the University for shared services and are subordinate to debt service payments.

6 Interest income only reflects realized income.

7 Annual Debt Service includes accrued debt service on Bonds that were refunded during a Fiscal Year through the date the bonds were refunded. FY 2020-21 and FY 2021-22 Annual Debt Service excludes interest payments on the 2020A Bonds which were paid from proceeds of the 2020A Bonds.

Projected Pledged Revenues and Debt Service Coverage

The following table shows the projected debt service coverage for the current and next four Fiscal Years for the Outstanding Bonds and the 2026A Bonds based on projected Housing System revenues and expenses which have been prepared by the University. Projected revenues are based on approved rental rate increases of 6% for Fiscal Year 2025-26 through Fiscal Year 2027-28, and 3% in Fiscal Year 2028-29. Rate increases after Fiscal Year 2028-29 are assumed at 3% annually and are subject to approval by the University's Board of Trustees. Additionally, projected revenues and expenses are expected to increase in Fiscal Year 2028-29 following the addition of the 2026A Project to the Housing System.

The projections are based on the best information available when the estimates are made, which is believed to be accurate. Projections are statements of opinion and are subject to future events which may cause the actual results to differ materially from those set forth herein. Undue reliance should not be placed on these projections.

Projected Pledged Revenues and Debt Service Coverage[1]

	Fiscal Year				
	2025-26	**2026-27**	**2027-28**	**2028-29**	**2029-30**
OPERATING REVENUES					
Rental Income [2]	$37,419,277	$37,318,019	$39,537,142	$56,183,494	$57,899,058
TOTAL HOUSING SYSTEM REVENUES	**$37,419,277**	**$37,318,019**	**$39,537,142**	**$56,183,494**	**$57,899,058**
CURRENT EXPENSES					
Compensation and Employee Benefits	$9,612,917	$9,717,816	$10,105,872	$12,408,825	$12,761,092
Services and Supplies	8,202,946	7,107,702	7,300,489	9,650,971	9,897,405
Utilities and Communications	2,987,482	3,277,505	3,596,096	5,104,240	5,358,800
Scholarships, Fellowships and Waivers	20,000	15,000	15,000	15,000	15,000
Less: Administrative Overhead [3]	(1,340,727)	(1,326,083)	(1,385,328)	(1,675,838)	(1,765,801)
TOTAL CURRENT EXPENSES [4]	**$19,482,618**	**$18,791,940**	**$19,632,129**	**$25,503,198**	**$26,266,496**
NET HOUSING SYSTEM REVENUES	**$17,936,659**	**$18,526,079**	**$19,905,013**	**$30,680,296**	**$31,632,562**
Plus Interest Income [5]	569,691	525,000	550,000	550,000	550,000
PLEDGED REVENUES	**$18,506,350**	**$19,051,079**	**$20,455,013**	**$31,230,296**	**$32,182,562**
Annual Debt Service on the Outstanding Bonds	$9,705,725	$9,699,825	$9,697,325	$8,340,481	$8,346,269
Debt Service on the 2026A Bonds [6]	-	-	-	15,271,244	15,272,744
TOTAL ANNUAL DEBT SERVICE	$9,705,725	$9,699,825	$9,697,325	$23,611,725	$23,619,013
MAXIMUM ANNUAL DEBT SERVICE [7]	$23,619,013	$23,619,013	$23,619,013	$23,619,013	$23,619,013
COVERAGE RATIOS					
Annual Debt Service	1.91x	1.96x	2.11x	1.32x	1.36x
Maximum Annual Debt Service [8]	0.78x	0.81x	0.87x	1.32x	1.36x

1 The financial information related to revenues and expenses was provided by the University and has not been audited.

2 Rental income includes application and cancellation fees, conference revenue, damage reimbursements, and net revenues from the 300 parking spaces associated with Parkview Hall.

3 Administrative overhead expenditures are transfers made to the University for shared services and are subordinate to debt service payments.

4 Current expenditures include costs associated with salaries, utilities, routine maintenance, supplies and repairs, and less depreciation expense.

5 Includes estimated interest income on the operating funds of the housing system.

6 Excludes interest payments on the 2026A Bonds in Fiscal Years 2025-26 through 2027-28, which will be paid from proceeds of the 2026A Bonds.

7 Maximum Annual Debt Service occurs in Fiscal Year 2029-30.

8 Maximum Annual Debt Service coverage ratio calculation in Fiscal Years 2025-26 through 2027-28 includes full debt service on the 2026A Bonds. However, debt service due on the 2026A Bonds through Fiscal Year 2027-28 will be paid with capitalized interest funded by a deposit of proceeds of the 2026A Bonds into the Sinking Fund. The 2026A Project is expected to open in Fiscal Year 2028-29 and generate additional pledged revenues to pay debt service at that time.

SCHEDULE OF DEBT SERVICE

The table below shows the debt service on the Outstanding Bonds, as well as the 2026A Bonds, and the total debt service.

Fiscal Year	Outstanding	Debt Service on the 2026A Bonds			Total
Ending June 30	Bonds	Principal	Interest[1]	Total	Debt Service
2026	$9,705,725	-	-	-	$9,705,725
2027	9,699,825	-	-	-	9,699,825
2028	9,697,325	-	-	-	9,697,325
2029	8,340,481	$4,170,000	$11,101,244	$15,271,244	23,611,725
2030	8,346,269	4,380,000	10,892,744	15,272,744	23,619,013
2031	8,334,144	4,600,000	10,673,744	15,273,744	23,607,888
2032	8,336,413	4,825,000	10,443,744	15,268,744	23,605,156
2033	8,340,288	5,070,000	10,202,494	15,272,494	23,612,781
2034	8,342,388	5,320,000	9,948,994	15,268,994	23,611,381
2035	6,325,300	5,590,000	9,682,994	15,272,994	21,598,294
2036	6,319,850	5,870,000	9,403,494	15,273,494	21,593,344
2037	6,321,750	6,160,000	9,109,994	15,269,994	21,591,744
2038	6,325,500	6,470,000	8,801,994	15,271,994	21,597,494
2039	6,320,950	6,790,000	8,478,494	15,268,494	21,589,444
2040	6,323,200	7,130,000	8,138,994	15,268,994	21,592,194
2041	6,317,050	7,490,000	7,782,494	15,272,494	21,589,544
2042	3,927,550	7,865,000	7,407,994	15,272,994	19,200,544
2043	3,927,250	8,255,000	7,014,744	15,269,744	19,196,994
2044	3,929,250	8,670,000	6,601,994	15,271,994	19,201,244
2045	3,928,400	9,015,000	6,255,194	15,270,194	19,198,594
2046	3,929,700	9,390,000	5,883,325	15,273,325	19,203,025
2047	3,928,000	9,785,000	5,484,250	15,269,250	19,197,250
2048	3,928,300	10,200,000	5,068,388	15,268,388	19,196,688
2049	3,925,450	10,650,000	4,622,138	15,272,138	19,197,588
2050	3,929,450	11,115,000	4,156,200	15,271,200	19,200,650
2051	-	11,615,000	3,656,025	15,271,025	15,271,025
2052	-	12,140,000	3,133,350	15,273,350	15,273,350
2053	-	12,745,000	2,526,350	15,271,350	15,271,350
2054	-	13,380,000	1,889,100	15,269,100	15,269,100
2055	-	13,985,000	1,287,000	15,272,000	15,272,000
2056	-	14,615,000	657,675	15,272,675	15,272,675
Total	**$158,749,806**	**$237,290,000**	**$190,305,144**	**$427,595,144**	**$586,344,950**

1 Excludes interest payments on the 2026A Bonds due in Fiscal Years 2025-26 through 2027-28, which will be paid from proceeds of the 2026A Bonds.

PROVISIONS OF STATE LAW

Bonds Legal Investment for Fiduciaries

The State Bond Act provides that all bonds issued by the Division are legal investments for state, county, municipal or other public funds, and for banks, savings banks, insurance companies, executors, administrators, trustees, and all other fiduciaries and also are securities eligible as collateral deposits for all state, county, municipal, or other public funds.

Negotiability

The 2026A Bonds will have all the qualities and incidents of negotiable instruments under the Uniform Commercial Code – Investment Securities Law of the State.

TAX MATTERS

Federal Tax Treatment of the 2026A Bonds

The Internal Revenue Code of 1986, as amended (the "Code") establishes certain requirements which must be met subsequent to the issuance and delivery of the 2026A Bonds in order that interest on the 2026A Bonds be and remain excluded from gross income for purposes of federal income taxation. Non-compliance may cause interest on the 2026A Bonds to be included in federal gross income retroactive to the date of issuance of the 2026A Bonds, regardless of the date on which such non-compliance occurs or is ascertained. These requirements include, but are not limited to, provisions which prescribe yield and other limits within which the proceeds of the 2026A Bonds and the other amounts are to be invested and require that certain investment earnings on the foregoing must be rebated on a periodic basis to the Treasury Department of the United States. The Financing Corporation and the University Board have covenanted to comply with such requirements in order to maintain the exclusion from federal gross income of the interest on the 2026A Bonds.

In the opinion of Bond Counsel, assuming compliance with certain covenants, under existing laws, regulations, judicial decisions and rulings, interest on the 2026A Bonds is excludable from gross income for federal income tax purposes under Section 103 of the Code and is not an item of tax preference for purposes of the federal alternative minimum tax; however, interest on the 2026A Bonds may be taken into account for the purpose of computing the alternative minimum tax imposed on certain corporations.

Except as described above, Bond Counsel will express no opinion regarding other federal income tax consequences resulting from the ownership of, receipt or accrual of interest on, or disposition of Bonds. Prospective purchasers of Bonds should be aware that the ownership of Bonds may result in collateral federal income tax consequences, including (i) the denial of a deduction for interest on indebtedness incurred or continued to purchase or carry Bonds; (ii) the reduction of the loss reserve deduction for property and casualty insurance companies by fifteen percent (15%) of certain items, including interest on Bonds; (iii) the inclusion of interest on Bonds in earnings of certain foreign corporations doing business in the United States for purposes of the branch profits tax; (iv) the inclusion of interest on Bonds in passive income subject to federal income taxation of certain Subchapter S corporations with Subchapter C earnings and profits at the close of the taxable year; and (v) the inclusion of interest on Bonds in “modified adjusted gross income” by recipients of certain Social Security and Railroad Retirement benefits for the purposes of determining whether such benefits are included in gross income for federal income tax purposes.

As to questions of fact material to the opinion of Bond Counsel, Bond Counsel will rely upon representations and covenants made on behalf of the Financing Corporation and the University Board, certificates of appropriate officers and certificates of public officials (including certifications as to the use of proceeds of the 2026A Bonds and of the property financed or refinanced thereby), without undertaking to verify the same by independent investigation.

PURCHASE, OWNERSHIP, SALE OR DISPOSITION OF THE 2026A BONDS AND THE RECEIPT OR ACCRUAL OF THE INTEREST THEREON MAY HAVE ADVERSE FEDERAL TAX CONSEQUENCES FOR CERTAIN INDIVIDUAL AND CORPORATE BONDHOLDERS, INCLUDING, BUT NOT LIMITED TO, THE CONSEQUENCES DESCRIBED ABOVE. PROSPECTIVE PURCHASERS AND BONDHOLDERS SHOULD CONSULT WITH THEIR TAX SPECIALISTS FOR INFORMATION IN THAT REGARD.

Information Reporting and Backup Withholding

Interest paid on tax-exempt bonds such as the 2026A Bonds is subject to information reporting to the Internal Revenue Service in a manner similar to interest paid on taxable obligations. This reporting requirement does not affect the excludability of interest on the 2026A Bonds from gross income for federal income tax purposes. However, in conjunction with that information reporting requirement, the Code subjects certain non-corporate owners of Bonds, under certain circumstances, to “backup withholding” at the rate specified in the Code with respect to payments on the 2026A Bonds and proceeds from the sale of Bonds. Any amount so withheld would be refunded or allowed as a credit against the federal income tax of such owner of Bonds. This withholding generally applies if the owner of Bonds (i) fails to furnish the payor such owner’s social security number or other taxpayer identification number (“TIN”); (ii) furnished the payor an incorrect TIN; (iii) fails to properly report interest, dividends, or other “reportable payments” as defined in the Code; or (iv) under certain circumstances, fails to provide the payor or such owner’s securities broker with a certified statement, signed under penalty of perjury, that the TIN provided is correct and that such owner is not subject to backup withholding. Prospective purchasers of the 2026A Bonds may also wish to consult with their tax advisors with respect to the need to furnish certain taxpayer information in order to avoid backup withholding.

Other Tax Matters

During recent years, legislative proposals have been introduced in Congress, and in some cases enacted, that altered certain federal tax consequences resulting from the ownership of obligations that are similar to the 2026A Bonds. Similar proposals may also be considered by the State legislature. In some cases, these proposals have contained provisions that altered these consequences on a retroactive basis. Such alteration of federal tax consequences may have affected the market value of obligations similar to the 2026A Bonds. From time to time, legislative proposals are pending which could have an effect on both the federal tax consequences resulting from ownership of the 2026A Bonds and their market value. No assurance can be given that legislative proposals will not be enacted that would apply to, or have an adverse effect upon, the 2026A Bonds.

Prospective purchasers of the 2026A Bonds should consult their own tax advisors as to the tax consequences of owning the 2026A Bonds in their particular state or local jurisdiction and regarding any pending or proposed federal or state tax legislation, regulations, or litigation, as to which Bond Counsel expresses no opinion.

Tax Treatment of Original Issue Discount and Premium

The 2026A Bonds maturing in the years 2044 through 2051, both inclusive, and 2056 (collectively, the "Discount Bonds") were offered and sold to the public at an original issue discount. Under the Code, the difference between the maturity amount of the Discount Bonds and the initial offering price to the public, excluding bond houses, brokers or similar persons or organizations acting in the capacity of underwriters or wholesalers, at which price a substantial amount of the Discount Bonds of the same maturity and, if applicable, interest rate, was sold is "original issue discount." Original issue discount will accrue over the term of the Discount Bonds at a constant interest rate compounded periodically. A purchaser who acquires the Discount Bonds in the initial offering at a price equal to the initial offering price thereof to the public will be treated as receiving an amount of interest excludable from gross income for federal income tax purposes equal to the original issue discount accruing during the period he or she holds the Discount Bonds, and will increase his or her adjusted basis in the Discount Bonds by the amount of such accruing discount for purposes of determining taxable gain or loss on the sale or disposition of the Discount Bonds. The federal income tax consequences of the purchase, ownership and redemption, sale or other disposition of the Discount Bonds which are not purchased in the initial offering at the initial offering price may be determined according to rules which differ from those above.

The 2026A Bonds maturing in the years 2029 through 2043, both inclusive, and 2053 (collectively, the "Premium Bonds") were offered and sold to the public at a price in excess of their stated redemption price (the principal amount) at maturity. The difference between the principal amount of the Premium Bonds and the initial offering price to the public (excluding bond houses, brokers or similar persons or organizations acting in the capacity of underwriters or wholesalers) at which price a substantial amount of such Premium Bonds of the same maturity and, if applicable, interest rate, was sold constitutes to an initial purchaser amortizable bond premium, which is not deductible from gross income for federal income tax purposes. The amount of amortizable bond premium for a taxable year is determined actuarially on a constant interest rate basis over the term of each of the Premium Bonds, which ends on the earlier of the maturity or call date for each of the Premium Bonds which minimizes the yield on such Premium Bonds to the purchaser. For purposes of determining gain or loss on the sale or other disposition of a Premium Bond, an initial purchaser who acquires such obligation in the initial offering is required to decrease such purchaser's adjusted basis in such Premium Bond annually by the amount of amortizable bond premium for the taxable year. The amortization of bond premium may be taken into account as a reduction in the amount of tax-exempt income for purposes of determining various other tax consequences of owning such Premium Bonds.

PROSPECTIVE PURCHASERS AND BONDHOLDERS OF ANY SUCH DISCOUNT BONDS OR PREMIUM BONDS SHOULD CONSULT THEIR OWN TAX ADVISORS WITH RESPECT TO THE PRECISE DETERMINATION FOR FEDERAL INCOME TAX PURPOSES OF ORIGINAL ISSUE DISCOUNT AND AMORTIZABLE BOND PREMIUM, AS APPLICABLE, THE TREATMENT UPON THE SALE, REDEMPTION, OR OTHER DISPOSITION OF DISCOUNT BONDS OR PREMIUM BONDS, AS APPLICABLE, AND THE STATE AND LOCAL TAX CONSEQUENCES OF OWNING AND DISPOSING OF DISCOUNT BONDS OR PREMIUM BONDS, AS APPLICABLE.

State Taxes

The 2026A Bonds and the income therefrom are not subject to any taxation by the State or any county, municipality, political subdivision, agency, or instrumentality of the State, except estate taxes imposed by Chapter 198, Florida Statutes, as amended, and net income and franchise taxes imposed by Chapter 220, Florida Statutes, as amended.

Florida laws governing the imposition of estate taxes do not provide for an exclusion of state or local bonds from the calculation of the value of the gross estate for tax purposes. Florida's estate tax is generally calculated on the basis of the otherwise unused portion of the federal credit allowed for state estate taxes. Under Chapter 198, Florida Statutes, all values for state estate tax purposes are as finally determined for federal estate tax purposes. Since state and local bonds are included in the valuation of the gross estate for federal tax purposes, such obligations would be included in such calculation for Florida estate tax purposes. Prospective owners of the 2026A Bonds should consult their own attorneys and advisors for the treatment of the ownership of the 2026A Bonds for estate tax purposes.

The 2026A Bonds and the income therefrom are subject to the tax imposed by Chapter 220 on interest, income, or profits on debt obligations owned by corporations and other specified entities.

MISCELLANEOUS

Investment of Funds

All State funds are invested by either the Chief Financial Officer or the Board of Administration.

Funds held pursuant to the Resolution – The Resolution directs the manner in which amounts held in the various funds may be invested. At closing, the net proceeds the 2026A Bonds will be deposited into the 2026A Project Construction Fund to pay the costs of the 2026A Project as described under the heading "PURPOSE OF THE ISSUE – 2026A Project Construction Fund" above. After collection, the Pledged Revenues are transferred to the Revenue Fund, which is held by the University, and amounts required for debt service are transferred to the Sinking Fund held by the Board of Administration and invested, as described below. Monies remaining in the Revenue Fund may be invested pursuant to the University's investment management policy, which includes, but is not limited to, being invested in the State Treasury's special purpose investment account.

Investment by the Chief Financial Officer – Funds held in the State Treasury are invested by internal and external investment managers. As of December 31, 2025, the ratio was approximately 43% internally managed funds, approximately 55.6% externally managed funds, approximately 0.4% in Certificates of Deposit, and approximately 1% in an externally managed Securities Lending program. The total portfolio market value on December 31, 2025, was approximately $60.6 billion.

Under State law, the Treasury is charged with investing funds of each State agency and the judicial branch. As of December 31, 2025, approximately $54.9 billion of the investments in the Treasury consisted of accounts held by State agencies that are required by law to maintain their investments in the Treasury; additionally, approximately $5.2 billion as of this date consisted of moneys held by certain boards, associations, or entities created by the State Constitution or by State law that are not required to maintain their investments with the Treasury and are permitted to withdraw these funds from the Treasury.

As provided by State law, the Treasury must be able to timely meet all disbursement needs of the State. Accordingly, the Treasury allocates its investments to provide for estimated disbursements plus a cushion for liquidity in instances of greater than expected disbursement demand. To this end, a portion of Treasury's investments are managed for short term liquidity and preservation of principal. The remainder is managed to obtain maximum yield, given the safety parameters of State law and Treasury's Comprehensive Investment Policy. Investments managed for short term liquidity and preservation of principal are managed "internally" by Treasury personnel. The majority of investments managed for a maximum return are managed by "external" investment companies hired by the State.

The Externally Managed Investment Program provides long-term value while limiting risk appropriately and provides a backup source of liquidity. External investment strategy focuses on medium- and long-term fixed income securities, rather than money market instruments, in order to take advantage of higher returns historically achieved by such securities. Portfolio managers are hired to actively manage funds. These funds may be invested in U.S. Treasury government agency obligations, investment grade corporate debt, municipal debt, mortgage-backed securities, asset backed securities, and U.S. dollar denominated investment grade foreign bonds that are registered with the Securities and Exchange Commission. The managers may also use leveraging techniques such as forward purchase commitments, and interest rate futures.

Investment by the Board of Administration – The Board of Administration manages investment of assets on behalf of the members of the Florida Retirement System (the "FRS") Defined Benefit Plan. It also acts as sinking fund trustee for most State bond issues and oversees the management of FRS Investment Plan investment options, Florida Hurricane Catastrophe Fund moneys, a short-term investment pool for local governments, and smaller trust accounts on behalf of third-party beneficiaries.

The Board of Administration adopts specific investment policy guidelines for the management of its funds which reflect the long-term risk, yield, and diversification requirements necessary to meet its fiduciary obligations. As of December 31, 2025, the Board of Administration directed the investment and administration of 30 funds.

As of December 31, 2025, the total market value of the FRS (Defined Benefit) Trust Fund was approximately $222.5 billion. The Board of Administration pursues an investment strategy which allocates assets to different investment types. The long-term objective is to meet liability needs as determined by actuarial assumptions. Asset allocation levels are determined by the liquidity and cash flow requirements of the FRS, absolute and relative valuations of the asset class investments, and opportunities within those asset classes. Funds are invested internally and externally under a Defined Benefit Plan Investment Policy Statement.

The Board of Administration uses a variety of derivative products as part of its overall investment strategy. These products are used to manage risk or to execute strategies more efficiently or more cost effectively than could be done in the cash markets. They are not used to speculate in the expectation of earning extremely high returns. Any of the products used must be within investment policy guidelines designed to control the overall risk of the portfolio.

The Board of Administration invests assets in 29 designated funds other than the FRS (Defined Benefit) Trust Fund, including sinking funds for State bond issues. As of December 31, 2025, the total market value of these funds equaled approximately $71.8 billion. Each fund is independently managed by the Board of Administration in accordance with the applicable documents, legal requirements, and investment plans. Liquidity and preservation of capital are preeminent investment objectives for most of these funds, so investments for these are restricted to high quality money market instruments (e.g., cash, short term treasury securities, certificates of deposit, banker's acceptances, and commercial paper). The term of these investments is generally short but may vary depending upon the requirements of each trust and its investment plan.

Investment of sinking funds for State bond issues is controlled by the resolution authorizing issuance of a particular series of bonds. The Board of Administration's investment policy with respect to such sinking funds is that only U.S. Treasury securities, and repurchase agreements backed thereby, be used.

Information Technology Security

Similar to other large organizations, the State relies on electronic systems and information technologies ("IT") to conduct operations. Protecting the State's IT infrastructure and data is essential to delivering government services. The State and the University maintain a security posture designed to protect data, deter attacks on IT infrastructure, and respond to security incidents to minimize the impact on operations. The State has also historically maintained reserve funds and a liquidity position that provide the ability to respond to potential threats, breaches, and incidents. The State has defended against cyber-attacks in the past, and cyber-attacks are an ongoing risk to the State's IT infrastructure and data.

The Information Technology Management Act, which includes the State Cybersecurity Act and Local Government Cybersecurity Act, provides the legal framework for the State's cybersecurity policies. The Florida Digital Service (the "FLDS"), created within the Department of Management Services, is the lead entity for cybersecurity for the State and is led by the State Chief Information Officer who is charged with implementing the State's comprehensive framework for addressing cybersecurity and establishing standards and processes consistent with best practices for IT security across all State agencies. The FLDS is responsible for assessing cybersecurity risks and determining appropriate security measures for State agencies and local governments; creating and annually updating the statewide cybersecurity strategic plan, including security goals and objectives and performance monitoring; and annually reviewing each State agency's IT security plans. The FLDS is also responsible for maintaining the framework used by State agencies and local governments to conduct risk assessments and reporting of security incidents. State law requires State agencies to designate information security managers to administer their cybersecurity programs, establish cybersecurity response teams, and develop processes for detecting, reporting, and responding to cybersecurity incidents based on the framework established by the FLDS. The FLDS operates the Cybersecurity Operation Center (the "CSOC"), a centralized threat clearinghouse and site for incident response coordination. The CSOC is primarily virtual, operates 24-hour, seven days per week, and is staffed by cybersecurity experts that help to monitor threats and vulnerabilities faced by State agencies and local governments during emergency and regular operations. Within the State's emergency response capabilities through the Division of Emergency Management, the FLDS leads the cybersecurity emergency support function, ESF CYBER, under the State's comprehensive emergency management plan, providing consultation and support to the State Emergency Response Team and the State Emergency Operations Center during cybersecurity incidents as well as during events caused by a cybersecurity incident or events that create the potential for cybersecurity incidents. The FLDS also works with the Florida Cybersecurity Advisory Council (the "Council"), to identify long term strategies to improve the State's cybersecurity and protect Floridians' personal information from cyber threats. The Council, comprised of State officials, including the Lieutenant Governor, the State Chief Information Officer, and the State Chief Information Security Officer, and cybersecurity experts from outside of State government, serves as an additional resource to assist State agencies and local governments by reviewing their cybersecurity policies, assessing ongoing and potential risks, assisting the FLDS in developing cybersecurity best practices; and examining inconsistencies between state and federal law regarding cybersecurity. The Council also makes legislative recommendations that it considers necessary to address cybersecurity to the President of the Senate and the Speaker of the House of Representatives on an annual basis.

The University's cybersecurity program follows a defense in depth approach with a focus on protecting the integrity, confidentiality, and availability of University's infrastructure, data, electronic systems and information technology. The University's cybersecurity strategy includes a comprehensive set of security policies and procedures, which are designed to guide faculty, staff, students, and persons of interest in their cybersecurity responsibilities; a security awareness program, which educates staff on active cybersecurity threats and security best practices; and a risk-based threat and vulnerability management program, which is internally and externally monitored. Furthermore, the University is in the process of deploying endpoint detection and response security tools on managed workstations. The University has deployed network and wireless security controls as part of its IT infrastructure, both of which are critical components of its overall cybersecurity strategy. Additionally, the University has implemented access and authentication protocols, which include multi-factor authentication, and industry standard encryption to protect its data. As a further precaution, the University's cybersecurity program is subjected to routine internal and external audits to evaluate the effectiveness of the program. The University's cybersecurity strategy is supported by administrative and technical controls, which assist in identifying potential threats and preventing attacks that may target the University's data and IT infrastructure.

The Board of Administration acts as the fiscal agent for the bonds that the Division issues on behalf of the State and its agencies. As trustee for the Division's bond programs, the Board of Administration protects its data and IT infrastructure, including data and information related to bond programs, through a multifaceted cybersecurity strategy. The Board of Administration's cybersecurity strategy includes a comprehensive set of security policies and procedures, which are designed to guide staff in their cybersecurity responsibilities; a security awareness program, which educates staff on active cybersecurity threats and security best practices; and a risk-based threat and vulnerability management program, which is internally monitored. Additionally, the Board of Administration has implemented access and authentication protocols, which includes multi-factor authentication, and industry standard encryption to protect data in transit and at rest. As a further precaution, the Board of Administration's cybersecurity program is subjected to routine internal audits to evaluate the effectiveness of the program, as well as annual external audits and penetration testing to identify opportunities to improve its security posture. The Board of Administration's cybersecurity strategy is supported by administrative and technical controls, which assist in identifying potential threats and preventing attacks that may target the Board of Administration's data and IT systems. In the event a cybersecurity issue arises, the Board of Administration has an incident response capability to quickly address such issues, including comprehensive plans and external services to assist with incident response, crisis communication, and breach notification management.

Despite the State's, the University's, and the Board of Administration's robust cybersecurity policies and procedures designed to protect their data and IT infrastructure, no assurance is given that such security measures will prevent cyber-attacks, nor can any assurance be given that any cyber-attacks, if successful, will not have a material impact on State or University operations.

Environmental Risk Mitigation and Resiliency

With more than 2,000 linear miles of coastline and relatively low elevations, weather and natural resources affect the State's economy in a variety of ways. Economic activity attributable to in-migration and tourism represents a significant part of the State's economy, and the State's warm weather and beaches attract seasonal and permanent residents and tourists. In addition, a majority of the State's residents live and work in coastal counties. Because of the State's reliance on its natural resources to generate business and sustain in-migration, its economy and financial condition may be vulnerable to the impacts of environmental events, including hurricanes and inland and coastal flooding, as well as long-term environmental risks associated with climate change.

The State has dedicated leadership and a variety of resources that have enabled it to effectively respond to environmental events. The State has a demonstrated history of protecting and preserving valuable natural resources, mitigating the impacts of environmental risks on public and private property, and providing funding for projects to improve the State's resilience. However, the frequency of environmental events, such as hurricanes, may increase on an annual basis according to models and forecasts. The State's demographic and economic growth have steadily increased the value of property at risk from any single environmental event even as improvements in building codes, innovations in construction, and mitigation and resiliency efforts have reduced disaster mortality. Consequently, the magnitude of the impact from environmental risks on the State's operations, economy, or financial condition is indeterminate and is unpredictable for future environmental events. There can be no assurance that such risks will not have an adverse effect on the operations, economy, or financial condition of the State.

Environmental resiliency efforts are a joint responsibility of local government and state leadership. The State is taking a coordinated approach to maximize the benefit of mitigation efforts and to improve the State's resilience to weather events, such as hurricanes, flooding, and sea level rise. Statewide resiliency efforts are directed and coordinated by the Statewide Office of Resilience within the Executive Office of the Governor, the Department of Environmental Projection ("DEP"), and the Division of Emergency Management ("DEM"). Additionally, the Chief Science Officer, housed within DEP, is charged with coordinating and prioritizing scientific data, research, monitoring, and analysis needs to ensure alignment with current and emerging environmental concerns most pressing to the State.

The State has financial reserves available to cover response-related expenditures, and, in most cases, the State can request reimbursement from federal relief funds to pay for a portion of such expenditures. Further, upon a declaration of a state of emergency, State law provides the Governor broad spending authority to meet financial needs resulting from a disaster, including access to a $500 million Emergency Preparedness and Response Fund. Notwithstanding multiple hurricanes, State finances and the economy have only experienced temporary economic disruption.

The State can respond to the impacts of environmental events through DEM which provides comprehensive, statewide planning for and response to both natural and manmade disasters, including floods and hurricanes. DEM coordinates its efforts with the federal government, State agencies, local governments, and private sector organizations. In addition to coordinating the State's operational response activities during emergencies and disasters, DEM prepares and implements a statewide Comprehensive Emergency Management Plan that describes the basic strategies, assumptions, operational objectives, and mechanisms through which resources are mobilized and disaster assistance is provided. DEM routinely conducts extensive exercises to test State and county emergency response capabilities.

The State has a singular, statewide, standard building code, which establishes requirements for all public and private buildings, structures, and facilities across the State. It is the minimum standard that all counties and municipalities are required to enforce. The code includes flood provisions that meet or exceed the federal flood insurance requirements and imposes more stringent requirements on construction in areas that are more susceptible to adverse impacts from hurricanes. State law limits development and imposes strict construction standards for most activities along the coastline and requires DEP to regulate coastal construction to protect the State's coastline from construction that would be overly susceptible to environmental impacts. State law also requires local governments in coastal areas to have a "Peril of Flood" coastal management element in their comprehensive plans to reduce flood risk and eliminate unsafe development. Public entities are also required to conduct Sea Level Impact Projection ("SLIP") studies before undertaking building projects within the coastal building zones. Each SLIP study assesses the project's risks of flooding, inundation, and wave damage based on appropriate flood mitigation strategies.

The State works to reduce the impact of environmental events through a number of targeted programs. DEP and DEM administer several programs that offer technical assistance and funding related to flooding, sea level rise, and environmental impacts to Florida's coastline. DEM also works with local governments to administer their local flood damage reduction regulations and provides technical assistance to improve their administration of local floodplain management and building code requirements and ensure compliance with development regulations.

Bond Ratings

S&P Global Ratings has assigned its insured rating of AA (stable outlook) to the Insured Bonds, with the understanding that upon the delivery of the 2026A Bonds, BAM will issue the Policy insuring the payment when due of the principal of and interest on the Insured Bonds, as discussed above in "BOND INSURANCE." Moody's Ratings, Fitch Ratings, and S&P Global Ratings, (herein referred to collectively as "Rating Agencies"), have assigned their underlying municipal bond ratings of Aa3 (stable outlook), A+ (stable outlook), and A (stable outlook), respectively, to the 2026A Bonds. Such ratings reflect only the respective views of such Rating Agencies at the time such ratings were issued, and an explanation of the significance of such ratings may be obtained from any of the respective rating agencies.

The University furnished to such Rating Agencies certain information and material in respect to the University and the 2026A Bonds. Generally, Rating Agencies base their ratings on such information and materials and on investigations, studies, and assumptions made by the Rating Agencies. There is no assurance that such ratings will be maintained for any given period of time or that they may not be lowered, suspended or withdrawn entirely by the Rating Agencies, or any of them, if in their or its judgment, circumstances warrant. Any such downward change in, suspension of, or withdrawal of such ratings may have an adverse effect on the market price of the 2026A Bonds.

Litigation

There is no litigation pending, or to the knowledge of the University, the Board of Governors, or the Division threatened, which if successful would have the effect of restraining or enjoining the issuance or delivery of the 2026A Bonds or the fixing or collection of the revenues pledged thereto. Nor is there any litigation pending, or to the knowledge of the University, the Board, or the Division threatened, which questions or affects the validity of the 2026A Bonds, the proceedings and authority under which the 2026A Bonds are to be issued or the corporate existence of the Board of Governors or the title of the present officers to their respective offices. The University, the Board of Governors, and the Division from time to time engage in certain routine litigation, the outcome of which would not be expected to have any material adverse effect on the issuance and delivery of the 2026A Bonds.

Legal Opinion and Closing Certificates

The approving legal opinion of Bryant Miller Olive P.A., Tallahassee, Florida, will be provided on the date of delivery of the 2026A Bonds, as well as a certificate, executed by appropriate State officials, to the effect that to the best of their knowledge the Official Statement, as of its date and as of the date of delivery of the 2026A Bonds, does not contain an untrue statement of a material fact or omit to state a material fact which should be included herein for the purpose for which the Official Statement is intended to be used, or which is necessary to make the statements contained herein, in the light of the circumstances under which they were made, not misleading. A proposed form of the legal opinion of Bond Counsel is attached hereto as Appendix J.

Continuing Disclosure

The Board of Governors and the University will undertake, for the benefit of the beneficial owners and the Registered Owners of the 2026A Bonds to provide, or cause to be provided, certain financial information and operating data and to provide notices of certain material events. Such financial information and operating data will be transmitted to the Municipal Securities Rulemaking Board (the "MSRB") using its Electronic Municipal Market Access System ("EMMA"). Any notice of material events will also be transmitted to the MSRB using EMMA. This undertaking is being made in order to assist the underwriters in complying with Rule 15c2-12 of the Securities and Exchange Commission. The form of the undertaking is set forth in Appendix I, Form of Continuing Disclosure Agreement. Additionally, the Division has policies and procedures in place to assist the Board of Governors and the University in complying with disclosure undertakings. Neither the Board of Governors, the University, nor the Division has failed, in the previous five years, to comply in all material aspects with any prior disclosure undertakings.

From time to time, the Board of Governors or the University may voluntarily submit additional information that is not required by any of the Board of Governors and the University's continuing disclosure undertakings on EMMA or the Division's website. Although the Board of Governors and the University may provide additional information from time to time regarding the matters in such voluntary submissions, they are not required to do so. Further, the information on the Division's website is not incorporated by reference into this Official Statement and the Division is not obligated to provide or update such information at any time in the future. Additionally, the Division may independently provide periodic information about the financial and operating performance of the State and its agencies on its website. In such instances, neither the Board of Governors, the University, nor the Division will have any obligation to update such information or include it in any future submission.

Underwriting

Wells Fargo Bank, National Association (the "Underwriter") has agreed to purchase the 2026A Bonds at an aggregate purchase price of $241,617,253.96 (which represents the par amount of the 2026A Bonds plus a net original issue premium of $7,570,961.75 and minus the Underwriter's discount of $3,243,707.79, which includes a municipal bond insurance premium). The Underwriter may offer and sell the 2026A Bonds to certain dealers (including dealers depositing bonds into investment trusts) and others at prices lower than the offering price stated on the inside front cover.

Execution of Official Statement

The Division and the Board of Governors have authorized the execution and delivery of the Official Statement.

DIVISION OF BOND FINANCE of the STATE BOARD OF ADMINISTRATION	BOARD OF GOVERNORS of the STATE UNIVERSITY SYSTEM
J. BEN WATKINS III Director, Division of Bond Finance	ALAN LEVINE Chair, Board of Governors

APPENDIX A

(The following Original Resolution adopted on June 9, 1998 reflects amendments made by a resolution adopted on September 23, 1998.)

A RESOLUTION AUTHORIZING THE ISSUANCE OF NOT EXCEEDING $29,140,000 STATE OF FLORIDA, BOARD OF REGENTS, FLORIDA INTERNATIONAL UNIVERSITY HOUSING FACILITY REVENUE BONDS, SERIES 1998, TO FINANCE THE CONSTRUCTION OF A STUDENT HOUSING COMPLEX AND SUPPORT SERVICES FACILITY AT THE FLORIDA INTERNATIONAL UNIVERSITY; PROVIDING FOR CERTAIN COVENANTS IN CONNECTION THEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE GOVERNOR AND CABINET OF THE STATE OF FLORIDA, AS THE GOVERNING BOARD OF THE DIVISION OF BOND FINANCE OF THE STATE BOARD OF ADMINISTRATION OF FLORIDA ON BEHALF OF AND IN THE NAME OF THE BOARD OF REGENTS OF THE DIVISION OF UNIVERSITIES OF THE STATE OF FLORIDA DEPARTMENT OF EDUCATION;

ARTICLE I
AUTHORITY AND DEFINITIONS

SECTION 1.01. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Article VII, Section 11(d) of the Florida Constitution; Sections 215.57-215.83, Florida Statutes; Chapters 240 and 243, Florida Statutes, and other applicable provisions of law.

SECTION 1.02. DEFINITIONS. The following terms shall have the following meanings in this Resolution unless the text otherwise requires:

"Accreted Value" shall mean, as of any date of computation with respect to any Capital Appreciation Bond, an amount equal to the principal amount of such Capital Appreciation Bond at its initial offering plus the accrued interest on such Capital Appreciation Bond from the date of delivery to the original purchasers thereof to the Interest Payment Date next preceding the date of computation or to the date of computation if such date is an Interest Payment Date, such interest to accrue at a rate per annum determined pursuant to a subsequent resolution of the Division of Bond Finance (not to exceed the maximum rate permitted by law), compounded periodically, plus, with respect to matters related to the payment upon redemption of the Capital Appreciation Bond, if such date of computation shall not be an Interest Payment Date, the ratable portion of the difference between the Accreted Value as of the immediately preceding Interest Payment Date (or the date of delivery of the Bonds to the original purchasers thereof if the date of computation is prior to the first Interest Payment Date succeeding the date of delivery) and the Accreted Value as of the immediately succeeding Interest Payment Date, calculated based on the assumption that Accreted Value accrues during any period in equal daily amounts on the basis of a year of twelve 30-day months.

"Additional Bonds" shall mean any obligations hereafter issued pursuant to the terms and conditions of this Resolution and payable from the Pledged Revenues on a parity with the 1998 Bonds originally issued hereunder. Such Additional Bonds shall be deemed to have been issued pursuant to this Resolution the same as the Bonds originally authorized and issued pursuant to this Resolution, and all of the applicable covenants and other provisions of this Resolution (except as to details of such Additional Bonds inconsistent herewith), shall be for the equal benefit, protection and security of the Registered Owners of the Bonds originally authorized and issued pursuant to this Resolution, and the Registered Owners of any Additional Bonds evidencing additional obligations subsequently issued within the limitations of and in compliance with this Resolution. All of such Additional Bonds, regardless of the time or times of their issuance, shall rank equally with other Bonds with respect to their lien on and source and security for payment from the Pledged Revenues without preference or priority of any Bonds over any other. Additional Bonds shall also include any outstanding indebtedness previously issued with respect to any facility which is being added to the Housing System and which is secured by the revenue of such facility.

"Administrative Expenses" shall mean, with respect to the Bonds or the administration of any funds under this Resolution, to the extent applicable: (i) fees or charges, or both, of the Board of Administration and the Division of Bond Finance; and (ii) such other fees or charges, or both, as may be approved by the Board of Administration or the

Division of Bond Finance, including but not limited to those relating to tax law compliance, disclosure of information, paying agents, rating agencies and providers of credit enhancement; all as may be determined from time to time as necessary.

"Amortization Installment" shall mean an amount so designated which is established for the Term Bonds of each Series; provided that each such Amortization Installment shall be deemed due upon the date provided pursuant to a subsequent resolution adopted by the Division of Bond Finance and the aggregate of such Amortization Installments for each Series shall equal the aggregate principal of the Term Bonds.

"Annual Debt Service Requirement" shall mean, at any time, the amount of money required to pay the interest, principal and Amortization Installment in each Fiscal Year, provided that any interest, principal, or Amortization Installment payable on July 1 of any Fiscal Year shall be deemed payable in the prior Fiscal Year.

"Board of Administration" shall mean the State Board of Administration, as created pursuant to the provisions of Article XII, Section 9, Florida Constitution and Chapter 215, Florida Statutes.

"Board of Regents" shall mean the Board of Regents of the Division of Universities of the State of Florida Department of Education, as created pursuant to the provisions of Chapter 240, Florida Statutes.

"Bond Insurance Policy" shall mean an insurance policy issued for the benefit of the Registered Owners of any Bond, pursuant to which the issuer of such insurance policy shall be obligated to pay when due the principal of and interest on such Bond to the extent of any deficiency in the amounts in the funds and accounts held under this Resolution, in the manner and in accordance with the terms provided in such Bond Insurance Policy.

"Bond Registrar/Paying Agent" shall mean State Street Bank and Trust Company, N.A., New York, New York, or its successor bond registrar or paying agent, as applicable.

"Bonds" shall mean the 1998 Bonds and any Additional Bonds.

"Bond Year" shall mean, with respect to a particular Series of Bonds issued hereunder, the annual period relevant to the application of Section 148(f) of the Code to the Series of Bonds, except that the first and last Bond Years may be less than 12 months long. The last day of a Bond Year shall be the close of business on the day preceding the anniversary of the date of issuance of the Series unless the Division selects another date on which to end a Bond Year in the manner permitted by the Code.

"Capital Appreciation Bonds" shall mean those Bonds issued under this Resolution as to which interest is compounded periodically on each of the applicable periodic dates designated for compounding and is payable in an amount equal to the then current Accreted Value at the maturity, earlier redemption or other payment date thereof, and which may be either Serial Bonds or Term Bonds, all as determined pursuant to a subsequent resolution of the Division of Bond Finance.

"Code" shall mean the Internal Revenue Code of 1986, as amended, and temporary, proposed or permanent implementing regulations promulgated thereunder.

"Completion Bonds" shall mean those Bonds issued to pay the cost of completing any project being financed by the issuance of Bonds and meeting the requirements of Section 5.04 of this Resolution.

"Current Expenses" shall mean and include all necessary operating expenses, commissions, current maintenance charges, expenses of reasonable upkeep and repairs, and all other expenses of the Board of Regents or the University incident to the normal operation and maintenance of the Housing System but shall exclude depreciation, all general administrative expenses of the Board of Regents or the University, the expenses of operation or maintenance of auxiliary facilities the revenues of which are not pledged as security for the Bonds and the payments into the Housing System Maintenance and Equipment Reserve Fund hereinafter provided for.

"Defeasance Obligations" shall mean, to the extent permitted by law, direct obligations of, or obligations the principal of and interest on which are unconditionally guaranteed by, the United States of America, including obligations issued or held in book entry form on the books of the Department of the Treasury of the United States and including advance refunded tax-exempt bonds fully secured by non-callable direct obligations of the United States of America, non-callable obligations guaranteed by the United States of America, or "stripped" interest payment obligations of debt obligations of the Resolution Funding Corporation.

"Division of Bond Finance" shall mean the Division of Bond Finance of the State Board of Administration of Florida.

"Excess Existing Housing Facilities Revenues" shall mean, as of September 30 in each year, the net operating income of the Existing Housing Facilities after payment of the amounts due by the University to the Dade County Educational Facilities Authority pursuant to the loan agreement dated October 15, 1993 between the University and the Dade County Educational Facilities Authority with respect to the Outstanding Obligations.

"Existing Housing Facilities" shall mean the existing housing facilities on the campuses of the University the revenues of which are pledged to the repayment of the Outstanding Obligations, which include the Bay Vista Housing Complex on the North Campus in North Miami, and the University Park Apartment Complex and Panther Hall, both on the University Park Campus.

"Fiscal Year" shall mean the period beginning with and including July 1 of each year and ending with and including the next June 30.

"Governing Board" shall mean the Governor and Cabinet of the State as the governing board of the Division of Bond Finance of the State Board of Administration of Florida.

"Housing System" shall mean the housing system on the campus of the University which is hereby defined as and shall include the following:

(1) the 1998 Project;

(2) the North Campus Apartment Complex, when completed, to be constructed on the North Miami Campus from other moneys available to the University; and

(3) such additional facilities as at some future date may be added to the Housing System.

"Housing System Maintenance and Equipment Reserve Fund" shall mean the fund required to be created pursuant to Section 4.02(A)(3) hereof.

"Housing System Revenues" shall mean all fees, rentals or other charges and income received by the University from students, faculty members, tenants and others using or being served by or having the right to use, or having the right to be served by, the Housing System, and all parts thereof, without any deductions, and specifically including, without limiting the generality of the foregoing, room rental income, and any special rental fees or charges for services or space provided.

"Interest Payment Date" shall mean, for each Series of Bonds, the dates of each Fiscal Year on which interest on the Outstanding Bonds of such Series is payable, as provided for pursuant to a subsequent resolution of the Division of Bond Finance.

"Maximum Annual Debt Service" shall mean, at any time, the maximum amount (with respect to the particular Series of Bonds Outstanding, or all Bonds Outstanding, as the case may be), required to be deposited into the Sinking Fund during the then current or any succeeding Fiscal Year. In the calculation of Maximum Annual Debt Service, any interest, principal, or Amortization Installment payable on July 1 of any Fiscal Year shall be deemed payable in the prior Fiscal Year. The amount of Term Bonds maturing in any Fiscal Year, excluding the Amortization Installment due in the year of maturity, shall not be included as part of the Amortization Installment in determining the Maximum Annual Debt Service for that Fiscal Year.

"1998 Bonds" shall mean the not exceeding $29,140,000 State of Florida, Board of Regents, Florida International University Housing Facility Revenue Bonds, Series 1998.

"1998 Project" shall mean the student housing complex and support services facilities on the campus of the Florida International University as previously approved by the Board of Regents and by the Florida Legislature in the

Conference Committee Report on HB 4201, and subject to any deletions, modifications, or substitutions deemed necessary and expedient and approved by resolution of the Board of Regents.

"1998 Project Construction Fund" shall mean a trust fund in which shall be deposited the net proceeds of the 1998 Bonds and other available moneys for the construction of the 1998 Project.

"Outstanding" shall mean, as of any date of determination, all Bonds theretofore authenticated and delivered except:

> (i) Bonds theretofore canceled by the Bond Registrar/Paying Agent or delivered to the Bond Registrar/Paying Agent for cancellation;
>
> (ii) Bonds which are deemed paid and defeased and no longer Outstanding as provided herein;
>
> (iii) Bonds in lieu of which other Bonds have been issued pursuant to the provisions hereof relating to Bonds destroyed, stolen or lost, unless evidence satisfactory to the Bond Registrar/Paying Agent has been received that any such Bond is held by a bona fide purchaser; and
>
> (iv) For purposes of any consent or other action to be taken hereunder by the Registered Owners of a specified percentage of principal amount of Bonds, Bonds held by or for the account of the Division of Bond Finance or the Board of Regents.

"Outstanding Obligations" shall mean the $29,345,000 Dade County Educational Facilities Authority Revenue and Revenue Refunding Bonds, Series 1993 (Florida International University Project), dated October 15, 1993 which are payable from the net operating income of the Existing Housing Facilities. Outstanding Obligations shall also include obligations issued to refund Outstanding Obligations which do not result in any greater annual debt service requirements on the Outstanding Obligations and which mature not later than the Outstanding Obligations.

"Pledged Revenues" shall mean (1) the Housing System Revenues after deducting the Current Expenses and the Administrative Expenses, and, (2) the Excess Existing Housing Facilities Revenues, if any.

"Principal Payment Date" shall mean, for each Series of Bonds, the dates during each Fiscal Year on which principal of the Outstanding Bonds of such Series is payable, as provided for pursuant to a subsequent resolution of the Division of Bond Finance.

"Project Costs" shall mean the actual costs of the 1998 Project, including costs of design and construction; materials, labor, equipment and apparatus; sitework and landscaping; interest on the Bonds for a reasonable period after the date of delivery thereof, if necessary; an amount sufficient to establish adequate reserves; architectonic and engineering fees; legal fees; reimbursement for prior authorized expenditures; and fees and expenses of the Division of Bond Finance, the Board of Administration, the University, or the Board of Regents necessary for the renovation and placing in operation of the 1998 Project and the financing thereof.

"Rating Agency" shall mean a nationally recognized bond rating agency.

"Rebate Amount" shall mean the excess of the amount earned on all nonpurpose investments (as defined in Section 148(f)(6) of the Code) over the amount which would have been earned if such nonpurpose investments were invested at a rate equal to the yield on the Bonds, plus any income attributable to such excess.

"Rebate Fund" shall mean the Rebate Fund created and established pursuant to Section 6.04 of this Resolution.

"Record Date" shall mean with respect to each Series of Bonds, the 15th day of the calendar month next preceding the month of an Interest Payment Date.

"Registered Owner" shall mean the owner of any Bond or Bonds as shown on the registration books kept by the Bond Registrar/Paying Agent.

"Reserve Account" shall mean the account within the Sinking Fund created pursuant to Section 4.02(A)(2) of this Resolution.

"Reserve Account Credit Facility" shall mean a Reserve Account Insurance Policy, Reserve Account Letter of Credit or other comparable insurance or financial product, if any, deposited into the Reserve Account in lieu of or in partial substitution for cash or securities otherwise required to be on deposit therein. The provider of such Reserve Account Credit Facility other than a Reserve Account Insurance Policy or a Reserve Account Letter of Credit shall be rated in one of the two highest full rating categories of a Rating Agency.

"Reserve Account Insurance Policy" shall mean the insurance policy, surety bond or other acceptable evidence of insurance, if any, deposited into the Reserve Account, in lieu of or in partial substitution for cash or securities otherwise required to be on deposit therein. The provider of such Reserve Account Insurance Policy shall be assigned one of the two highest policyholder ratings accorded insurers by A.M. Best & Company or any comparable service.

"Reserve Account Letter of Credit" shall mean the irrevocable, transferable letter of credit, if any, deposited into the Reserve Account, in lieu of or in partial substitution for cash or securities otherwise required to be on deposit therein. The provider of such letter of credit shall be a banking association, bank or trust company or branch thereof whose letter of credit results in a rating of municipal obligations secured by such letter of credit being in one of the two highest full rating categories of a Rating Agency.

"Reserve Requirement" shall mean, as of any date of calculation with respect to all Bonds issued hereunder, an amount to be determined pursuant to resolution of the Governing Board, which amount shall not exceed the lesser of (1) the Maximum Annual Debt Service on the Bonds, (2) 125% of the average annual debt service of the Bonds for the then current and succeeding Fiscal Years, (3) 10% of the par amount of the Bonds, or (4) the maximum debt service reserve permitted with respect to tax-exempt obligations and applicable to the Bonds under the Code.

"Resolution" shall mean this resolution adopted by the Governor and Cabinet as the Governing Board of the Division of Bond Finance.

"Revenue Fund" shall mean the Florida International University Housing Facility Revenue Fund created and established pursuant to Section 4.02 of this Resolution.

"Serial Bonds" shall mean the Bonds of a Series which shall be stated to mature in periodic installments.

"Series" or **"Series of Bonds"** shall mean all of the Bonds authenticated and delivered on original issuance pursuant to this Resolution or any supplemental resolution authorizing such Bonds as a separate Series of Bonds, or any Bonds thereafter authenticated and delivered in lieu of or in substitution for such Bonds pursuant to Article II hereof, regardless of variations in maturity, interest rate or other provisions.

"Sinking Fund" shall mean the Florida International University Housing Facility Sinking Fund created and established pursuant to Section 4.02(A)(2) of this Resolution.

"State" shall mean the State of Florida.

"State Bond Act" shall mean Sections 215.57-215.83, Florida Statutes, as amended from time to time.

"Term Bonds" shall mean the Bonds of a Series which shall be subject to mandatory redemption prior to maturity and shall be stated to mature on one date and for which Amortization Installments are required to be made into the Sinking Fund, hereinafter created, as may be determined pursuant to a subsequent resolution of the Division of Bond Finance.

"University" shall mean the Florida International University.

Where the context so requires, words importing singular number shall include the plural number in each case and vice versa, words importing persons shall include firms and corporations, and the masculine includes the feminine and vice versa.

SECTION 1.03. RESOLUTION TO CONSTITUTE CONTRACT. In consideration of the acceptance of the Bonds by those who shall be Registered Owners of the same from time to time, this Resolution shall be deemed to be and shall constitute a contract among the Division of Bond Finance, the Board of Regents, the University and such Registered Owners. The covenants and agreements to be performed by the Board of Regents and the University shall be for the equal benefit, protection, and security of the Registered Owners of any and all of the Bonds, as defined herein, all of which shall be of equal rank and without preference, priority, or distinction as to any of such Bonds over any other thereof, except as expressly provided therein and herein.

ARTICLE II
AUTHORIZATION, TERMS, EXECUTION, REGISTRATION, TRANSFER AND ISSUANCE OF BONDS

SECTION 2.01. AUTHORIZATION OF 1998 BONDS. Subject and pursuant to the provisions of this Resolution, fully registered revenue bonds of the Board of Regents of the Division of Universities of the State of Florida Department of Education to be known as "State of Florida, Board of Regents, Florida International University Housing Facility Revenue Bonds, Series 1998" (or such other designation as may be determined by the Director of the Division of Bond Finance), are hereby authorized to be issued by the Division of Bond Finance on behalf of the Board of Regents in an aggregate principal amount not exceeding Twenty Nine Million One Hundred Forty Thousand Dollars ($29,140,000), for the purpose of financing all or a portion of the cost of the 1998 Project.

SECTION 2.02. DESCRIPTION OF BONDS; PAYMENT OF PRINCIPAL AND INTEREST. Unless otherwise specified by the Division in a subsequent resolution, the Bonds shall be payable, with respect to interest, principal and premium, if any, in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts, and shall be issued in the form of fully registered Bonds without coupons. The Bonds shall be dated; shall bear interest, which may be fixed or variable, at a rate not exceeding the rate permitted by law; shall be numbered consecutively from one upward; shall be in denominations and shall mature on such dates, in such years and in such amounts, all as determined pursuant to subsequent resolution of the Division.

The Bonds may be sold at one time or in Series from time to time as the Division of Bond Finance may determine pursuant to resolution. If issued in Series, each Series shall be dated and have an identifying number or letter. All of such Bonds, when issued, will rank equally as to source and security for payment. The principal amount of the Bonds shall be paid to the Registered Owner on the maturity date of the Bonds, unless redeemed prior thereto as determined pursuant to a subsequent resolution of the Division, upon presentation and surrender of the Bonds at the corporate trust office of the Bond Registrar/Paying Agent.

Interest shall be paid on the Interest Payment Dates to the Registered Owner whose name appears on the books of the Bond Registrar/Paying Agent as of 5:00 p.m. (local time, New York, New York) on the Record Date next preceding such Interest Payment Date; provided, however, that if the Record Date is a Saturday, Sunday or holiday, then to the Registered Owner and at the address shown on the registration books at the close of business on the day next preceding such Record Date which is not a Saturday, Sunday or holiday. However, Capital Appreciation Bonds shall bear interest as described under the defined term Accreted Value, payable only upon redemption, acceleration or maturity thereof. Interest on the Bonds shall be paid by check or draft mailed on each Interest Payment Date (or transferred by a mode at least equally as rapid as mailing) from the Bond Registrar/Paying Agent to the Registered Owner, or in certain cases shall be paid by wire transfer as provided pursuant to subsequent resolution of the Division.

SECTION 2.03. BONDS MAY BE ISSUED AS SERIAL BONDS, TERM BONDS, ETC. The Bonds may be issued as, or as a combination of, Serial Bonds, Term Bonds, Capital Appreciation Bonds or such other type of bonds as shall be determined pursuant to a subsequent resolution of the Division of Bond Finance.

SECTION 2.04. PRIOR REDEMPTION OF THE BONDS. The Bonds of each Series may be made redeemable in such manner and upon such terms and conditions as provided in this Resolution and in the Notice of Bond Sale for such Series, provided that the Director or the Secretary or an Assistant Secretary of the Governing Board is authorized to amend the redemption provisions of the Bonds in such manner as such official may determine to be in the best interest of the State.

Unless waived by any Registered Owner of Bonds to be redeemed, a notice of the redemption prior to maturity of any of the Bonds shall be mailed by first class mail (postage prepaid) at least thirty days prior to the date of redemption to the Registered Owner of the Bonds to be redeemed, of record on the books of the Bond Registrar, as of forty-five days prior to the date of redemption. Such notice of redemption shall specify the CUSIP number and the serial or other distinctive numbers or letters of the Bonds to be redeemed, if less than all, the date fixed for redemption, the redemption price thereof and, in the case of Bonds to be redeemed in part only, the principal amount thereof to be redeemed. Failure to give any such notice by mailing to any Registered Owner of Bonds, or any defect therein, shall not affect the validity of the proceedings for the redemption of any Bond or portion thereof with respect to which no such failure has occurred. Any notice mailed as provided above shall be conclusively presumed to have been given, whether or not the Registered Owner of such Bond receives such notice.

The Bond Registrar/Paying Agent shall not be required to issue, transfer or exchange of any of the Bonds on a Record Date.

Notice having been given in the manner and under the conditions hereinabove provided, the Bonds or portions of Bonds so called for redemption shall, on the redemption date designated in such notice, become and be due and payable at the redemption price provided for redemption of such Bonds or portions of Bonds on such date. On the date so designated for redemption, notice having been given and moneys for payment of the redemption price being held in separate accounts by an escrow agent, the Board of Administration, or the Bond Registrar/Paying Agent, in trust for the Registered Owners of the Bonds or portions thereof to be redeemed, all as provided in this Resolution, interest on the Bonds or portions of Bonds so called for redemption shall cease to accrue, such Bonds and portions of Bonds shall cease to be Outstanding under the provisions of this Resolution and shall not be entitled to any lien, benefit or security under this Resolution, and the Registered Owners of such Bonds or portions of Bonds shall have no rights in respect thereof except to receive payment of the redemption price thereof from the moneys held in trust for the payment thereof and, to the extent provided herein to receive Bonds for any unredeemed portion of the Bonds. Any and all Bonds redeemed prior to maturity shall be duly canceled by the Bond Registrar/Paying Agent and shall not be reissued.

In addition to the foregoing notice, further notice shall be given by the Bond Registrar/Paying Agent as set out below, but no defect in said further notice nor any failure to give all or a portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as prescribed above.

(a) Each further notice of redemption given hereunder shall contain the information required above for an official notice of redemption plus (i) the CUSIP numbers of all Bonds being redeemed; (ii) the date of issue of the Bonds as originally issued; (iii) the rate of interest borne by each Bond being redeemed; (iv) the maturity date of each Bond being redeemed; (v) the publication date of the official notice of redemption; (vi) the name and address of the Bond Registrar/Paying Agent; and (vii) any other descriptive information needed to identify accurately the Bonds being redeemed.

(b) Each further notice of redemption shall be sent at least thirty-five days before the redemption date by certified mail or overnight delivery service or telecopy to all registered securities depositories then in the business of holding substantial amounts of obligations of types comprising the Bonds (such depositories now being The Depository Trust Company, New York, New York, and Philadelphia Depository Trust Company, Philadelphia, Pennsylvania) and to one or more national information services that disseminate notices of redemption of obligations such as the Bonds.

(c) Each further notice of redemption shall be published one time in *The Bond Buyer* of New York, New York or in some other financial newspaper or journal which regularly carries notices of redemption of other obligations similar to the Bonds, such publication to be made at least thirty days prior to the date fixed for redemption.

(d) Upon the payment of the redemption price of Bonds being redeemed, each check or other transfer of funds issued for such purpose shall bear the CUSIP number identifying the Bonds redeemed with the proceeds of such check or other transfer.

In case part but not all of an Outstanding Bond shall be selected for redemption, the Registered Owner thereof shall present and surrender such Bond to the Bond Registrar/Paying Agent for payment of the principal amount thereof so called for redemption, and the Bond Registrar/Paying Agent shall execute and deliver to or upon the order of such Registered Owner, without charge therefor, for the unredeemed balance of the principal amount of the Bond so surrendered, a Bond or Bonds fully registered as to principal and interest.

SECTION 2.05. EXECUTION OF BONDS. The Bonds shall be executed in the name of the Board of Regents by its Chairman, and attested to by its Vice-Chairman, or such other authorized member of the Board of Regents, and the corporate seal of the Board of Regents or a facsimile thereof shall be affixed thereto or reproduced thereon. Any of the signatures required hereinabove may be a facsimile signature imprinted or reproduced on the Bonds. In case any one or more of the officers who shall have signed or sealed any of the Bonds shall cease to be such officer of the Board of Regents before the Bonds so signed and sealed shall have been actually sold and delivered, the Bonds may nevertheless be sold and delivered as herein provided and may be issued as if the person who signed or sealed such Bonds had not ceased to hold such office.

A certificate as to validation, if any, in the form hereinafter provided, shall be executed with the facsimile signature of any present or future Chairman of the Governing Board.

A certificate as to the approval of the issuance of the Bonds pursuant to the provisions of the State Bond Act, in the form provided herein, shall be executed by the facsimile signature of the Comptroller of the State of Florida, as Secretary of the Governing Board of the Division of Bond Finance.

SECTION 2.06. NEGOTIABILITY. The Bonds shall have all the qualities and incidents of a negotiable instrument under the Uniform Commercial Code - Investment Securities Law of the State of Florida. The original Registered Owner and each successive Registered Owner of any of the Bonds shall be conclusively deemed by the acceptance thereof to have agreed that the Bonds shall be and have all the qualities and incidents of a negotiable instrument under the Uniform Commercial Code - Investment Securities Law of the State of Florida.

SECTION 2.07. REGISTRATION AND TRANSFER. The Bonds shall be issued only as fully registered bonds without coupons. The Bond Registrar/Paying Agent shall be responsible for maintaining the books for the registration of and for the transfer of the Bonds in compliance with its agreement with the State.

Upon surrender to the Bond Registrar/Paying Agent for transfer or exchange of any Bond, duly endorsed for transfer or accompanied by an assignment duly executed by the Registered Owner or his attorney duly authorized in writing, the Bond Registrar/Paying Agent shall deliver in the name of the transferee or transferees a fully registered Bond or Bonds of authorized denominations of the same maturity for the aggregate principal amount which the Registered Owner is entitled to receive.

All Bonds presented for transfer, exchange, redemption or payment shall be accompanied (if so required by the Division of Bond Finance or the Bond Registrar/Paying Agent) by a written instrument or instruments of transfer or authorization for exchange, in form and with guaranty of signature satisfactory to the Division of Bond Finance and the Bond Registrar/Paying Agent, duly executed by the Registered Owner or by his duly authorized attorney.

Neither the Division of Bond Finance nor the Bond Registrar/Paying Agent may charge the Registered Owner or his transferee for any expenses incurred in making any exchange or transfer of the Bonds. However, the Division of Bond Finance and the Bond Registrar/Paying Agent may require payment from the Registered Owner of a sum sufficient to cover any tax, fee, or other governmental charge that may be imposed in relation thereto. Such governmental charges and expenses shall be paid before any such new Bond shall be delivered.

New Bonds delivered upon any transfer or exchange shall be valid obligations of the Board of Regents evidencing the same debt as the Bonds surrendered, shall be secured by this Resolution, and shall be entitled to all of the security and benefits hereof to the same extent as the Bonds surrendered.

The Board of Regents and the Bond Registrar/Paying Agent may treat the Registered Owner of any Bond as the absolute owner thereof for all purposes, whether or not such Bond shall be overdue, and shall not be bound by any notice to the contrary.

Notwithstanding the foregoing provisions of this section, the Division of Bond Finance reserves the right, on or prior to the delivery of the Bonds, to amend or modify the foregoing provisions relating to registration of the Bonds in order to comply with all applicable laws, rules, and regulations of the United States and the State of Florida relating thereto.

SECTION 2.08. AUTHENTICATION. No Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit under this Resolution unless and until a certificate of authentication on such Bond substantially in the form herein set forth shall have been duly executed by the manual signature of the Bond Registrar/Paying Agent, and such executed certificate of the Bond Registrar/Paying Agent upon any such Bond shall be conclusive evidence that such Bond has been authenticated and delivered under this Resolution. The Bond Registrar/Paying Agent's certificate of authentication on any Bond shall be deemed to have been executed by it if signed by an authorized officer or signatory of the Bond Registrar/Paying Agent, but it shall not be necessary that the same officer or signatory sign the certificate of authentication on all of the Bonds issued hereinafter.

SECTION 2.09. DISPOSITION OF BONDS PAID OR EXCHANGED. Whenever any Bond shall be delivered to the Bond Registrar/Paying Agent for cancellation, upon payment of the principal amount thereof or for replacement or transfer or exchange, such Bond shall either be canceled and retained by the Bond Registrar/Paying Agent for a period of time specified in writing by the Division of Bond Finance or the Board of Administration, or, at the option of the Division of Bond Finance or the Board of Administration, shall be canceled and destroyed by the Bond Registrar/Paying Agent and counterparts of a certificate of destruction evidencing such destruction shall be furnished to the Division of Bond Finance or the Board of Administration.

SECTION 2.10. BONDS MUTILATED, DESTROYED, STOLEN OR LOST. In case any Bond shall become mutilated, or be destroyed, stolen or lost, the Division of Bond Finance may in its discretion issue and deliver a new Bond of like tenor as the Bond so mutilated, destroyed, stolen, or lost, in exchange and substitution for such mutilated Bond, upon surrender and cancellation of such mutilated Bond or in lieu of and substitution for the Bond destroyed, stolen or lost, and upon the Registered Owner furnishing the Division of Bond Finance proof of ownership thereof and satisfactory indemnity and complying with such other reasonable regulations and conditions as the Division of Bond Finance may prescribe and paying such expense as the Division of Bond Finance may incur. All Bonds so surrendered shall be canceled by the Bond Registrar/Paying Agent. If any such Bond shall have matured or be about to mature, instead of issuing a substitute Bond, the Division of Bond Finance may pay the same, upon being indemnified as aforesaid, and if such Bond be lost, stolen or destroyed, without surrender thereof.

Any such duplicate Bond issued pursuant to this section shall constitute original, additional, contractual obligations on the part of the Board of Regents, whether or not the lost, stolen or destroyed Bond be at any time found by anyone and such duplicate Bond shall be entitled to equal and proportionate benefits and rights as to lien, source and security for payment, pursuant to this Resolution from the Pledged Revenues.

SECTION 2.11. FORM OF BONDS. The text of the Bonds, together with the validation certificate to be endorsed thereon, shall be substantially of the following tenor, with such omissions, insertions and variations as may be necessary and desirable and authorized or permitted by this Resolution or any subsequent resolution adopted prior to the issuance thereof:

(Form of Bond intentionally omitted)

ARTICLE III
AUTHORITY TO CONSTRUCT THE 1998 PROJECT; APPLICATION OF PROCEEDS; INVESTMENT OF 1998 PROJECT CONSTRUCTION FUND

SECTION 3.01. AUTHORITY TO CONSTRUCT THE 1998 PROJECT. The Board of Regents is authorized to cause the completion of the 1998 Project from the proceeds derived from the sale of the 1998 Bonds and other legally available funds, subject to the provisions of this Resolution and the applicable laws of the State.

SECTION 3.02. APPLICATION OF 1998 BOND PROCEEDS. Upon receipt of the proceeds of the sale of the 1998 Bonds, and after reserving an amount sufficient to pay all costs and expenses incurred in connection with the preparation, issuance and sale of the 1998 Bonds, including a reasonable charge for the Division of Bond Finance's services, including arbitrage compliance program set-up, the Division of Bond Finance shall transfer and deposit the remainder of the 1998 Bond proceeds as follows:

(1) An amount which, together with other moneys available therefor and on deposit in the Reserve Account, is equal to the Reserve Requirement shall be transferred to the Board of Administration and deposited into the Reserve Account in the Sinking Fund to be used solely for the purpose of the Reserve Account. Alternatively, the Division of Bond Finance, as provided in Section 4.02(A)(2), may elect at any time to provide in lieu of all or a portion of such funds, a Reserve Account Credit Facility.

(2) Any accrued interest or amounts to be used to pay interest for a specified period of time shall be transferred to the Board of Administration and deposited into the Sinking Fund, created by this Resolution, and used for the payment of interest on the Bonds.

(3) After making the transfers provided for in (1) and (2) above, the balance of the proceeds of the 1998 Bonds shall be transferred to and deposited into the 1998 Project Construction Fund, which is hereby created in the State Treasury, and used for the purposes of said 1998 Project Construction Fund.

Any unexpended balance remaining in the 1998 Project Construction Fund, after a consulting architect shall certify that the 1998 Project has been completed and all costs thereof paid or payment provided for, shall be deposited into the Sinking Fund created by this Resolution.

In addition to the aforementioned proceeds of the 1998 Bonds, the Board of Regents covenants that it will deposit into the 1998 Project Construction Fund additional funds legally available for such purpose which, together with the proceeds of the 1998 Bonds, will be sufficient to finance the total 1998 Project Costs. Any such additional funds, other than the proceeds of the 1998 Bonds or Completion Bonds, shall be derived from sources and in a manner which will not jeopardize the security of the Bonds issued pursuant to this Resolution.

All moneys in said 1998 Project Construction Fund, or in any other construction fund hereafter created for any project hereafter financed in whole or in part from the proceeds of Additional Bonds as provided herein, shall constitute a trust fund for such purposes and there is hereby created a lien upon such funds in favor of the Registered Owners of Bonds issued pursuant to this Resolution, until such funds are applied as provided herein, except to the extent such moneys are required for the payment of any Rebate Amount, and all moneys in such funds shall be continuously secured in the manner now provided by the laws of the State for securing deposits of State funds.

SECTION 3.03. INVESTMENT OF 1998 PROJECT CONSTRUCTION FUND. Any moneys in the 1998 Construction Fund not immediately needed for the purposes provided in this Resolution, may be temporarily invested and reinvested as provided in Section 18.10, Florida Statutes.

ARTICLE IV
APPLICATION AND ADMINISTRATION OF PLEDGED REVENUES

SECTION 4.01. BONDS SECURED BY PLEDGED REVENUES. (A) The payment of principal of and interest on the Bonds shall be secured forthwith equally and ratably by a valid and enforceable senior lien on the Pledged Revenues to be received under this Resolution as provided for in Section 6.01 of this Resolution, and such Pledged Revenues, except as may be required for payment of Rebate Amounts, are hereby irrevocably pledged to the payment of the principal of and interest on the Bonds, as the same become due.

(B) The Bonds shall not be or constitute an indebtedness of the State, or any political subdivision thereof or any instrumentality thereof, but shall be payable solely from the Pledged Revenues, as provided herein. No Registered Owner or Registered Owners of the Bonds shall ever have the right to compel the exercise of the taxing power of the State, or any political subdivision thereof, to pay such Bonds or the interest thereon, or be entitled to payment of such principal and interest from any other funds except such payments consisting of the Pledged Revenues, in the manner provided herein.

SECTION 4.02. APPLICATION OF HOUSING SYSTEM REVENUES. (A) Upon collection, the Pledged Revenues shall be deposited daily by the University into the "Florida Board of Regents Florida International University Clearing Account", in a bank approved by the Board of Regents and the State Treasurer and from there shall be transferred on a daily basis to a separate fund held by the State Treasurer. This separate fund shall be known as the "Florida International University Housing System Revenue Fund" which is hereby created. Said fund constitutes a trust fund for the purposes provided in this Resolution, and shall be kept separate and distinct from all other funds of the University and the Board of Regents and used only for the purposes and in the manner provided in this Resolution. All revenues on deposit at any time in the Revenue Fund shall be applied only in the following manner and order of priority:

(1) first, for payment of Current Expenses of the Housing System as necessary, as determined by the University;

(2) second, a sufficient amount of moneys shall be transferred no later than thirty days before an Interest Payment Date and/or a Principal Payment Date, to the Board of Administration to be used as follows:

(a) for payment of the Administrative Expenses;

(b) for deposit into the Sinking Fund, which is hereby created, an amount sufficient to pay the next installments of principal and interest to become due during the then current Fiscal Year, including Amortization Installments for any Term Bonds;

(c) for the maintenance and establishment, if necessary, together with other moneys available for such purposes, of the Reserve Account, which is hereby created in the Sinking Fund in an amount equal to the Reserve Requirement.

The moneys in the Reserve Account shall be used for the payments provided for in (b) above when the other moneys in the Sinking Fund are insufficient therefor. Any withdrawals from the Reserve Account shall be restored from the first moneys available therefor in the Sinking Fund after the required payments under (b) above have been made or provided for. Any unused portion of the Reserve Account may be used by the Board of Regents to reduce the final installments of the Annual Debt Service Requirement becoming due. If the funds on deposit in the Reserve Account exceed the Reserve Requirement with respect to the Series of Bonds secured thereby, such excess shall be used for the purposes and in the priority established in this Section.

Notwithstanding the foregoing provisions, in lieu of the required deposits into the Reserve Account, the Board of Regents may at any time cause to be deposited into the Reserve Account, one or more Reserve Account Credit Facilities for the benefit of the Registered Owners, in an amount which, together with sums on deposit, equals the Reserve Requirement. In no event shall the use of such Reserve Account Credit Facilities be permitted if such use would cause, at the time of acquisition of such Reserve Account Credit Facility, an impairment in any existing rating on the Bonds or any Series of Bonds. The Reserve Account Credit Facilities shall be payable or available to be drawn upon, as the case may be, on or before any Interest Payment Date or Principal Payment Date on which a deficiency exists which cannot be cured by funds in any other account held for such Bonds pursuant to this Resolution and available for such purpose. If more than one Reserve Account Credit Facility is deposited into the Reserve Account, each Reserve Account Credit Facility shall be drawn upon in a proportion equal to its relative share of the amounts in the Reserve Account. If a disbursement is made under the Reserve Account Credit Facility, the Board of Regents shall be obligated, from the first Pledged Revenues available, to either reinstate such Reserve Account Credit Facility immediately following such disbursement to the amount required to be maintained in the Reserve Account or to deposit into the Reserve Account from the Pledged Revenues, as herein provided, funds in the amount of the disbursement made under such Reserve Account Credit Facility plus any amounts required to reimburse the Reserve Account Credit Facility provider for previous disbursements made pursuant to such Reserve Account Credit Facility, or a combination of such alternatives as shall equal the amount required to be maintained. To the extent that the Board of Regents reinstates a Reserve Account Credit Facility or reimburses a Reserve Account Credit Facility provider, such reinstatement or reimbursement shall be in proportion to the amounts drawn from the various Reserve Account Credit Facilities.

In the event that any moneys shall be withdrawn by the Board of Administration from the Reserve Account for the payment of interest, principal or Amortization Installments, such withdrawals shall be subsequently restored from the first Pledged Revenues available after all required payments have been made as provided in sub-paragraph (b) of this paragraph, including any deficiencies for prior payments, unless restored by a reinstatement under a Reserve Account Credit Facility of the amount withdrawn.

Moneys in the Reserve Account shall be used for payment of principal or interest only when the other moneys in the Sinking Fund available for such purpose are insufficient therefor.

Any moneys in the Reserve Account in excess of the amount required to be maintained therein shall be used for the purposes and in the priority established by this Section; and

(d) for deposit to the Rebate Fund created by Section 6.04(B) of this Resolution, an amount of moneys sufficient to pay the Rebate Amount;

(3) third, when sufficient amounts have been accumulated in the Revenue Fund to satisfy the requirements of paragraphs (1) and (2) above, moneys shall be deposited by the University into the Housing System Maintenance and Equipment Reserve Fund to be established by the University for the Housing System in a separate account in a bank approved by the Board of Regents and the State Treasurer. Amounts required by this Resolution to be deposited into the Housing System Maintenance and Equipment Reserve Fund shall be as approved in the annual budget of the University pursuant to Section 8.12 hereof. Such deposits shall continue to be made in each Fiscal Year in amounts necessary to maintain a balance in such account as required by the Board of Regents.

The moneys in said Housing System Maintenance and Equipment Reserve Fund may be drawn on and used by the Board of Regents or the University for the purpose of paying the cost of unusual or extraordinary maintenance or repairs, renewals and replacements, and the renovating or replacement of the equipment and furnishings not paid as part of the ordinary and normal expense of the operation and maintenance of the Housing System.

In the event the moneys in the Sinking Fund and Reserve Account therein on any Interest Payment Date or Principal Payment Date shall be insufficient to pay the next maturing installment of principal of or interest on the Bonds, then moneys in said Housing System Maintenance and Equipment Reserve Fund may be transferred by the University to the Board of Administration to be deposited into the Sinking Fund to the extent necessary to eliminate such deficiencies and to avoid a default;

(4) fourth, the balance of any money not needed for the payments provided in (1), (2) and (3) above, shall be applied in the sole discretion of the University for:

(a) optional redemption or purchase of Bonds; or

(b) any lawful purpose of the University.

(B) If on any payment date the revenues are insufficient to place the required amounts in any of the funds as above provided, the deficiency shall be made up in subsequent payments in addition to the payments which would otherwise be required to be made into such funds on the subsequent payment dates.

(C) The Revenue Fund and the Sinking Fund shall constitute trust funds for the purposes provided herein for such funds. All of such funds shall be continuously secured in the same manner as deposits of State funds are required to be secured by the laws of the State.

(D) Except insofar as such funds may be needed for any payment required to be made by the terms of this Resolution or the Bonds, moneys in any of the funds authorized or required by this Resolution may be invested and reinvested at any time as provided by Section 18.10 or 215.47, Florida Statutes, where applicable. When so invested or reinvested, the proceeds derived from the investment or reinvestment of such obligations shall be held for and credited to the fund for which said obligations were purchased except as otherwise provided in this Resolution; provided, however, that any such obligations purchased as investments for moneys in the Sinking Fund shall mature not later than the dates upon which such moneys will be needed for the payment of maturing principal and interest to be paid from said Sinking Fund.

ARTICLE V
ADDITIONAL BONDS; REFUNDING BONDS AND ISSUANCE OF OTHER OBLIGATIONS

SECTION 5.01. ISSUANCE OF ADDITIONAL BONDS. The Division of Bond Finance is authorized to issue Additional Bonds, but only upon the following terms, restrictions and conditions:

(A) The proceeds from such Additional Bonds shall be used either (1) to acquire and construct capital additions or improvements to the Housing System, or (2) to refund outstanding bonds.

(B) The Board of Regents shall request the issuance of such Additional Bonds.

(C) The Board of Administration shall approve the fiscal sufficiency of such Additional Bonds.

(D) Certificates shall be executed by the Board of Regents or other appropriate State official setting forth:

(1) the average annual amount of Pledged Revenues from the two Fiscal Years immediately preceding the issuance of the proposed Additional Bonds, adjusted as hereinafter provided, and;

(2) the Maximum Annual Debt Service on the Bonds then Outstanding and the Additional Bonds then proposed to be issued.

(E) The Board of Regents and the University must each be current in all deposits into the various funds and accounts and all payments theretofore required to have been deposited or made under the provisions of this Resolution and the Board of Regents and the University must be currently in compliance with the covenants and provisions of this Resolution and any supplemental resolution hereafter adopted for the issuance of Additional Bonds, or upon the issuance of such Additional Bonds the Board of Regents and the University will be brought into compliance with all such covenants and provisions.

(F) The average annual amount of Pledged Revenues for the two immediately preceding Fiscal Years adjusted as hereinafter provided, as certified by the Board of Regents or other appropriate State official pursuant to (D)(1) above, will be at least equal to one hundred twenty percent of the Maximum Annual Debt Service on (i) the Bonds then Outstanding, and (ii) the Additional Bonds then proposed to be issued;

(G) The Pledged Revenues calculated pursuant to paragraph (D)(1) may be adjusted, at the option of the Board of Regents as follows:

(1) If the Board of Regents or the University, prior to the issuance of the proposed Additional Bonds, shall have increased the rates, fees, rentals or other charges for the services or facilities of the Housing System or the Existing Housing Facilities, the average annual amount of Pledged Revenues for the two immediately preceding Fiscal Years prior to the issuance of said Additional Bonds, as certified by the Board of Regents or other appropriate State official, shall be adjusted to show the Pledged Revenues which would have been derived from the Housing System and the Existing Housing Facilities as if such increased rates, fees, rentals or other charges for the services or facilities of the Housing System and the Existing Housing Facilities had been in effect during all of such two preceding Fiscal Years.

(2) If the Board of Regents or the University shall have acquired or shall have contracted to acquire any privately or publicly owned existing facility for inclusion in the Housing System or the Existing Housing Facilities, or shall include in the Housing System or the Existing Housing Facilities any facility which was not previously included therein, then the average annual amount of Pledged Revenues derived from the Housing System or the Existing Housing Facilities during the two immediately preceding Fiscal Years prior to the issuance of said Additional Bonds as certified by the Board of Regents or other appropriate State official, shall be increased by adding to the Pledged Revenues for said two preceding Fiscal Years the net revenues which would have been derived from the existing facility so acquired or included as if such existing facility had been a part of the Housing System or the Existing Housing Facilities during all of such two Fiscal Years. For the purposes of this paragraph, the revenues derived from said existing facility during such two preceding Fiscal Years shall be adjusted to determine such net revenues by deducting the cost of operation and maintenance of said existing facility from the gross revenues of said facility in the same manner provided in this Resolution for the determination of Pledged Revenues. The revenues from such facilities may also be adjusted for any increase in rates as though they had been in effect during all of such two preceding Fiscal Years.

(3) (As amended on September 23, 1998.) Should the Board of Regents or the University have constructed or be constructing a facility or additions, extensions or improvements to the Housing System or the Existing Housing Facilities, and if the Board of Regents or the University shall have established rates, fees, rentals or other charges to be charged and collected from users of such facilities, and if such revenues were collected for less than the entire two Fiscal Years immediately preceding the certification required pursuant to paragraph (D)(1) above, the average annual amount of Pledged Revenues for the two immediately preceding Fiscal Years prior to the issuance of such Additional Bonds, as certified by the Board of Regents, or other appropriate State official, shall be adjusted to include any additional Pledged Revenues which would have been received from the users of such facilities if the rates, fees, rentals or other charges so established had been in effect during all of such two preceding Fiscal Years.

SECTION 5.02. REFUNDING BONDS. The Bonds originally issued pursuant to this Resolution then Outstanding, together with all Additional Bonds issued and then Outstanding, may be refunded as a whole or in part. If the Annual Debt Service Requirement of the refunding Bonds in each Fiscal Year is equal to or less than the corresponding Annual Debt Service Requirement of the refunded Bonds, then the provisions of subsections 5.01(A), (D) and (F) of this Resolution shall not apply to the issuance of the refunding Bonds.

If the Annual Debt Service Requirement of the refunding Bonds in any Fiscal Year is greater than the Annual Debt Service Requirement of the refunded Bonds, then the provisions of subsections 5.01(B) through (F) of this Resolution shall apply to the issuance of such refunding Bonds.

SECTION 5.03. ISSUANCE OF OTHER OBLIGATIONS OR CREATION OF ENCUMBRANCES. The Division of Bond Finance covenants that it will not issue any other obligations, except Additional Bonds provided for in Section 5.01 hereof, refunding Bonds provided for in Section 5.02 hereof, or Completion Bonds provided for in Section 5.04 hereof, payable from the Pledged Revenues nor voluntarily create or cause to be created any other debt, lien, pledge, assignment, encumbrance or other charge, having priority to or being on a parity with the lien of the Bonds, upon the Pledged Revenues securing the Bonds provided for in this Resolution. Any such other obligations hereafter issued by the Board of Regents, in addition to the Bonds and parity refunding Bonds or Completion Bonds provided for in Section 5.01, 5.02 or 5.04 hereof, shall contain an express statement that such obligations are junior and subordinate to the Bonds, as to lien on and source and security for payment from such Pledged Revenues.

The Board of Regents specifically covenants that it will not hereafter issue any obligations (excluding refunding obligations which do not result in any greater annual debt service requirements on the Outstanding Obligations and which mature not later than the Outstanding Obligations) pursuant to the proceedings which authorized the Outstanding Obligations which will rank on a parity with or senior to the Bonds as to any of the Pledged Revenues.

SECTION 5.04. COMPLETION BONDS. The Division of Bond Finance may issue Completion Bonds. The Board of Regents and the Division of Bond Finance need not comply with Section 5.01 of this Resolution in the issuance of Completion Bonds, provided that the net proceeds of such Completion Bonds available for deposit into the construction fund for such costs shall be equal to or less than 20% of the original estimated cost of the project on the delivery date of the Series of Bonds issued to finance the project for which the Completion Bonds are being issued.

ARTICLE VI
COVENANTS WITH REGISTERED OWNERS

SECTION 6.01. PLEDGE OF PLEDGED REVENUES. The Board of Regents hereby covenants and agrees with the Registered Owners of Bonds that, so long as any of the Bonds, or interest thereon, are Outstanding and unpaid, all of the Pledged Revenues provided for in this Resolution shall be pledged to the payment of the principal of and interest on the Bonds and the payment of such other amounts as are provided for in this Resolution, in the manner provided in this Resolution, and the Registered Owners of the Bonds shall have a valid and enforceable senior lien on such Pledged Revenues in the manner provided herein.

SECTION 6.02. PLEDGED REVENUE COVENANTS. The Board of Regents covenants:

(A) That it will punctually apply the Pledged Revenues as provided for in Section 6.01 of this Resolution in the manner and at the times provided in this Resolution and that it will duly and punctually perform and carry out all the covenants of the Board of Regents made herein and the duties imposed upon the Board of Regents by this Resolution.

(B) That in preparing, approving and adopting any budget controlling or providing for the expenditures of its funds for each budget period it will allocate, allot and approve from its Housing System Revenues and other available funds the amounts sufficient to apply the Pledged Revenues as provided in this Resolution.

(C) That it will from time to time recommend, fix and include in its budgets such revisions in the amounts of rentals, fees and other charges to be levied upon and collected from each person using the facilities of the Housing System which will produce sums sufficient to pay, when due, the requirements as set forth under this Resolution.

(D) That it will continue to collect the fees, rentals and other amounts charged all individuals being served by the facilities of the Housing System.

SECTION 6.03. FEES, RENTALS OR OTHER CHARGES. (A) The Board of Regents covenants that it will fix, establish and collect such fees, rentals or other charges to be derived from the operation of the Housing System, and revise the same from time to time whenever necessary, so that the Housing System Revenues shall be sufficient in each Fiscal Year to pay at least one hundred percent of an amount equal to the Current Expenses and Administrative Expenses, and so that the Pledged Revenues shall be sufficient in each Fiscal Year to pay at least one hundred percent of an amount equal to the Annual Debt Service Requirement for the Bonds and at least one hundred percent of all other payments required by the terms of this Resolution.

(B) Whenever in any year the amounts of Housing System Revenues stated in the annual budget, as provided hereafter, for the ensuing Fiscal Year shall be insufficient to comply with the requirements of the above paragraph for such Fiscal Year, then it shall be the duty of the Board of Regents to fix such fees, rentals or other charges for the ensuing Fiscal Year in an amount sufficient to comply with the provisions of the above paragraph for such ensuing Fiscal Year, and to provide for any deficiencies in prior Fiscal Years.

SECTION 6.04. COMPLIANCE WITH TAX REQUIREMENTS. (A) In addition to any other requirement contained in this Resolution, the Division of Bond Finance, the Board of Regents, and the Board of Administration hereby covenant and agree, for the benefit of the Registered Owners from time to time of the Bonds, that each will comply with the applicable requirements contained in Section 103 and Part IV of Subchapter B of Chapter 1 of the Code as shall be set forth in the non-arbitrage certificate of the Board of Regents dated and delivered on the date of delivery of each series of Bonds. Specifically, without intending to limit in any way the generality of the foregoing, the Division of Bond Finance and Board of Regents covenant and agree:

(1) to pay or cause to be paid to the United States of America from the Housing System Revenues and any other legally available funds, at the times required pursuant to Section 148(f) of the Code, the Rebate Amount;

(2) to maintain and retain or cause to be maintained and retained all records pertaining to and to be responsible for making or causing to be made all determinations and calculations of the Rebate Amount and required payments of the Rebate Amount as shall be necessary to comply with the Code;

(3) to refrain from using proceeds from the Bonds in a manner that might cause any of the Bonds to be classified as private activity bonds under Section 141(a) of the Code; and

(4) to refrain from taking any action that would cause any of the Bonds to become arbitrage bonds under Section 148 of the Code.

The Board of Regents, the Division of Bond Finance and the Board of Administration understand that the foregoing covenants impose continuing obligations that will exist throughout the term of the issue to comply with the requirements of the Code.

(B) The Division of Bond Finance and Board of Regents covenant and agree that they shall maintain and retain or cause to be maintained and retained all records pertaining to and they shall be responsible for making and having made all determinations and calculations of the Rebate Amount for each Series of Bonds issued hereunder for each Bond Year within 60 days after the end of such Bond Year and within 60 days after the final maturity of each such Series of Bonds. On or before the expiration of each such 60 day period, the Board of Regents shall deposit or direct the Board of Administration to deposit into the Rebate Fund which is hereby created and established in the Board of Administration, from investment earnings or moneys deposited into the other funds and accounts created hereunder, or from any other legally available funds of the Board of Regents, an amount equal to the Rebate Amount for such Bond Year. The Board of Administration shall use such moneys deposited in the Rebate Fund only for the payment of the Rebate Amount to the United States as required by subsection (A) of this section, and as directed by the Board of Regents, which payments shall be made in installments, commencing not more than 60 days after the end of the fifth Bond Year and with subsequent payments to be made not later than five years after the preceding payment was due except that the final payment shall be made within 60 days after the final maturity of the last obligation of the Series of Bonds issued hereunder. In complying with the foregoing, the Division of Bond Finance and the Board of Regents may rely upon any instructions or opinions from a nationally recognized bond/tax counsel.

Notwithstanding anything in this Resolution to the contrary, to the extent moneys on deposit in the Rebate Fund are insufficient for the purpose of paying the Rebate Amount and other funds of the Board of Regents are not available to pay the Rebate Amount, then the Board of Administration shall pay the Rebate Amount first from Pledged Revenues and, to the extent the Pledged Revenues be insufficient to pay the Rebate Amount, then from moneys on deposit in any of the funds and accounts created hereunder.

If at any time the Division of Bond Finance or the Board of Regents determines that the amount of money on deposit in the Rebate Fund is in excess of the Rebate Amount, the Division of Bond Finance or the Board of Regents may direct the Board of Administration to transfer the amount of money in excess of the Rebate Amount to the University, for deposit into the Revenue Fund.

If any amount shall remain in the Rebate Fund after payment in full of all Bonds issued hereunder and after payment in full to the United States in accordance with the terms hereof, such amounts shall be paid over to the Board of Regents or the University and may be used for other purposes authorized by law.

The Rebate Fund shall be held separate and apart from all other funds and accounts of the Board of Regents and shall be subject to a lien in favor of the Registered Owners, but only to secure payment of the Rebate Amount, and the moneys in the Rebate Fund shall be available for use only as herein provided.

The Division of Bond Finance, the Board of Administration, and the Board of Regents shall not be required to continue to comply with the requirements of this section in the event that the Division of Bond Finance and the Board of Administration receive an opinion of nationally recognized bond/tax counsel that (1) such compliance is no longer required in order to maintain the exclusion from gross income for federal income tax purposes of interest on the Bonds or (2) compliance with some other requirement will comply with the provisions of the Code in respect of arbitrage rebate, or in the event that any other agency is subsequently designated by proper authority to comply with the requirements of this section.

SECTION 6.05. ANNUAL FINANCIAL STATEMENT. (A) Within nine months after the end of each Fiscal Year, the University will prepare a financial statement for the Housing System for the preceding Fiscal Year, reflecting in reasonable detail the financial condition and record of operation of the Housing System, and other Pledged Revenue sources, including particularly the University's enrollment, the degree of use and rates charged for the use of, and the insurance on, the Housing System and the status of the several accounts and funds established in this Resolution.

(B) Should the University fail to comply with subsection (A) of this section, upon request of at least five percent of the Registered Owners an audit shall be completed by a certified public accountant or firm of certified public accountants. The cost of this audit shall be borne by the University.

SECTION 6.06. CONTINUING DISCLOSURE. (A) In order to comply with Rule 15c2-12 of the Securities and Exchange Commission, the Board of Regents hereby agrees to provide or cause to be provided such information as may be required, from time to time, under such rule.

(B) The Board of Regents, or its duly appointed representative, in conjunction with the appropriate officer of the Division, is authorized and directed to execute and deliver any documents or agreements which are necessary to comply with the requirements of Rule 15c2-12 of the Securities and Exchange Commission.

ARTICLE VII
REMEDIES

SECTION 7.01. ENFORCEABILITY BY REGISTERED OWNERS. (A) This Resolution, including the pledge of the Pledged Revenues, shall be deemed to have been made for the benefit of the Registered Owners from time to time of the Bonds. Such pledge and all the provisions of this Resolution shall be enforceable in any court of competent jurisdiction by any Registered Owner or Registered Owners of such Bonds, against either the Board of Regents or the Board of Administration or any other agency of the State, or instrumentality thereof, having any duties concerning collection, administration and disposition of the Pledged Revenues. The Board of Regents does hereby consent to the bringing of any proceedings in any court of competent jurisdiction by any Registered Owner or Registered Owners of the Bonds for the enforcement of all provisions of this Resolution and does hereby waive, to the extent permitted by law, any privilege or immunity from suit which it may now or hereafter have as an agency of the State. However, no covenant or agreement contained in this Resolution or any Bond issued pursuant hereto shall be deemed to be the covenant or agreement of any officer or employee of the State in such person's individual capacity, and neither the officers nor employees of the State nor any official executing any of the Bonds shall be liable personally on the Bonds or be subject to any personal liability or accountability by reason of the issuance thereof.

(B) Any Registered Owner of the Bonds, or any trustee acting for the Registered Owner of such Bonds, may by civil action in any court of competent jurisdiction, protect and enforce any and all rights, including the right to the appointment of a receiver, existing under the laws of the State, or granted and contained in this Resolution, and may enforce and compel the performance of all duties required by this Resolution, and by any applicable Statutes, to be performed by the Division of Bond Finance, the Board of Regents, the University, or the Board of Administration, or by any officer thereof, including the payment of the Pledged Revenues payable under this Resolution. Other than as specifically provided herein, nothing herein shall be construed to grant to any Registered Owner of the Bonds any lien on the Housing System or any other facility or funds of the University, or the Board of Regents, or the Division of Bond Finance.

ARTICLE VIII
MISCELLANEOUS

SECTION 8.01. DISPOSITION OF HOUSING SYSTEM. (As amended on September 23, 1998.)The University or the Board of Regents may sell, lease or otherwise dispose of the Housing System, Existing Housing Facilities, or any portion thereof, after notice thereof to the Division of Bond Finance and the provider of any Bond Insurance Policy, and only if (i) in the opinion of nationally recognized bond counsel to the Division of Bond Finance, such sale, lease or disposition would not adversely affect the exclusion from gross income for federal income taxation purposes of interest on the Bonds; (ii)Pledged Revenues available thereafter will be sufficient to pay all amounts due with respect the Bonds; and (iii) such sale, lease or disposition shall not impair any underlying rating on the Bonds, or the provider of any Bond Insurance Policy shall have consented to such sale, lease or other disposition. The proceeds of any sale, lease or other disposition of the Housing System, Existing Housing Facilities, or any portion thereof shall (i) forthwith be deposited to satisfy any deficiency in any of the funds and accounts held under this Resolution, and (ii) if no such deficiency shall then exist, be applied toward the redemption of Bonds or any other lawful purpose of the University.

SECTION 8.02. MODIFICATION OR AMENDMENT. Except as otherwise provided in the second and third paragraphs of this section, no material modification or amendment of this Resolution, or of any resolution amendatory thereof or supplemental thereto, may be made without the consent in writing of (i) the Registered Owners of more than fifty percent in principal amount of the Bonds then Outstanding or (ii) in case less than all of the several Series of Bonds then Outstanding are materially adversely affected by the modification or amendment, the Registered Owners of more than fifty percent in principal amount of the Bonds so affected and Outstanding at the time such consent is given; provided, however, that no modification or amendment shall permit a change in the maturity of such Bonds or a reduction in the rate of interest thereon, or affecting the promise to pay the interest on and principal of the Bonds, as the same mature or become due, or reduce the percentage of Registered Owners of Bonds required above for such modification or amendments, without the consent of the Registered Owners of all the Bonds so affected.

For purposes of this section, except where the consent of all Registered Owners of a Series of Bonds is required, to the extent any Series of Bonds is insured by a Bond Insurance Policy and such Series of Bonds is then rated in as high a rating category as the rating category in which such Series of Bonds was rated at the time of initial delivery thereof by a Rating Agency, then the consent of the issuer of the Bond Insurance Policy shall constitute the consent of the Registered Owners of such Series.

The Division of Bond Finance may amend, change, modify and alter this Resolution without the consent of the Registered Owners of Bonds, (i) to cure any defect, omission, conflict, or ambiguity in this Resolution or between the terms and provisions hereof and any other document executed or delivered herewith, (ii) to provide other changes including such changes as may be necessary in order to adjust the terms hereof so as to facilitate the issuance of various types of Bonds including, but not limited to, Capital Appreciation Bonds, and any other Bonds which may be issued hereunder, which will not materially adversely affect the interest of such Registered Owner of Bonds, (iii) to provide for the issuance of Bonds in coupon form if, in the opinion of a nationally recognized bond/tax counsel, such issuance will not affect the exemption from federal income taxation of interest on the Bonds, (iv) to obtain credit enhancements or a higher rating in one of the three highest full rating categories of a Rating Agency, (v) to add to the covenants and agreements of the Division of Bond Finance, the Board of Administration or the Board of Regents in this Resolution, other covenants and agreements to be observed by the Division of Bond Finance, the Board of Administration or the Board of Regents which are not contrary to or inconsistent with this Resolution as theretofore in effect, (vi) to add to the limitations and restrictions in this Resolution, other limitations and restrictions to be observed by the Division of Bond Finance, the Board of Administration or the Board of Regents which are not contrary to or inconsistent with this Resolution as theretofore in effect, (vii) to permit the qualification hereof and thereof under the Trust Indenture Act of 1939, as amended, or any similar federal statute hereafter in effect or to permit the qualifications of the Bonds for sale under the securities laws of any of the states of the United States of America, (viii) to enable the Division of Bond Finance, the Board of Administration and the Board of Regents to comply with their covenants, agreements and obligations under Section 6.04 of this Resolution, (ix) to enable the Division to provide for sub-accounts in the Reserve Account for one or more Series of Bonds, (x) to specify and determine any matters and things relative to the Bonds which are not contrary to or inconsistent with this Resolution and which shall not materially adversely affect the interests of the Registered Owners, and (xi) to amend or modify any provisions of this Resolution so long as such amendment or modification does not materially adversely affect the interests of the Registered Owners.

SECTION 8.03. SEVERABILITY OF INVALID PROVISIONS. If any one or more of the covenants or provisions of this Resolution shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants or provisions shall be null and void and shall be deemed separable from the remaining covenants or provisions of this Resolution or of the Bonds and shall in no way affect the validity or enforceability of any other covenants, agreements or provisions of this Resolution or of the Bonds issued hereunder.

SECTION 8.04. NONPRESENTMENT OF BONDS: FUNDS HELD FOR BONDS AFTER DUE DATE OF BONDS. In the event any Bond shall not be presented for payment when the principal thereof becomes due, either at maturity, or otherwise, if funds sufficient to pay such Bond shall have been made available to the Board of Administration for the benefit of the Registered Owner thereof, all liability of the Board of Regents to the Registered Owner thereof for the payment of such Bond shall forthwith cease, terminate, and be completely discharged, and thereupon it shall be the duty of the Board of Administration to hold such funds, without liability for interest thereon, for the benefit of the Registered Owner of such Bonds, who shall thereafter be restricted exclusively to such funds, for any claim of whatever nature on his part under this Resolution or on, or with respect to, said Bond. Any such funds held by the Board of Administration for the Registered Owners of such Bonds for seven years after the principal or Accreted Value of the respective Bonds for which such funds have been so set aside has become due and payable and remaining (whether at maturity or upon redemption or otherwise) shall be subject to the laws of the State of Florida relating to disposition of unclaimed property, and unless demand for the payment of such Bonds shall have been made, the obligation thereon shall be extinguished.

SECTION 8.05. DEFEASANCE. The covenants, liens and pledges entered into, created or imposed pursuant to this Resolution may be fully discharged and satisfied with respect to any of the Bonds in any one or more of the following ways:

(A) By paying the principal of and interest on such Bonds when the same shall become due and payable; or

(B) By depositing with the Board of Administration, certain moneys which are irrevocably pledged to the payment of such Bonds and which, together with other moneys lawfully available therefor, shall be sufficient at the time of such deposit to pay when due the principal of, redemption premium, if any, and interest due and to become due on such Bonds on or prior to the redemption date or maturity date thereof; or

(C) By depositing with the Board of Administration, moneys which are irrevocably pledged to the payment of such Bonds and which, together with other moneys lawfully available therefor when invested in Defeasance Obligations, will provide moneys (principal and interest thereof at maturity) which shall be sufficient to pay the principal of, redemption premium, if any, and interest due and to become due on such Bonds on or prior to a date fixed for redemption or the maturity date thereof.

Upon such payment or deposit in the amount and manner provided in this section, the Bonds with respect to which payments on deposit have been made shall be deemed to be paid and shall no longer be deemed to be Outstanding for the purposes of this Resolution and all liability of the Board of Regents and Division of Bond Finance with respect to such Bonds shall cease, terminate and be completely discharged and extinguished, and the Registered Owners thereof shall be entitled for payment solely out of the moneys or securities so deposited.

(D) Notwithstanding the foregoing, all references to the discharge and satisfaction of Bonds shall include the discharge and satisfaction of any Series of Bonds, any portion of any Series of Bonds, any maturity or maturities of any Series of Bonds, any portion of a maturity of any Series of Bonds or any combination thereof.

(E) If any portion of the moneys deposited for the payment of the principal of and redemption premium, if any, and interest on any portion of Bonds is not required for such purpose, and so long as no other deficiency exists, the Board of Regents or the Board of Administration may use the amount of such excess free and clear of any trust, lien, security interest, pledge or assignment securing said Bonds or otherwise existing under this Resolution.

(F) Nothing herein shall be deemed to require the Board of Regents or Division of Bond Finance to call any of the Bonds for redemption prior to maturity pursuant to any applicable optional redemption provisions, or to impair the discretion of the Board of Regents or Division of Bond Finance in determining whether to exercise any such option for early redemption.

SECTION 8.06. SURVIVAL OF CERTAIN PROVISIONS. Notwithstanding the foregoing, any provisions of this Resolution which relate to the maturity of Bonds, interest payments and dates thereof, optional and mandatory redemption provisions, credit against mandatory redemption requirements, exchange, transfer and registration of Bonds, replacement of mutilated, destroyed, lost or stolen Bonds, the safekeeping and cancellation of Bonds, non-presentment of Bonds, the holding of moneys in trust, the calculation of the Rebate Amount and the paying of the Rebate Amount to the United States, shall remain in effect and be binding upon the University, the Division, the Board of Regents, the Bond Registrar/Paying Agent and the Registered Owners notwithstanding the release and discharge of the lien and pledge of this Resolution or any subsequent resolution. The provisions of this Article shall survive the release, discharge and satisfaction of this Resolution or any subsequent resolution.

SECTION 8.07. INSURANCE. The Board of Regents will carry such insurance on the Housing System and the Existing Housing Facilities as is required by the State or is ordinarily and customarily carried on similar systems as the Housing System and the Existing Housing Facilities with a reputable insurance carrier or carriers, including public liability insurance and such other insurance against loss or damage by fire, explosion, hurricane, cyclone or other hazards and risks, or the Board of Regents may establish certain minimum levels of insurance for which the Board of Regents may self-insure.

SECTION 8.08. BOND ANTICIPATION NOTES. Notwithstanding any other provision of this Resolution, if the Division of Bond Finance shall deem it advisable, short-term obligations (hereinafter "Notes") are hereby authorized to be issued by the Division of Bond Finance on behalf of the Board of Regents in anticipation of the sale and delivery of the Bonds. The Notes shall be payable from the proceeds received from the sale of the Bonds and, in the interim, from the Pledged Revenues. The Notes may be issued in such denomination or denominations, in the aggregate principal amount not to exceed the authorized principal amount of Bonds for the Series for which such Notes are issued, in the form, may bear interest at the lawful rate or rates payable on such dates (not to exceed five years from the date of issue) and may be subject to such conditions and terms as the Division of Bond Finance shall deem necessary or desirable in connection with such Notes, all as shall be provided by resolution of the Division of Bond Finance adopted at or before sale of the Notes, in accordance with Section 215.68(7), Florida Statutes.

SECTION 8.09. CAPITAL APPRECIATION BONDS. For the purposes of (i) receiving payment of the redemption price if a Capital Appreciation Bond is redeemed prior to maturity, (ii) computing the amount of the Maximum Annual Debt Service, and (iii) determining the principal amount of Bonds held by the Registered Owner of a Capital Appreciation Bond for giving any notice, consent, request or demand pursuant to this Resolution for any purpose whatsoever, the principal amount of a Capital Appreciation Bond shall be deemed to be its Accreted Value.

SECTION 8.10. TRUST FUNDS. (A) The funds and accounts established by this Resolution and all moneys on deposit therein shall constitute trust funds for their respective purposes as provided herein. The Sinking Fund shall be held and administered by the Board of Administration, and such funds shall be fully and continuously secured in the manner provided by the laws of the State for the securing of deposits of State funds. The Registered Owners shall have a lien on moneys in the Sinking Fund, except the moneys in the Rebate Fund, until such moneys are used or applied as provided herein.

(B) The designation and establishment of the various funds and accounts in and by this Resolution shall not be construed to require the establishment of any completely independent, self-balancing funds as such term is commonly defined and used in governmental accounting, but rather is intended solely to constitute an earmarking of certain revenues for certain purposes and to establish certain priorities for application of such revenues as herein provided.

SECTION 8.11. FISCAL AGENT. Upon sale and delivery of the Bonds by the Division of Bond Finance on behalf of the Board of Regents, the Board of Administration shall act as the fiscal agent for the Board of Regents with respect to the Bonds.

SECTION 8.12. ANNUAL BUDGETS. The Board of Regents shall annually, at least ninety days preceding the beginning of each Fiscal Year, or at any other time as requested by the Board of Administration, prepare a detailed budget providing reasonable estimates of the Current Expenses during the succeeding Fiscal Year and setting forth the amount to be deposited in the Housing System Maintenance and Equipment Reserve Fund for such Fiscal Year. The budget shall be adopted by the Board of Regents and shall not be changed during the Fiscal Year except by the same procedure by which it was adopted. Copies of the annual budget and any changes therein shall be filed with the Board of Administration and, upon request, mailed to any Registered Owner. The Board of Regents shall request sufficient funds in the annual budget adopted as required in this section to provide for the payment of all Current Expenses, and amounts required to be deposited in the Housing System Maintenance and Equipment Reserve Fund as set forth herein.

SECTION 8.13. SUBSTITUTE FOR MAILING. If, because of the temporary or permanent suspension of postal service, any person shall be unable to mail any notice required to be given by the provisions of this Resolution, such person shall give notice in such other manner as in its judgement shall most effectively approximate such mailing; and the giving of such notice in such manner shall for all purposes of this Resolution be deemed to be in compliance with the requirement for the mailing thereof.

SECTION 8.14. INSTRUMENTS OF REGISTERED OWNERS. Any writing, including without limitation, any consent, request, direction, approval, objection or other instrument or document, required under this Resolution to be executed by any Registered Owner may be in any number of concurrent writings of similar tenor and may be executed by that Registered Owner in person or by an attorney-in-fact appointed in writing. Proof of (i) the execution of any writing, including without limitation, any consent, request, direction, approval, objection or other instrument or document, (ii) the execution of any writing appointing any attorney-in-fact, and (iii) the ownership of Bonds, shall be sufficient for any of the purposes of this Resolution, if made in the following manner, and if so made, shall be conclusive in favor of the University, the Division, the Board of Regents, and the Board of Administration, with regard to any action taken thereunder, namely:

(a) the fact and date of the execution by any person of any writing may be proved by the certificate of any officer in any jurisdiction, who has the power by law to take acknowledgments within that jurisdiction, that the person signing the writing acknowledged that execution before that officer, or by affidavit of any witness to that execution; and

(b) the fact of ownership of Bonds of any Series shall be proved by the Bond Registrar/Paying Agent for such Series.

SECTION 8.15. VALIDATION AUTHORIZED. The attorneys for the Division of Bond Finance are hereby authorized to institute proceedings to validate the Bonds, pursuant to Chapter 75, Florida Statutes.

SECTION 8.16. REPEAL OF INCONSISTENT RESOLUTIONS. All resolutions and parts of resolutions heretofore adopted pertaining to the subject matter of this Resolution, to the extent that they are inconsistent with this Resolution, are hereby repealed, revoked, and rescinded, but only to the extent of any such inconsistencies.

SECTION 8.17. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

ADOPTED June 9, 1998, as amended on September 23, 1998.

APPENDIX B

A RESOLUTION (THE SECOND SUPPLEMENTAL RESOLUTION) AUTHORIZING THE ISSUANCE OF STATE OF FLORIDA, FLORIDA EDUCATION SYSTEM, FLORIDA INTERNATIONAL UNIVERSITY HOUSING FACILITY REVENUE BONDS, SERIES 2004A; CANCELING THE AUTHORITY FOR UNISSUED PREVIOUSLY AUTHORIZED BONDS; AMENDING THE ORIGINAL RESOLUTION, AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE GOVERNOR AND CABINET OF THE STATE OF FLORIDA, AS THE GOVERNING BOARD OF THE DIVISION OF BOND FINANCE OF THE STATE BOARD OF ADMINISTRATION OF FLORIDA:

ARTICLE I
DEFINITIONS AND AUTHORITY

SECTION 1.01. DEFINITIONS. All of the definitions contained in Article I of the Original Resolution (as defined herein), in addition to the definitions contained herein and except to the extent inconsistent with or amended by definitions contained herein, shall apply fully to the Outstanding Bonds and the 2004A Bonds (as defined herin).

"**1998 Bonds**" means the $26,525,000 State of Florida, Board of Regents, Florida International University Housing Facility Revenue Bonds, Series 1998.

"2000 Bonds" means the $14,605,000 State of Florida, Board of Regents, Florida International University Housing Facility Revenue Bonds, Series 2000.

"2004A Bonds" means the not exceeding $36,500,000 State of Florida, Florida Education System, Florida International University Housing Facility Revenue Bonds, Series 2004A authorized by this Second Supplemental Resolution.

"2004A Project" means the construction of a student housing facility on the Miami (University Park) campus of Florida International University, as approved by the Board and the Legislature.

"2004A Project Construction Fund" means a trust fund held in the State Treasury, in which shall be deposited the net proceeds of the 2004A Bonds and other available moneys for the construction of the 2004A Project.

"2004A Project Costs" means the actual costs of the 2004A Project, including costs of design and construction; materials, labor, furnishings, equipment and apparatus; sitework and landscaping; roadway and parking facilities; the acquisition of all lands or interests therein, and all other property, real or personal, appurtenant to or useful in the 2004A Project; interest on the 2004A Bonds for a reasonable period after the date of delivery thereof, if necessary; an amount sufficient to establish adequate reserves; architectonic and engineering fees; legal fees; reimbursement for prior authorized expenditures; and fees and expenses of the Division of Bond Finance, the Board of Administration, the University, or the Board necessary to the construction and placing in operation of the 2004A Project and the financing thereof.

"Assistant Secretary" means an Assistant Secretary of the Division of Bond Finance.

"Board" means the State Board of Education and the Board of Governors, or, if and when so designated by law, that agency of the State authorized to issue bonds on behalf of the University.

"Board of Governors" means the Board of Governors of the State of Florida, a body corporate, established pursuant to Article IX, Section 7, Florida Constitution, and includes any other entity succeeding to the powers thereof.

"Bond Registrar/Paying Agent" means U.S. Bank Trust National Association, New York, New York, or its successor.

"Bond Year" means, with respect to a particular Series of Bonds issued hereunder, the annual period relevant to the application of Section 148(f) of the Code to the Series of Bonds, except that the first and last Bond Years may be less than 12 months long. The last day of a Bond Year shall be the close of business on the day preceding the anniversary of the date of issuance of the Series unless the Division of Bond Finance selects another date on which to end a Bond Year in the manner permitted by the Code.

"Code" means the Internal Revenue Code of 1986, as amended, and temporary, proposed or permanent implementing regulations promulgated thereunder.

"Completion Bonds" means those Bonds issued pursuant to Section 5.04 of the Original Resolution to pay the cost of completing the 2004A Project.

"Director" means the Director of the Division of Bond Finance and shall include any Assistant Secretary to whom the Director delegates authority.

"Housing System" means the facilities enumerated in the Original Resolution, the 2000 Project, the 2004A Project and such additional facilities as at some future date may be added to the Housing System.

"Original Resolution" means the resolution adopted on June 9,1998 by the Governor and Cabinet as the Governing Board of the Division of Bond Finance authorizing the issuance of the Bonds, as amended on September 23, 1998 and by this Second Supplemental Resolution, and as may be further amended from time to time.

"**Outstanding Bonds**" means the Outstanding 1998 Bonds and the Outstanding 2000 Bonds.

"Rebate Amount" means the excess of the amount earned on all nonpurpose investments (as defined in Section 148(f)(6) of the Code) over the amount which would have been earned if such nonpurpose investments were invested at a rate equal to the yield on the Bonds, plus any income attributable to such excess.

"Second Supplemental Resolution" means this resolution authorizing the issuance of the 2004A Bonds.

"State Board of Education" means the Florida State Board of Education, a body corporate, established pursuant to Article IX, Section 2, Florida Constitution, and includes any other entity succeeding to the powers thereof.

Where the context so requires, words importing singular number shall include the plural number in each case and vice versa, words importing persons shall include firms and corporations, and the masculine includes the feminine and vice versa.

SECTION 1.02. AUTHORITY FOR THIS RESOLUTION. This Second Supplemental Resolution is adopted pursuant to the provisions of Article VII, Section 11(d) of the Florida Constitution; Sections 1010.60-1010.619, Florida Statutes, the State Bond Act, and other applicable provisions of law, and pursuant to the Original Resolution, and is supplemental to said Original Resolution.

SECTION 1.03. RESOLUTION TO CONSTITUTE CONTRACT. In consideration of the acceptance of the 2004A Bonds by those who shall hold the same from time to time, this Second Supplemental Resolution and the Original Resolution shall be deemed to be and shall constitute a contract among the Division of Bond Finance, the Board, the University and such Registered Owners. The covenants and agreements to be performed by the Board and the University shall be for the equal benefit, protection, and security of the Registered Owners of any and all of the Outstanding Bonds and the 2004A Bonds, as defined herein, all of which shall be of equal rank and without preference, priority, or distinction as to any of such Bonds over any other thereof, except as expressly provided therein and herein.

ARTICLE II
AUTHORIZATION, TERMS, EXECUTION, REGISTRATION, TRANSFER, ISSUANCE AND FORM OF BONDS

SECTION 2.01. AUTHORIZATION OF 2004A BONDS. Subject and pursuant to the provisions of this Second Supplemental Resolution and the Original Resolution, fully registered revenue bonds of the Board to be known as "State of Florida, Florida Education System, Florida International University Housing Facility Revenue Bonds, Series 2004A" (or such other designation as may be determined by the Director) are hereby authorized to be issued by the Division of Bond Finance in an aggregate principal amount not exceeding $36,500,000, for the purpose of financing the construction, furnishing and equipping of the 2004A Project as described herein.

SECTION 2.02. APPLICABILITY OF ARTICLE II OF THE ORIGINAL RESOLUTION. Except as otherwise provided in this Second Supplemental Resolution, the terms, description, execution, negotiability, registration, transfer and issuance of the 2004A Bonds shall be governed by the provisions of Article II of the Original Resolution, adjusted to the extent necessary to apply to the 2004A Bonds. The form of the 2004A Bonds shall be governed by Section 2.03 of this Second Supplemental Resolution.

The Series 2004A Bonds shall be executed on behalf of the Board by the Chair of the State Board of Education and the Chair of the Board of Governors, or, in either case, by such other authorized persons. The Commissioner of Education, or such other authorized person, shall attest to the above signatures. The corporate seal, or facsimile thereof, of the Division of Bond Finance, the State Board of Education, or the Board of Governors may be affixed to or reproduced on the face of the 2004A Bonds. The Bond Registrar/Paying Agent's certificate of authentication shall appear on the 2004A Bonds, signed by an authorized signatory of said Bond Registrar/Paying Agent. Any of the above signatures may be a facsimile signature imprinted or reproduced on the 2004A Bonds, provided that at least one signature, which may be that of the Bond Registrar/Paying Agent, required to be placed on the Series 2004A Bonds shall be manually subscribed.

A certificate as to the approval of the issuance of the 2004A Bonds pursuant to the provisions of the State Bond Act, in the form provided herein, shall be executed by the facsimile signature of the Secretary of the division of bond Finance.

SECTION 2.03. FORM OF 2004A BONDS. The text of the 2004A Bonds, together with the certificate of authentication to be endorsed thereon, shall be substantially of the following tenor, with such omissions, insertions and variations as may be necessary and desirable and authorized or permitted by this Second Supplemental Resolution or any subsequent resolution adopted prior to the issuance thereof, or as may be necessary to comply with applicable laws, rules, and regulations of the United States Government and the State of Florida in effect upon the issuance thereof:

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REGISTERED
NUMBER
R - __________________
UNITED STATES OF AMERICA
STATE OF FLORIDA
FLORIDA EDUCATION SYSTEM
FLORIDA INTERNATIONAL UNIVERSITY
HOUSING FACILITY REVENUE BOND, SERIES 2004A

MATURITY DATE	________________
INTEREST RATE	________________**%**
DATED DATE	________________
REGISTERED OWNER	________________
	________________
PRINCIPAL AMOUNT	________________ **DOLLARS**

THE DIVISION OF BOND FINANCE OF THE STATE BOARD OF ADMINISTRATION OF FLORIDA (the "Division of Bond Finance"), on behalf of the State Board of Education and the Board of Governors, both public bodies corporate, (hereinafter collectively referred to as the "Board"), for value received, hereby promises to pay to the Registered Owner or registered assigns from the special funds hereinafter described, on the maturity date, unless redeemed prior thereto as hereinafter provided, upon the presentation and surrender hereof at the principal office of U.S. Bank Trust National Association, New York, New York, as Bond Registrar/Paying Agent, the principal amount shown above and to pay to the Registered Owner hereof, solely from such special funds, by check or draft mailed to such Registered Owner at his address as it appears at 5:00 p.m. (local time, New York, New York) on the Record Date, on the registration books kept by the Bond Registrar/Paying Agent under the Resolution hereinafter referred to, interest on such principal sum from the date hereof or from the most recent interest payment date to which interest has been paid, whichever is applicable, at the rate per annum specified above until the payment of said principal sum, such interest being payable on the first day of ________ and the first day of __________ in each year. The Record Date for the __________ payment is ___________, and the Record Date for the ___________ payment is ____________. Both the principal of and interest on this Bond are payable in lawful money of the United States of America.

REFERENCE IS HEREBY MADE TO THE FURTHER PROVISIONS OF THIS BOND SET FORTH ON THE REVERSE HEREOF AND SUCH FURTHER PROVISIONS SHALL FOR ALL PURPOSES HAVE THE SAME EFFECT AS IF SET FORTH AT THIS PLACE.

This Bond may be transferred only upon the books of the Board kept by the Bond Registrar/Paying Agent, under the Resolution, upon surrender at the principal office of the Bond Registrar/Paying Agent with an assignment duly executed by the Registered Owner or his duly authorized attorney, but only in the manner, subject to the limitations and upon payment of the charges provided in the Resolution, and upon surrender and cancellation of this Bond. Upon such transfer, there shall be executed in the name of the transferee, and the Bond Registrar/Paying Agent shall deliver a new registered Bond or Bonds in the same aggregate principal amount and series, maturity and interest rate of the authorized denominations as the surrendered Bond or Bonds.

It is hereby certified and recited that all acts, conditions, and things required to exist, to happen, and to be performed precedent to and in the issuance of this Bond, exist, have happened, and have been performed in regular and due form and time as required by the Constitution and laws of the State of Florida applicable thereto, and that the issuance of this Bond and of the issue of Bonds of which this Bond is one, does not violate any Constitutional or Statutory limitation of indebtedness.

IN WITNESS WHEREOF, the Board has caused this Bond to be issued on its behalf by the Division of Bond Finance and has caused the same to be signed by the Chairs of the State Board of Education and the Board of Governors or to be executed with their facsimile signatures, and the corporate seal of the Division of Bond Finance to be affixed hereto or imprinted hereon, attested by the Commissioner of Education with his manual or facsimile signature, all as of the ________ day of _____________________, 2004.

This Bond is one of an authorized issue of Bonds (the "Bonds") in the aggregate principal amount of _________________ Dollars ($_______________) issued to finance the cost of the 2004A Project, as defined in the Resolution, to purchase a municipal bond insurance policy and a reserve account surety bond, to provide for capitalized interest, and to pay certain costs associated with the issuance of the Bonds, under the authority of and in full compliance with the Constitution and statutes of the State of Florida, including particularly Sections 215.57-215.83, Florida Statutes and Sections 1010.60-1010.619, Florida Statutes, and other applicable provisions of law, and a resolution duly adopted by the Governor and Cabinet of the State of Florida as the Governing Board of the Division of Bond Finance, on June 9, 1998, as amended on September 23, 1998 and August 10, 2004 (collectively, the "Resolution") and is subject to all of the terms and conditions of said Resolution.

(Insert Redemption Provisions)

This Bond is secured by a lien upon and is payable on a parity with the outstanding State of Florida, Board of Regents, Florida International University Housing Facility Revenue Bonds, Series 1998, and the outstanding State of Florida, Board of Regents, Florida International University Housing Facility Revenue Bonds, Series 2000, solely from Pledged Revenues.

The Pledged Revenues consist of the revenues of the Housing System after providing for payment of the Administrative Expenses, the Current Expenses, and the Excess Existing Housing Facilities Revenues, if any.

THIS BOND DOES NOT CONSTITUTE AN OBLIGATION, EITHER GENERAL OR SPECIAL, OF THE STATE OF FLORIDA OR OF ANY LOCAL GOVERNMENT THEREOF, AND NEITHER THE STATE OF FLORIDA NOR ANY LOCAL GOVERNMENT THEREOF SHALL BE LIABLE THEREON, NOR SHALL THE FAITH, REVENUES AND CREDIT OF THE STATE OF FLORIDA OR OF ANY LOCAL GOVERNMENT THEREOF BE PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF, PREMIUM, IF ANY, OR INTEREST ON THE BONDS. THE BONDS ARE PAYABLE, AS TO PRINCIPAL, PREMIUM, IF ANY, AND INTEREST, SOLELY FROM THE PLEDGED REVENUES AS MORE SPECIFICALLY DEFINED IN THE RESOLUTION.

This Bond is a "revenue bond" within the meaning of Article VII, Section 11(d), of the Constitution of Florida, and shall be payable solely from the special funds described herein and more specifically in the Resolution, which special funds are derived directly from sources other than State tax revenues.

This Bond has all the qualities and incidents of a negotiable investment security under the Uniform Commercial Code - Investment Securities Law of the State of Florida, pursuant to the Statutes under which this Bond is issued, and the original Registered Owner and each successive Registered Owner of this Bond, shall be conclusively deemed, by his acceptance hereof, to have agreed that this Bond shall have all the qualities and incidents of negotiable instruments.

STATE BOARD OF EDUCATION

____

Chair

BOARD OF GOVERNORS

____

Chair

(S E A L)

ATTEST:

____

COMMISSIONER OF EDUCATION

BOND REGISTRAR/PAYING AGENT'S CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds of the issue described in the within-mentioned Resolution.

U. S. BANK TRUST NATIONAL ASSOCIATION, NEW YORK, NEW YORK, AS BOND REGISTRAR/PAYING AGENT

By _________________________________

Authorized Signature

____

Date of Authentication

APPROVAL CERTIFICATE OF THE DIVISION OF BOND FINANCE

The issuance of these Bonds has been approved under the provisions of the State Bond Act, comprising Sections 215.57 through 215.83, Florida Statutes, by the governing board of the Division of Bond Finance.

DIVISION OF BOND FINANCE OF THE STATE BOARD OF ADMINISTRATION

By ____

J. Ben Watkins III
Assistant Secretary of the Governing Board of the Division of Bond Finance of the State Board of Administration

CERTIFICATE OF THE STATE BOARD OF ADMINISTRATION

The issuance of this Bond has been approved by the State Board of Administration of Florida, as required by law. This Certificate is made in compliance with Section 215.73, Florida Statutes.

STATE BOARD OF ADMINISTRATION OF FLORIDA

By ____

JEB BUSH, Governor of the State of Florida, as Chairman of the State Board of Administration of Florida

CERTIFICATE OF VALIDATION

This Bond is one of a series of Bonds which was validated and confirmed by Judgment of the Circuit Court of the Second Judicial Circuit, in and for Leon County, Florida, rendered on ___________, 2004.

By ____

JEB BUSH, Governor of the State of Florida, as Chairman of the Governing Board of the Division of Bond Finance of the State Board of Administration of Florida

ASSIGNMENT

For value received the undersigned
sells, assigns and transfers unto

____

(PLEASE PRINT OR TYPEWRITE NAME AND ADDRESS INCLUDING ZIP CODE OF ASSIGNEE)

____

the within State of Florida, Florida Education System, Florida International University Housing Facility Revenue Bond, Series 2004A, and hereby irrevocable constitutes and appoints______________________________, attorney to transfer the said Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated ______________________

Witness:

____

(Remainder of page intentionally left blank)

ARTICLE III
APPLICATION OF PROCEEDS

SECTION 3.01. CONSTRUCTION OF THE 2004A PROJECT. The Board is authorized to construct the 2004A Project from the proceeds of the sale of the 2004A Bonds and other legally available funds, subject to the provisions of this Second Supplemental Resolution and the applicable laws of Florida.

SECTION 3.02. APPLICATION OF SERIES 2004A BOND PROCEEDS. (A) Upon receipt of the proceeds of the sale of the 2004A Bonds, and after reserving an amount sufficient to pay all costs and expenses incurred in connection with the preparation, issuance and sale of the 2004A Bonds, including a reasonable charge for the services of the Division of Bond Finance for its fiscal services and for arbitrage rebate compliance program set-up, the Division of Bond Finance shall transfer and deposit the remainder of the Series 2004A Bond proceeds as follows:

(1) An amount which together with other moneys available therefor and on deposit in the Reserve Account is equal to the Reserve Requirement, shall be transferred to the Board of Administration and deposited into the Reserve Account in the Sinking Fund to be used solely for the purpose of the Reserve Account. Alternatively, the Division of Bond Finance, as provided in Section 4.02(A) of the Original Resolution, may elect at any time to provide in lieu of all or a portion of such funds a Reserve Account Credit Facility in an amount equal to the difference between the Reserve Requirement and the sums then on deposit in the the Reserve Account.

(2) Any accrued interest or amounts to be used to pay interest for a specified period of time shall be transferred to the Board of Administration and deposited into the Sinking Fund, created by the Original Resolution, and used for the payment of interest on the 2004A Bonds.

(3) After making the transfers provided for in subsections (1) and (2) above, the balance of the proceeds of the 2004A Bonds shall be transferred to and deposited into the 2004A Project Construction Fund, which is hereby created in the State Treasury.

(B) Any unexpended balance remaining in the 2004A Project Construction Fund, after a consulting architect shall certify that the 2004A Project has been completed and all costs thereof paid or payment provided for, shall be either (i) applied to fixed capital outlay projects of the Housing System (as defined in the Original Resolution), provided that such application of does not result in a violation of Section 6.04 of the Original Resolution, or (ii) deposited in the Sinking Fund.

(C) In addition to the aforementioned proceeds of the 2004A Bonds, the Board covenants that it will deposit into the 2004A Project Construction Fund additional funds legally available for the purposes of such fund which, together with the proceeds of the 2004A Bonds, will be sufficient to finance the total 2004A Project Costs. Any such additional funds, other than the proceeds of the 2004A Bonds or Completion Bonds, shall be derived from sources and in a manner which will not jeopardize the security of the 2004A Bonds issued pursuant to this Second Supplemental Resolution.

(D) All moneys in said 2004A Project Construction Fund shall constitute a trust fund for such purposes and there is hereby created a lien upon such funds in favor of the Registered Owners of 2004A Bonds issued pursuant to this Second Supplemental Resolution, until such funds are applied as provided herein, except to the extent such moneys are required for the payment of any Rebate Amount, and all moneys in such funds shall be continuously secured in the manner now provided by the laws of the State for securing deposits of state funds.

SECTION 3.03. INVESTMENT OF 2004A PROJECT CONSTRUCTION FUND. Any moneys in the 2004A Construction Fund not immediately needed for the purposes provided in this Second Supplemental Resolution, may be temporarily invested and reinvested as provided in Section 17.57, Florida Statutes.

ARTICLE IV
SECURITY FOR THE 2004A BONDS; COMPLETION BONDS

SECTION 4.01. 2004A BONDS ON A PARITY WITH THE OUTSTANDING BONDS. The 2004A Bonds shall be payable on a parity and rank equally as to lien on and source and security for payment from the Pledged Revenues and in all other respects, with the Outstanding Bonds.

SECTION 4.02. BONDS SECURED BY ORIGINAL RESOLUTION. The 2004A Bonds shall be deemed to have been issued pursuant to the Original Resolution as fully and to the same extent as the Outstanding Bonds and all of the covenants and agreements contained in the Original Resolution shall be deemed to have been made for the benefit of the Registered Owners of the 2004A Bonds as fully and to the same extent as to the Registered Owners of the Outstanding Bonds.

All of the covenants, agreements, and provisions of the Original Resolution, except to the extent inconsistent herewith, shall be deemed to be part of this Second Supplemental Resolution to the same extent as if incorporated verbatim in this Second Supplemental Resolution, and shall be fully enforceable in the manner provided in the Original Resolution by any of the Registered Owners of the 2004A Bonds.

SECTION 4.03. COMPLETION BONDS. The Board and the Division of Bond Finance need not comply with Section 5.01 of the Original Resolution in the issuance of Completion Bonds, provided that the net proceeds of such Completion Bonds available for deposit into the 2004A Project Construction Fund for such costs shall be equal to or less than 20% of the original estimated cost of the 2004A Project at the time of the original issuance of the 2004A Bonds.

ARTICLE V
MISCELLANEOUS; AMENDMENT OF ORIGINAL RESOLUTION

SECTION 5.01. RESOLUTION NOT ASSIGNABLE. This Second Supplemental Resolution shall not be assignable by the Division of Bond Finance or the Board of Administration, except for the benefit of the Registered Owners; provided, however, the Board may lease, from time to time, to other tenants such portion or portions of the Housing System as are not needed by the Board, to the extent that any such lease would not adversely affect the exclusion of interest on the Bonds from gross income for federal income tax purposes.

SECTION 5.02. MODIFICATION OR AMENDMENT. Modification or amendment hereof shall be governed by Section 8.02 of the Original Resolution, as amended.

SECTION 5.03. CONTINUING DISCLOSURE. (A) In order to comply with Rule 15c2-12 of the Securities and Exchange Commission, the Board hereby agrees to provide or cause to be provided such information as may be required, from time to time, under such rule.

(B) The Director of the Division of Bond Finance, in conjunction with the appropriate officer of the Board, is authorized and directed to execute and deliver any documents or agreement which are necessary to comply with the requirements of Rule 15c2-12 of the Securities and Exchange Commission.

SECTION 5.04. SEVERABILITY OF INVALID PROVISIONS. If any one or more of the covenants or provisions of this Second Supplemental Resolution shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants or provisions shall be null and void and shall be deemed separable from the remaining covenants or provisions of this Second Supplemental Resolution or of the Bonds and shall in no way affect the validity or enforceability of any other covenants, agreements or provisions of this Second Supplemental Resolution or of the 2004A Bonds issued hereunder.

SECTION 5.05. FISCAL AGENT. Upon the sale and delivery of the 2004A Bonds by the Division of Bond Finance, the Board of Administration shall act as the fiscal agent for the Board with respect to the 2004A Bonds.

SECTION 5.06. VALIDATION AUTHORIZED. The attorneys for the Division of Bond Finance are hereby authorized to institute proceedings to validate the 2004A Bonds pursuant to Chapter 75, Florida Statutes.

SECTION 5.07. AMENDMENT OF ORIGINAL RESOLUTION. The Original Resolution is amended as follows. Language to be added to the Original Resolution is indicated by underlining, and language to be deleted from the Original Resolution is indicated by ~~strike-throughs~~.

(A) Section 1.01 of the Original Resolution is hereby amended as follows:

SECTION 1.01. DEFINITIONS. The following terms shall have the following meanings in this Resolution unless the text otherwise requires:

. . .

"Outstanding" shall mean, as of any date of determination, all Bonds theretofore authenticated and delivered except:

. . . .

(v) Bonds with respect to which debt service has been paid pursuant to a Bond Insurance Policy, to the extent that the amount of such payment has been reimbursed to the issuer of such Bond Insurance Policy (or monies have been deposited to defease such payment).

(B) Section 7.01 of the Original Resolution is amended by adding Subsection (C) thereto, as follows:

(C) For purposes of exercising remedies pursuant to this section, the issuer of a Bond Insurance Policy for Bonds issued after August 10, 2004, shall be deemed the sole Registered Owner of Bonds it has insured, provided that the issuer of such Bond Insurance Policy has not failed to comply with its payment obligations under the Bond Insurance Policy and the ratings on the insured Bonds, based on the Bond Insurance Policy, are no lower than the "A" category by each Rating Agency which has rated such Bonds, including any rating modifiers.

(C) The second paragraph of Section 8.02 of the Original Resolution is amended to read as follows:

SECTION 8.02 MODIFICATION OR AMENDMENT.

. . . .

For purposes of this section, except where the consent of all Registered Owners of a Series of Bonds is required, to the extent any Series of Bonds is insured by a Bond Insurance Policy and such Series of Bonds is then rated in as high a rating category as the rating category in which such Series of Bonds was rated at the time of initial delivery thereof by a Rating Agency, then the consent of the issuer of the Bond Insurance Policy shall constitute the consent of the Registered Owners of such Series. Where the consent of all Registered Owners of a Series of Bonds is required, to the extent such Series of Bonds is secured by a Bond Insurance Policy and such Series of Bonds is then rated in a category at least as high as that in effect at the time of the initial delivery thereof, the consent of the issuer of the Bond Insurance Policy shall be required in addition to the consent of the Registered Owners.

(D) Section 8.05 of the Original Resolution is amended by adding Subsection (G) thereto as follows:

SECTION 8.05 DEFEASANCE.

. . .

(G) Notwithstanding the foregoing, the covenants, liens and pledges entered into, created or imposed pursuant to this Resolution shall not be discharged and satisfied with respect to any of the Bonds with respect to which debt service has been paid pursuant to a Bond Insurance Policy, to the extent that the amount so paid has not been reimbursed to the issuer of such Bond Insurance Policy (or monies have not been deposited as set forth above to provide for payment of such amounts). The bond insurer shall be subrogated to the rights of the Registered Owners of Bonds with respect to which it has made payments pursuant to a Bond Insurance Policy.

SECTION 5.08. REPEAL OF INCONSISTENT RESOLUTIONS. All resolutions and parts of resolutions heretofore adopted pertaining to the subject matter of this Second Supplemental Resolution, to the extent that they are inconsistent with this Second Supplemental Resolution, be and the same are hereby repealed, revoked, and rescinded, but only to the extent of any such inconsistencies. The authority for the issuance and delivery of the unissued portion of the State of Florida, Board of Regents, Florida International University Housing Facility Revenue Bonds, Series 2000, is hereby canceled.

SECTION 5.09. SUCCESSOR AGENCIES AND OFFICIALS. Any references in the Resolution to offices, bodies, or agencies which have been or are superceded, replaced or abolished by law shall be deemed to refer to the successors of such offices, bodies, and agencies. Any action required or authorized to be taken by an official whose office, body, or agency has been or is so superceded, replaced, or abolished shall be taken by the successor to such official.

SECTION 5.10. CONFIRMATION OF ORIGINAL RESOLUTION. As amended and supplemented by this Fourth Supplemental Resolution, the Original Resolution is in all respects ratified and confirmed, and this Fourth Supplemental Resolution shall be read, taken, and construed as a part of the Original Resolution.

SECTION 5.11. EFFECTIVE DATE. This Second Supplemental Resolution shall take effect immediately upon its adoption.

ADOPTED on August 10, 2004.

APPENDIX C

DIVISION OF BOND FINANCE
OF THE
STATE BOARD OF ADMINISTRATION
OF FLORIDA

A RESOLUTION
(THE FOURTH SUPPLEMENTAL RESOLUTION)
AUTHORIZING THE ISSUANCE AND SALE OF
STATE OF FLORIDA, BOARD OF GOVERNORS,
FLORIDA INTERNATIONAL UNIVERSITY
DORMITORY REVENUE REFUNDING BONDS,
SERIES (TO BE DETERMINED)

September 20, 2011

A RESOLUTION (THE FOURTH SUPPLEMENTAL RESOLUTION) AUTHORIZING THE ISSUANCE AND SALE OF STATE OF FLORIDA, BOARD OF GOVERNORS, FLORIDA INTERNATIONAL UNIVERSITY DORMITORY REVENUE REFUNDING BONDS, SERIES (TO BE DETERMINED), REFUNDING ALL OR A PORTION OF CERTAIN OUTSTANDING BONDS OF THE UNIVERSITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE GOVERNOR AND CABINET OF THE STATE OF FLORIDA, AS THE GOVERNING BOARD OF THE DIVISION OF BOND FINANCE OF THE STATE BOARD OF ADMINISTRATION OF FLORIDA:

ARTICLE I

DEFINITIONS; AUTHORITY; RESOLUTION TO CONSTITUTE CONTRACT

SECTION 1.01. DEFINITIONS. All of the definitions contained in Article I of the Original Resolution (as defined herein), in addition to the definitions contained herein and except to the extent inconsistent with or amended by definitions contained herein, shall apply fully to the Outstanding Bonds and the Refunding Bonds (as defined herein).

"1998 Bonds" means the $26,525,000 State of Florida, Board of Regents, Florida International University Housing Facility Revenue Bonds, Series 1998.

"2000 Bonds" means the $14,605,000 State of Florida, Board of Regents, Florida International University Housing Facility Revenue Bonds, Series 2000.

"2004A Bonds" means the $53,915,000 State of Florida, Florida Education System, Florida International University Housing Facility Revenue Bonds, Series 2004A.

"Assistant Secretary" means an Assistant Secretary of the Division.

"**Board of Governors" or "Board"** means the Board of Governors created by Article IX, Section 7 of the Florida Constitution, and includes any other entity succeeding to the powers thereof.

"Bond Registrar/Paying Agent" means U.S. Bank Trust National Association, New York, New York, or its successor.

"Bond Year" means, with respect to a particular Series of Bonds issued hereunder, the annual period relevant to the application of Section 148(f) of the Code to the Series of Bonds, except that the first and last Bond Years may be less than 12 months long. The last day of a Bond Year shall be the close of business on the day preceding the anniversary of the date of issuance of the Series unless the Division selects another date on which to end a Bond Year in the manner permitted by the Code.

"Code" means the Internal Revenue Code of 1986, as amended, and temporary, proposed or permanent implementing regulations promulgated thereunder.

"Director" means the Director of the Division or any Assistant Secretary delegated authority by the Director.

"Division" means the Division of Bond Finance of the State Board of Administration of Florida.

"Housing System" means the facilities enumerated in the Original Resolution, as amended and supplemented.

"Original Resolution" means the resolution adopted on June 9, 1998 by the Governing Board, authorizing the issuance of the 1998 Bonds, as amended by the Sale Resolution for the 1998 Bonds adopted on September 23, 1998, and as further amended by the Fourth Supplemental Resolution.

"Outstanding Bonds" means the Outstanding 1998 Bonds, the Outstanding 2000 Bonds, and the Outstanding 2004A Bonds.

"Rebate Amount" means the excess of the amount earned on all nonpurpose investments (as defined in Section 148(f)(6) of the Code) over the amount which would have been earned if such nonpurpose investments were invested at a rate equal to the yield on the Bonds, plus any income attributable to such excess.

"Refunded Bonds" means all or a portion of the Outstanding State of Florida, Board of Regents, Florida International University Housing Facility Revenue Bonds, Series 1998 and Series 2000.

"Refunding Bonds" means the State of Florida, Board of Governors, Florida International University Dormitory Revenue Refunding Bonds, Series (to be determined) authorized by this Fourth Supplemental Resolution.

"Resolution" means the Original Resolution, as supplemented and amended through the date of this resolution.

"Fourth Supplemental Resolution" means this resolution authorizing the issuance and competitive sale of the Refunding Bonds.

Where the context so requires, words importing singular number shall include the plural number in each case and vice versa, words importing persons shall include firms and corporations, and the masculine includes the feminine and vice versa.

SECTION 1.02. AUTHORITY FOR THIS RESOLUTION. This Fourth Supplemental Resolution is adopted pursuant to the provisions of Article VII, Section 11(d) of the Florida Constitution; Section 215.57-215.83 (the "State Bond Act"); Section 1010.62, Florida Statutes, and other applicable provisions of law; and Section 5.01 of the Original Resolution, and is supplemental to said Original Resolution.

SECTION 1.03. RESOLUTION TO CONSTITUTE CONTRACT. In consideration of the acceptance of the Refunding Bonds by the Registered Owners, the Resolution shall be deemed to be and shall constitute a contract among the Division, the Board of Governors, the University and such Registered Owners. The covenants and agreements to be performed by the Board and the University shall be for the equal benefit, protection, and security of the Registered Owners of any and all of the Outstanding Bonds and the Refunding Bonds, all of which shall be of equal rank and without preference, priority, or distinction as to any of such Bonds over any other thereof, except as expressly provided therein and herein.

ARTICLE II

AUTHORIZATION, TERMS, EXECUTION, REGISTRATION, TRANSFER, ISSUANCE, FORM OF BONDS, AND AUTHORIZATION TO EXECUTE ESCROW DEPOSIT AGREEMENT

SECTION 2.01. AUTHORIZATION OF ISSUANCE AND SALE OF REFUNDING BONDS. (A) Subject and pursuant to the provisions of the Resolution, fully registered revenue bonds of the Board to be known as "State of Florida, Board of Governors, Florida International University Dormitory Revenue Refunding Bonds, Series (to be designated)" (or such other designation as may be determined by the Director), are hereby authorized to be issued and to be sold at competitive sale in an aggregate principal amount not exceeding $26,000,000 on a date and at the time to be set out or provided for in the Notice of Bond Sale to be published as provided in this Fourth Supplemental Resolution. The Refunding Bonds shall be sold to refund the Refunded Bonds. The Refunding Bonds may be combined with, designated the same as, and sold with any other series of Florida International University Dormitory Revenue Bonds. The maturities or portions of maturities to be refunded shall be as determined by the Director to be in the best financial interest of the State. The redemption of the Refunded Bonds on or after their first call date is hereby authorized.

(B) The Director is hereby authorized to determine the most advantageous date and time of sale and to publish the Notice of Bond Sale of the Refunding Bonds, or an abbreviated version thereof, in *The Bond Buyer*, New York, New York, or another financial journal, such publication to be not less than 10 days prior to the date of sale; and to publish such Notice of Bond Sale in such other newspapers on such date as may be deemed appropriate by the Director;

provided, that if no bids are received at the time and place called for in the Notice of Bond Sale, or if all bids received are rejected, such Refunding Bonds may again be offered for sale upon reasonable notice, the timing and manner of which shall be determined by the Director. Bids for the purchase of the Refunding Bonds will be received at the office of the Division or at another location designated in the Notice of Bond Sale, until the time and date of sale specified or provided for in the Notice of Bond Sale. Any prior publication of a Notice of Bond Sale, or abbreviated version thereof, is hereby ratified.

(C) The Director is hereby authorized to publish and distribute a Notice of Bond Sale and a proposal for the sale of the Refunding Bonds. The Notice of Bond Sale shall be in such form as shall be determined by the Director and shall contain such information as is consistent with the terms of the Resolution which the Director determines is in the best financial interest of the State. Any prior distribution of a Notice of Bond Sale and proposal for sale is hereby ratified.

(D) The Director is hereby authorized to prepare and distribute preliminary and final official statements in connection with the public offering of the Refunding Bonds. The Director is further authorized and directed to amend, supplement or complete the information contained in the preliminary official statement, as may be needed, and to furnish such certification as to the completeness and finality of the preliminary official statement as is necessary to permit the successful bidder to fulfill its obligations under any applicable securities laws. The Chairman and Secretary of the Governing Board and the Director are hereby authorized to execute the final official statement in connection with the public offering of the Refunding Bonds, and the execution thereof by any of the authorized individuals shall be conclusive evidence that the Governing Board has approved the form and content of the final official statement and that the final official statement is complete as of its date.

(E) The Director is hereby authorized to have up to 1,500 copies of the preliminary official statement and 3,500 copies (plus such additional copies as may be requested by the successful bidder at the expense of the successful bidder) of the final official statement relating to the public offering of the Refunding Bonds printed and distributed; to contract with national rating services and providers of municipal bond insurance and Reserve Account Credit Facilities; to retain bond counsel; to make a determination that the preliminary official statement is “deemed final” for purposes of SEC Rule 15c2-12(b)(1); to conduct information meetings; and to take such other actions as may be deemed appropriate for the dissemination of information relating to the sale of the Refunding Bonds. Any prior printing and distribution of a preliminary official statement is hereby ratified.

(F) The Secretary or any Assistant Secretary of the Governing Board is hereby authorized and empowered to award said Refunding Bonds when offered, on his determination of the best proposal, as defined in the Notice of Bond Sale, submitted in accordance with the terms of the Notice of Bond Sale provided for herein, and such award shall be final. The Director or any Assistant Secretary of the Governing Board shall report such sale to the Governing Board after award of the Refunding Bonds. The Secretary or any Assistant Secretary of the Governing Board is authorized to deliver such Refunding Bonds to the purchasers thereof upon payment of the purchase price, together with any accrued interest to the date of delivery, and to distribute the proceeds of the Refunding Bonds as provided by this resolution and other proceedings authorizing the issuance of the Refunding Bonds.

(G) The Refunding Bonds shall be executed in the name of the Board of Governors by its Chair, or by such other authorized person. Any of the signatures required hereinabove may be a facsimile signature imprinted or reproduced on the Refunding Bonds. In case any one or more of the officers who shall have signed any of the Refunding Bonds shall cease to be such officer before the Refunding Bonds so signed and sealed shall have been actually sold and delivered, the Refunding Bonds may nevertheless be sold and delivered as herein provided and may be issued as if the person who signed or sealed such Refunding Bonds had not ceased to hold office.

(H) A certificate as to the approval of the issuance of the Refunding Bonds, shall be executed by the facsimile signature of the Secretary of the Governing Board, an Assistant Secretary, or as otherwise provided by law.

(I) U.S. Bank Trust National Association, or its successor, is hereby designated as Bond Registrar/Paying Agent for the Refunding Bonds on the terms and conditions set forth in the Registrar, Paying Agent and Transfer Agreement by and between the Board of Administration and U.S. Bank Trust National Association or its successor.

(J) The Interest Payment Dates and the Principal Payment Dates for the Refunding Bonds shall be as set forth in the Notice of Bond Sale. Interest on the Refunding Bonds shall be paid by check or draft mailed on the Interest Payment Date (or, in certain cases, may be paid by wire transfer at the election of a Registered Owner, other than a securities depository, in the manner and under the terms provided for in the State's agreement with the Bond Registrar/Paying Agent, provided that such Registered Owner advances to the Bond Registrar/Paying Agent the amount, if any, necessary to pay the wire charges or authorizes the paying agent to deduct the amount of such payment) to the Registered Owner thereof as of 5:00 p.m. New York time on the Record Date shown on the registration books maintained by the Bond Registrar/Paying Agent for the Refunding Bonds.

(K) The Refunding Bonds shall be dated, shall mature in such years and amounts and shall bear interest commencing on such date as set forth or provided for in the Notice of Bond Sale, a copy of which, as published, shall be retained in the files of the Division with this Fourth Supplemental Resolution. The Refunding Bonds shall be issued in denominations of $1,000 or any integral multiple thereof unless otherwise provided in the Notice of Bond Sale. The Refunding Bonds shall be payable at the corporate trust office of U.S. Bank Trust National Association, New York, New York, or its successor.

(L) The Refunding Bonds shall be subject to redemption as provided in the Notice of Bond Sale. The Notice of Bond Sale shall contain such redemption provisions as shall be determined by the Director to be in the best financial interest of the State. Upon election by the successful bidder as provided in the Notice of Bond Sale, a portion of the Refunding Bonds identified in such election may be designated as Term Bonds. Additionally, in lieu of mailing the notice of redemption, the Bond Registrar/Paying Agent may elect to provide such notice by electronic means to any Registered Owner who has consented to such method of receiving notices.

(M) The incremental increase in the Reserve Requirement, if any, attributable to the Refunding Bonds shall be funded with proceeds of the Refunding Bonds, amounts previously on deposit in a reserve account on behalf of the Refunded Bonds, a Reserve Account Credit Facility, or some combination thereof, as determined by the Director. The incremental increase, if any, in the Reserve Requirement attributable to the Refunding Bonds shall be deposited in the Reserve Account which was created pursuant to Section 4.02(A) of the Original Resolution. Amounts on deposit in the Reserve Account may be commingled with the amounts deposited for Bonds of additional Series which are secured thereby, shall be held for the benefit of the Registered Owners of only such Bonds as may be specifically secured by the Reserve Account, and shall be applied in the manner provided in the Original Resolution.

Notwithstanding the provisions of the Original Resolution, the Reserve Account for the Refunding Bonds authorized by this Resolution shall be funded in an amount determined by the Director, which shall not exceed the Reserve Requirement for the Refunding Bonds. Such amount may be zero. The amount of the Reserve Requirement funded from the proceeds of the Refunding Bonds shall not exceed the amount permitted under the Code.

The Reserve Requirement for the Refunding Bonds, if any, shall be deposited, as determined by the Director, in either a subaccount in the Reserve Account established for any of the Outstanding Bonds or in a subaccount in such Reserve Account which is hereby established for the Refunding Bonds. Amounts on deposit in any subaccount in the Reserve Account may be commingled with the amounts deposited for Bonds of additional Series which are secured thereby, shall be held for the benefit of the Registered Owners of only such Bonds as may be specifically secured by the respective subaccount, and shall be applied in the manner provided in the Resolution.

(N) Any portion of the Refunding Bonds may be issued as a separate series, provided that the Refunding Bonds of each series shall be numbered consecutively from one upward. The Refunding Bonds referred to herein may be sold separately or combined with any other Bonds authorized by the Division to be sold.

(O) The Director is hereby authorized to offer for sale a lesser principal amount of Refunding Bonds than that set forth in this resolution and to adjust the maturity schedule and redemption provisions for the Refunding Bonds, if necessary, to reflect the issuance of such lesser amount, and to modify the Notice of Bond Sale as may be required. Any portion of the Refunding Bonds not offered shall remain authorized to be offered at a later date.

(P) The Director is authorized to provide in the Notice of Bond Sale of the Refunding Bonds that the purchase price for the Refunding Bonds may include a discount of not to exceed 3%, excluding original issue discount, if any, of the aggregate principal amount of such Refunding Bonds offered for sale.

(Q) The Chairman, Secretary and any Assistant Secretary of the Governing Board, the Director, and such other officers and employees of the Division as may be designated by the Governing Board as agents of the Division in connection with the issuance and delivery of the Refunding Bonds, are authorized and empowered, collectively or individually, to take all actions and steps, to execute all instruments, documents, and contracts, and to take all other action on behalf of the Division, in each case as they may deem necessary or desirable, in connection with the execution and delivery of the Refunding Bonds, including but not limited to, contracting with a consultant to verify escrow calculations of the Refunding Bonds, retaining bond counsel to render a special tax opinion relating to the use of the proceeds from the sale of the Refunding Bonds, and providing for redemption of the Refunded Bonds. Notwithstanding anything contained in the Resolution to the contrary, it is the intent of the Division that interest on the Refunding Bonds, if issued as tax-exempt Refunding Bonds, be and remain excluded from gross income for federal income tax purposes and therefore to comply with all requirements of federal tax law applicable to such tax-exempt Refunding Bonds, whether such requirements are now in effect, pending or subsequently enacted. The Division is hereby authorized and directed to take all actions necessary with respect to the Refunding Bonds to comply with such requirements of federal tax law.

SECTION 2.02. AUTHORIZATION TO EXECUTE AND DELIVER AN ESCROW DEPOSIT AGREEMENT; DESIGNATION OF ESCROW AGENTS. The Chairman and Secretary or an Assistant Secretary of the Governing Board and such other officers and employees of the Division as may be designated by the Governing Board as agents of the Division are hereby each authorized to execute and deliver an Escrow Deposit Agreement on behalf of the Division in such form as may be determined by the Director for the purpose of providing for the deposit of a portion of the proceeds of the Refunding Bonds and such other funds as determined to be necessary into an escrow deposit trust fund for the refunding of the Refunded Bonds. The escrow deposit trust fund shall be held and administered by an escrow agent acceptable to the Director as evidenced by the Director's execution of the Escrow Deposit Agreement.

SECTION 2.03. APPLICABILITY OF ARTICLE II OF THE ORIGINAL RESOLUTION. Except as otherwise provided in this Fourth Supplemental Resolution, the terms, description, execution, negotiability, redemption, authentication, disposition, replacement, registration, transfer, issuance and form of the Refunding Bonds shall be governed by the provisions of Article II of the Original Resolution, adjusted to the extent necessary to apply to the Refunding Bonds.

SECTION 2.04. FORM OF REFUNDING BONDS.(A) Notwithstanding anything to the contrary in this Resolution, or any other resolution relating to the Refunding Bonds, the Refunding Bonds may be issued in book-entry only form utilizing the services of a Securities Depository (as used herein, "Securities Depository" means The Depository Trust Company, New York, New York, or its nominees, successors and assigns).

So long as a book-entry only system of evidence of transfer of ownership of all the Refunding Bonds is maintained in accordance herewith, any provision of the Resolution relating to the delivery of physical bond certificates shall be inapplicable, and the Resolution shall be deemed to give full effect to such book-entry system.
If the Refunding Bonds are issued in book-entry only form:

(1) The Refunding Bonds shall be issued in the name of the Securities Depository as Registered Owner of the Refunding Bonds, and held in the custody of the Securities Depository or its designee.

(2) Transfers of beneficial ownership of the Refunding Bonds will be effected on the records of the Securities Depository and its Participants pursuant to rules and procedures established by the Securities Depository ("Participants" include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations, as well other organizations that clear through or maintain a custodial relationship with such organizations, either directly or indirectly).

(3) Each Participant shall be credited in the records of the Securities Depository with the amount of such Participant's interest in the Refunding Bonds. Beneficial ownership interests in the Refunding Bonds may be purchased by or through Participants. The holders of these beneficial ownership interests are hereinafter referred to as the "Beneficial Owners." The Beneficial Owners shall not receive Refunding Bonds representing their beneficial ownership interests. The ownership interests of each Beneficial Owner shall be recorded through the records of the Participant from which such Beneficial Owner purchased its Refunding Bonds. Transfers of ownership interests in the Refunding Bonds shall be accomplished by book entries made by the Securities Depository and, in turn, by Participants acting on behalf of Beneficial Owners.

(4) Unless otherwise provided herein, the Division of Bond Finance, the Board of Governors, the Board of Administration, and the Bond Registrar/Paying Agent (as used in this section, the "State and its agents") shall treat the Securities Depository as the sole and exclusive owner of the Refunding Bonds registered in its name for the purposes of

(a) payment of the principal of, premium, if any, and interest on the Refunding Bonds or portion thereof to be redeemed or purchased. Payments made to the Securities Depository of principal, premium, and interest shall be valid and effective to fully satisfy and discharge the Board of Governors' obligations to the extent of the sums so paid;

(b) giving any notice permitted or required to be given to Registered Owners under the Resolution; and

(c) the giving of any direction or consent or the making of any request by the Registered Owners hereunder. The State and its agents may rely conclusively upon

(i) a certificate of the Securities Depository as to the identity of the Participants with respect to the Refunding Bonds; and

(ii) a certificate of any such Participant as to the identity of, and the respective principal amount of Refunding Bonds beneficially owned by, the Beneficial Owners.

(5) The State and its agents shall have no responsibility or obligations to the Securities Depository, any Participant, any Beneficial Owner or any other person which is not shown on the Refunding Bond Register, with respect to

(a) the accuracy of any records maintained by the Securities Depository or any Participant;

(b) the payment by the Securities Depository or by any Participant of any amount due to any Beneficial Owner in respect of the principal amount or redemption or purchase price of, or interest on, any Refunding Bond;

(c) the delivery of any notice by the Securities Depository or any Participant;

(d) the selection of the Participants or the Beneficial Owners to receive payment in the event of any partial redemption of the Refunding Bonds; or

(e) any consent given or any other action taken by the Securities Depository or any Participant.

(6) The requirements in the Resolution of holding, delivering or transferring Refunding Bonds shall be deemed modified to require the appropriate person to meet the requirements of the Securities Depository as to registering or transferring the book-entry Refunding Bonds to produce the same effect. Any provision hereof permitting or requiring delivery of the Refunding Bonds shall, while the Refunding Bonds are in book-entry only form, be satisfied by the notation thereof on the books of the Securities Depository in accordance with applicable state law.

(B) The Division of Bond Finance may discontinue the book-entry system with the then-current securities depository, subject to the terms of its agreement with such securities depository. In this event, the Division of Bond Finance shall either

(1) identify another qualified securities depository or

(2) prepare and deliver replacement Refunding Bonds in the form of fully registered bonds to each Beneficial Owner.

ARTICLE III

APPLICATION OF PROCEEDS

SECTION 3.01. APPLICATION OF REFUNDING BOND PROCEEDS. Upon receipt of the proceeds of the sale of the Refunding Bonds the Division shall transfer and apply such proceeds as follows:

(A) The amount necessary to pay all costs and expenses of the Division in connection with the preparation, issuance, and sale of the Refunding Bonds, including a reasonable charge for the services of the Division for its fiscal services and for arbitrage rebate compliance program set-up, shall be transferred to the Division and deposited in the Bond Fee Trust Fund.

(B) Any accrued interest on the Refunding Bonds shall be transferred to the Board of Administration and deposited in the Sinking Fund, and used for the payment of interest on the Refunding Bonds.

(C) An amount necessary to fund the incremental increase in the Reserve Requirement, if any, attributable to the Refunding Bonds, to be held in reserve, shall be transferred to the Board of Administration and deposited in the Reserve Account within the Sinking Fund. Alternatively, the Division, as provided in Section 4.02 of the Original Resolution, may elect at any time to provide in lieu of all or a portion of such funds a Reserve Account Credit Facility in an amount equal to the difference between the Reserve Requirement and the sums then on deposit in the Reserve Account.

(D) An amount together with the interest earnings thereon, and other amounts deposited therein which is anticipated to be sufficient to pay when due (1) the principal amount of the Refunded Bonds, (2) the amount of interest and redemption premium payable on the Refunded Bonds, and (3) the amount of fees and expenses estimated to be incurred in connection with the payment and retirement of the Refunded Bonds, shall be either transferred and deposited in escrow pursuant to the terms of the Escrow Deposit Agreement or, at the discretion of the Director, deposited with the Bond Registrar/Paying Agent.

(E) Any balance of the proceeds of the Refunding Bonds after providing for the requirements of subsections (A) through (D) above shall be transferred to the Sinking Fund and used for the purposes set forth therein.

ARTICLE IV

SECURITY FOR THE BONDS

SECTION 4.01. REFUNDING BONDS ON A PARITY WITH THE OUTSTANDING BONDS. The Refunding Bonds shall be payable on a parity, and rank equally as to lien on and source and security for payments from the Pledged Revenues and in all other respects, with the other Outstanding Bonds.

SECTION 4.02. REFUNDING BONDS SECURED BY ORIGINAL RESOLUTION. The Refunding Bonds shall be deemed to have been issued pursuant to the Original Resolution, as supplemented by this Fourth Supplemental Resolution, as fully and to the same extent as the Outstanding Bonds, and all of the covenants and agreements contained in the Original Resolution, as amended and supplemented, shall be deemed to have been made for the benefit of the Registered Owners of the Refunding Bonds as fully and to the same extent as the Registered Owners of the Outstanding Bonds.

All of the covenants, agreements, and provisions of the Original Resolution, as amended and supplemented, except to the extent inconsistent herewith, shall be deemed to be part of this Fourth Supplemental Resolution to the same extent as if incorporated verbatim in this Fourth Supplemental Resolution, and shall be fully enforceable in the manner provided in the Original Resolution, as amended and supplemented, by any of the Registered Owners of the Refunding Bonds.

ARTICLE V

MISCELLANEOUS

SECTION 5.01. RESOLUTION NOT ASSIGNABLE. This Fourth Supplemental Resolution shall not be assignable by the Division or the Board of Administration, except for the benefit of the Registered Owners; provided, however, the Board may lease, from time to time, to other tenants such portion or portions of the Housing System as are not needed by the Board, to the extent that any such lease would not adversely affect the Pledged Revenues or the exclusion of interest on any tax-exempt Bonds from gross income for federal income tax purposes.

SECTION 5.02. MODIFICATION OR AMENDMENT. Modification or amendment hereof shall be governed by Section 8.02 of the Original Resolution.

SECTION 5.03. CONTINUING DISCLOSURE. (A) In order to comply with Rule 15c2-12 of the Securities and Exchange Commission, the Board agrees to provide or cause to be provided such information as may be required, from time to time, under such rule.

(B) The Director, in conjunction with the appropriate officer of the Board, is authorized and directed to execute and deliver any documents or agreement which are necessary to comply with the requirements of Rule 15c2-12 of the Securities and Exchange Commission.

SECTION 5.04. SEVERABILITY OF INVALID PROVISIONS. If any one or more of the covenants or provisions of this Fourth Supplemental Resolution shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants or provisions shall be null and void and shall be deemed separable from the remaining covenants or provisions of this Fourth Supplemental Resolution or of the Refunding Bonds and shall in no way affect the validity or enforceability of any other covenants, agreements or provisions of this Fourth Supplemental Resolution or of the Refunding Bonds issued hereunder.

SECTION 5.05. FISCAL AGENT. Upon the sale and delivery of the Refunding Bonds by the Division on behalf of the Board, the Board of Administration shall act as the fiscal agent for the Board with respect to the Refunding Bonds.

SECTION 5.06. REPEAL OF INCONSISTENT RESOLUTIONS. All prior or concurrent resolutions or parts of resolutions inconsistent with this resolution are hereby amended by this resolution, but only to the extent of any such inconsistency.

SECTION 5.07. SUCCESSOR AGENCIES AND OFFICIALS. Any references in the Resolution to offices, bodies, or agencies which have been or are superceded, replaced or abolished by law shall be deemed to refer to the successors of such offices, bodies, and agencies. Any action required or authorized to be taken by an official whose office, body, or agency has been or is so superceded, replaced, or abolished shall be taken by the successor to such official.

SECTION 5.08. CONFIRMATION OF ORIGINAL RESOLUTION. As supplemented by this Fourth Supplemental Resolution, the Original Resolution is in all respects ratified and confirmed, and this Fourth Supplemental Resolution shall be read, taken, and construed as a part of the Original Resolution.

SECTION 5.09. AMENDMENT OF ORIGINAL RESOLUTION. The Original Resolution is amended as follows. Language to be added to the Original Resolution is indicated by underlining, and language to be deleted from the Original Resolution is indicated by ~~strike-throughs~~.

(A) Section 1.02 of the Original Resolution is hereby amended as follows:

> SECTION 1.02. DEFINITIONS. The following terms shall have the following meanings in this Resolution unless the text otherwise requires:
>
> . . .
>
> "Board of Governors ~~Regents~~" or "Board" shall mean ~~the Board of Regents of the Division of Universities of the State of Florida Department of Education, as created pursuant to the provisions~~

~~of Chapter 240, Florida Statutes~~ the Board of Governors created by Article IX, Section 7 of the Florida Constitution, and includes any other entity succeeding to the powers thereof.

(B) The Original Resolution is further amended to replace all occurrences of the term "Board of Regents" with the term "Board of Governors".

SECTION 5.10. EFFECTIVE DATE. This Fourth Supplemental Resolution shall take effect immediately upon its adoption.

ADOPTED on September 20, 2011.

APPENDIX D

DIVISION OF BOND FINANCE
OF THE
STATE BOARD OF ADMINISTRATION
OF FLORIDA

A RESOLUTION
(THE SIXTH SUPPLEMENTAL RESOLUTION)
AUTHORIZING THE ISSUANCE AND SALE OF
STATE OF FLORIDA, BOARD OF GOVERNORS,
FLORIDA INTERNATIONAL UNIVERSITY
DORMITORY REVENUE REFUNDING BONDS,
SERIES (TO BE DETERMINED)

March 20, 2012

A RESOLUTION (THE SIXTH SUPPLEMENTAL RESOLUTION) AUTHORIZING THE ISSUANCE AND SALE OF STATE OF FLORIDA, BOARD OF GOVERNORS, FLORIDA INTERNATIONAL UNIVERSITY DORMITORY REVENUE REFUNDING BONDS, SERIES (TO BE DETERMINED), REFUNDING ALL OR A PORTION OF CERTAIN OUTSTANDING BONDS OF THE UNIVERSITY; AMENDING THE ORIGINAL RESOLUTION AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE GOVERNOR AND CABINET OF THE STATE OF FLORIDA, AS THE GOVERNING BOARD OF THE DIVISION OF BOND FINANCE OF THE STATE BOARD OF ADMINISTRATION OF FLORIDA:

ARTICLE I
DEFINITIONS; AUTHORITY; RESOLUTION TO CONSTITUTE CONTRACT

SECTION 1.01. DEFINITIONS. All of the definitions contained in Article I of the Original Resolution (as defined herein), in addition to the definitions contained herein and except to the extent inconsistent with or amended by definitions contained herein, shall apply fully to the Outstanding Bonds and the Refunding Bonds (as defined herein).

"1998 Bonds" means the $26,525,000 State of Florida, Board of Regents, Florida International University Housing Facility Revenue Bonds, Series 1998.

"2000 Bonds" means the $14,605,000 State of Florida, Board of Regents, Florida International University Housing Facility Revenue Bonds, Series 2000.

"2004A Bonds" means the $53,915,000 State of Florida, Florida Education System, Florida International University Housing Facility Revenue Bonds, Series 2004A.

"2011A Bonds" means the $22,210,000 State of Florida, Board of Governors, Florida International University Dormitory Revenue Bonds, Series 2011A.

"Assistant Secretary" means an Assistant Secretary of the Division.

"**Board of Governors" or "Board"** means the Board of Governors created by Article IX, Section 7 of the Florida Constitution, and includes any other entity succeeding to the powers thereof.

"Bond Registrar/Paying Agent" means U.S. Bank Trust National Association, New York, New York, or its successor.

"Bond Year" means, with respect to a particular Series of Bonds issued hereunder, the annual period relevant to the application of Section 148(f) of the Code to the Series of Bonds, except that the first and last Bond Years may be less than 12 months long. The last day of a Bond Year shall be the close of business on the day preceding the anniversary of the date of issuance of the Series unless the Division selects another date on which to end a Bond Year in the manner permitted by the Code.

"Code" means the Internal Revenue Code of 1986, as amended, and temporary, proposed or permanent implementing regulations promulgated thereunder.

"Director" means the Director of the Division or any Assistant Secretary delegated authority by the Director.

"Division" means the Division of Bond Finance of the State Board of Administration of Florida.

"Housing System" means the facilities enumerated in the Original Resolution, as amended and supplemented.

"Original Resolution" means the resolution adopted on June 9, 1998 by the Governing Board, authorizing the issuance of the 1998 Bonds, as amended by the Sale Resolution for the 1998 Bonds adopted on September 23, 1998, and as further amended by the Second Supplemental Resolution and the Fourth Supplemental Resolution.

"Outstanding Bonds" means the Outstanding 1998 Bonds, the Outstanding 2000 Bonds, the Outstanding 2004A Bonds, and the Outstanding 2011A Bonds.

"Rebate Amount" means the excess of the amount earned on all nonpurpose investments (as defined in Section 148(f)(6) of the Code) over the amount which would have been earned if such nonpurpose investments were invested at a rate equal to the yield on the Bonds, plus any income attributable to such excess.

"Refunded Bonds" means all or a portion of the Outstanding State of Florida, Board of Regents, Florida International University Housing Facility Revenue Bonds, Series 1998.

"Refunding Bonds" means the State of Florida, Board of Governors, Florida International University Dormitory Revenue Refunding Bonds, Series (to be determined) authorized by this Sixth Supplemental Resolution.

"Resolution" means the Original Resolution, as supplemented and amended through the date of this resolution.

"Sixth Supplemental Resolution" means this resolution authorizing the issuance and competitive sale of the Refunding Bonds.

Where the context so requires, words importing singular number shall include the plural number in each case and vice versa, words importing persons shall include firms and corporations, and the masculine includes the feminine and vice versa.

SECTION 1.02. AUTHORITY FOR THIS RESOLUTION. This Sixth Supplemental Resolution is adopted pursuant to the provisions of Article VII, Section 11(d) of the Florida Constitution; Section 215.57-215.83 (the "State Bond Act"); Section 1010.62, Florida Statutes, and other applicable provisions of law; and Section 5.01 of the Original Resolution, and is supplemental to said Original Resolution.

SECTION 1.03. RESOLUTION TO CONSTITUTE CONTRACT. In consideration of the acceptance of the Refunding Bonds by the Registered Owners, the Resolution shall be deemed to be and shall constitute a contract among the Division, the Board of Governors, the University and such Registered Owners. The covenants and agreements to be performed by the Board and the University shall be for the equal benefit, protection, and security of the Registered Owners of any and all of the Outstanding Bonds and the Refunding Bonds, all of which shall be of equal rank and without preference, priority, or distinction as to any of such Bonds over any other thereof, except as expressly provided in the Original Resolution, as amended and supplemented through the date of this Sixth Supplemental Resolution.

ARTICLE II
AUTHORIZATION, TERMS, EXECUTION, REGISTRATION, TRANSFER, ISSUANCE, FORM OF BONDS, AND AUTHORIZATION TO EXECUTE ESCROW DEPOSIT AGREEMENT

SECTION 2.01. AUTHORIZATION OF ISSUANCE AND SALE OF REFUNDING BONDS. (A) Subject and pursuant to the provisions of the Resolution, fully registered revenue bonds of the Board to be known as "State of Florida, Board of Governors, Florida International University Dormitory Revenue Refunding Bonds, Series 2012 (to be determined)" (or such other designation as may be determined by the Director), are hereby authorized to be issued and sold at competitive sale by the Division in an aggregate principal amount not exceeding $7,000,000 on a date and at the time to be set out or provided for in the Notice of Bond Sale to be published as provided in this Sixth Supplemental Resolution. The Refunding Bonds shall be sold to refund the Refunded Bonds. The Refunding Bonds may be combined with, designated the same as, and sold with any other series of Florida International University Dormitory Revenue Bonds. The maturities or portions of maturities to be refunded shall be as determined by the Director to be in the best financial interest of the State. The redemption of the Refunded Bonds on or after their first call date is hereby authorized.

(B) The Director is hereby authorized to determine the most advantageous date and time of sale and to publish the Notice of Bond Sale of the Refunding Bonds, or an abbreviated version thereof, in *The Bond Buyer*, New York, New York, or another financial journal, such publication to be not less than 10 days prior to the date of sale; provided, that if no bids are received at the time and place called for in the Notice of Bond Sale, or if all bids received are rejected, such

Refunding Bonds may again be offered for sale upon reasonable notice, the timing and manner of which shall be determined by the Director. Bids for the purchase of the Refunding Bonds will be received at the office of the Division or at another location designated in the Notice of Bond Sale, until the time and date of sale specified or provided for in the Notice of Bond Sale. Any prior publication of a Notice of Bond Sale, or abbreviated version thereof, is hereby ratified.

(C) The Director is hereby authorized to publish and distribute a Notice of Bond Sale and a proposal for the sale of the Refunding Bonds. The Notice of Bond Sale shall be in such form as shall be determined by the Director and shall contain such information as is consistent with the terms of the Resolution which the Director determines is in the best financial interest of the State. Any prior distribution of a Notice of Bond Sale and proposal for sale is hereby ratified.

(D) The Director is hereby authorized to prepare and distribute preliminary and final official statements in connection with the offering of the Refunding Bonds. The Director is further authorized and directed to amend, supplement or complete the information contained in the preliminary official statement, as may be needed, and to furnish such certification as to the completeness and finality of the preliminary official statement as is necessary to permit the successful bidder to fulfill its obligations under any applicable securities laws. The Chairman and Secretary of the Governing Board and the Director are hereby authorized to execute the final official statement in connection with the offering of the Refunding Bonds, and the execution thereof by any of the authorized individuals shall be conclusive evidence that the Governing Board has approved the form and content of the final official statement and that the final official statement is complete as of its date.

(E) The Director is hereby authorized to have up to 1,500 copies of the preliminary official statement and 3,500 copies (plus such additional copies as may be requested by the successful bidder at the expense of the successful bidder) of the final official statement relating to the offering of the Refunding Bonds printed and distributed; to contract with national rating services and providers of municipal bond insurance and Reserve Account Credit Facilities; to retain bond counsel; to make a determination that the preliminary official statement is "deemed final" for purposes of SEC Rule 15c2-12(b)(1); to conduct information meetings; and to take such other actions as may be deemed appropriate for the dissemination of information relating to the sale of the Refunding Bonds. Any prior printing and distribution of a preliminary official statement is hereby ratified.

(F) The Secretary or any Assistant Secretary of the Governing Board is hereby authorized and empowered to award said Refunding Bonds when offered, on his determination of the best proposal, as defined in the Notice of Bond Sale, submitted in accordance with the terms of the Notice of Bond Sale provided for herein, and such award shall be final. The Director or any Assistant Secretary of the Governing Board shall report such sale to the Governing Board after award of the Refunding Bonds. The Secretary or any Assistant Secretary of the Governing Board is authorized to deliver such Refunding Bonds to the purchasers thereof upon payment of the purchase price, together with any accrued interest to the date of delivery, and to distribute the proceeds of the Refunding Bonds as provided by this Sixth Supplemental Resolution and other proceedings authorizing the issuance of the Refunding Bonds.

(G) The Refunding Bonds shall be executed in the name of the Board of Governors by its Chair, or by such other authorized person. Any of the signatures required hereinabove may be a facsimile signature imprinted or reproduced on the Refunding Bonds. In case any one or more of the officers who shall have signed any of the Refunding Bonds shall cease to be such officer before the Refunding Bonds so signed and sealed shall have been actually sold and delivered, the Refunding Bonds may nevertheless be sold and delivered as herein provided and may be issued as if the person who signed or sealed such Refunding Bonds had not ceased to hold office.

(H) A certificate as to the approval of the issuance of the Refunding Bonds, shall be executed by the facsimile signature of the Secretary of the Governing Board, an Assistant Secretary, or as otherwise provided by law.

(I) U.S. Bank Trust National Association, or its successor, is hereby designated as Bond Registrar/Paying Agent for the Refunding Bonds on the terms and conditions set forth in the Registrar, Paying Agent and Transfer Agreement by and between the Board of Administration and U.S. Bank Trust National Association or its successor.

(J) The Interest Payment Dates and the Principal Payment Dates for the Refunding Bonds shall be as set forth in the Notice of Bond Sale. Interest on the Refunding Bonds shall be paid by check or draft mailed on the Interest

Payment Date (or, in certain cases, may be paid by wire transfer at the election of a Registered Owner, other than a securities depository, in the manner and under the terms provided for in the State's agreement with the Bond Registrar/Paying Agent, provided that such Registered Owner advances to the Bond Registrar/Paying Agent the amount, if any, necessary to pay the wire charges or authorizes the paying agent to deduct the amount of such payment) to the Registered Owner thereof as of 5:00 p.m. New York time on the Record Date shown on the registration books maintained by the Bond Registrar/Paying Agent for the Refunding Bonds.

(K) The Refunding Bonds shall be dated, shall mature in such years and amounts and shall bear interest commencing on such date as set forth or provided for in the Notice of Bond Sale, a copy of which, as published, shall be retained in the files of the Division with this Sixth Supplemental Resolution. The Refunding Bonds shall be issued in denominations of $1,000 or any integral multiple thereof unless otherwise provided in the Notice of Bond Sale. The Refunding Bonds shall be payable at the corporate trust office of U.S. Bank Trust National Association, New York, New York, or its successor.

(L) The Refunding Bonds shall be subject to redemption as provided in the Notice of Bond Sale. The Notice of Bond Sale shall contain such redemption provisions as shall be determined by the Director to be in the best financial interest of the State. Upon election by the successful bidder as provided in the Notice of Bond Sale, a portion of the Refunding Bonds identified in such election may be designated as Term Bonds. Additionally, in lieu of mailing the notice of redemption, the Bond Registrar/Paying Agent may elect to provide such notice by electronic means to any Registered Owner who has consented to such method of receiving notices.

(M) The incremental increase in the Reserve Requirement, if any, attributable to the Refunding Bonds shall be funded with proceeds of the Refunding Bonds, amounts previously on deposit in a reserve account on behalf of the Refunded Bonds, a Reserve Account Credit Facility, or some combination thereof, as determined by the Director. The incremental increase, if any, in the Reserve Requirement attributable to the Refunding Bonds shall be deposited in the Reserve Account which was created pursuant to Section 4.02(A) of the Original Resolution. Amounts on deposit in the Reserve Account may be commingled with the amounts deposited for Bonds of additional Series which are secured thereby, shall be held for the benefit of the Registered Owners of only such Bonds as may be specifically secured by the Reserve Account, and shall be applied in the manner provided in the Original Resolution.

Notwithstanding the provisions of the Original Resolution, the Reserve Account for the Refunding Bonds authorized by this Sixth Supplemental Resolution shall be funded in an amount determined by the Director, which shall not exceed the Reserve Requirement for the Refunding Bonds. Such amount may be zero. The amount of the Reserve Requirement funded from the proceeds of the Refunding Bonds shall not exceed the amount permitted under the Code.

The Reserve Requirement for the Refunding Bonds, if any, shall be deposited, as determined by the Director, in either a subaccount in the Reserve Account established for any of the Outstanding Bonds or in a subaccount in such Reserve Account which is hereby established for the Refunding Bonds. Amounts on deposit in any subaccount in the Reserve Account may be commingled with the amounts deposited for Bonds of additional Series which are secured thereby, shall be held for the benefit of the Registered Owners of only such Bonds as may be specifically secured by the respective subaccount, and shall be applied in the manner provided in the Resolution.

(N) Any portion of the Refunding Bonds may be issued as a separate series, provided that the Refunding Bonds of each series shall be numbered consecutively from one upward. The Refunding Bonds referred to herein may be sold separately or combined with any other Bonds authorized by the Division to be sold.

(O) The Director is hereby authorized to offer for sale a lesser principal amount of Refunding Bonds than that set forth in this Sixth Supplemental Resolution and to adjust the maturity schedule and redemption provisions for the Refunding Bonds, if necessary, to reflect the issuance of such lesser amount, and to modify the Notice of Bond Sale as may be required. Any portion of the Refunding Bonds not offered shall remain authorized to be offered at a later date.

(P) The Director is authorized to provide in the Notice of Bond Sale of the Refunding Bonds that the purchase price for the Refunding Bonds may include a discount of not to exceed 3%, excluding original issue discount, if any, of the aggregate principal amount of such Refunding Bonds offered for sale.

(Q) The Chairman, Secretary and any Assistant Secretary of the Governing Board, the Director, and such other officers and employees of the Division as may be designated by the Governing Board as agents of the Division in connection with the issuance and delivery of the Refunding Bonds, are authorized and empowered, collectively or individually, to take all actions and steps, to execute all instruments, documents, and contracts, and to take all other action on behalf of the Division, in each case as they may deem necessary or desirable, in connection with the execution and delivery of the Refunding Bonds, including but not limited to, contracting with a consultant to verify escrow calculations of the Refunding Bonds, retaining bond counsel to render a special tax opinion relating to the use of the proceeds from the sale of the Refunding Bonds, and providing for redemption of the Refunded Bonds. Notwithstanding anything contained in the Resolution to the contrary, it is the intent of the Division that interest on the Refunding Bonds, if issued as tax-exempt Refunding Bonds, be and remain excluded from gross income for federal income tax purposes and therefore to comply with all requirements of federal tax law applicable to such tax-exempt Refunding Bonds, whether such requirements are now in effect, pending or subsequently enacted. The Division is hereby authorized and directed to take all actions necessary with respect to the Refunding Bonds to comply with such requirements of federal tax law.

SECTION 2.02. AUTHORIZATION TO EXECUTE AND DELIVER AN ESCROW DEPOSIT AGREEMENT; DESIGNATION OF ESCROW AGENTS. The Chairman and Secretary or an Assistant Secretary of the Governing Board and such other officers and employees of the Division as may be designated by the Governing Board as agents of the Division are hereby each authorized to execute and deliver an Escrow Deposit Agreement on behalf of the Division in such form as may be determined by the Director for the purpose of providing for the deposit of a portion of the proceeds of the Refunding Bonds and such other funds as determined to be necessary into an escrow deposit trust fund for the refunding of the Refunded Bonds. The escrow deposit trust fund shall be held and administered by an escrow agent acceptable to the Director as evidenced by the Director's execution of the Escrow Deposit Agreement.

SECTION 2.03. APPLICABILITY OF ARTICLE II OF THE ORIGINAL RESOLUTION. Except as otherwise provided in this Sixth Supplemental Resolution, the terms, description, execution, negotiability, redemption, authentication, disposition, replacement, registration, transfer, issuance and form of the Refunding Bonds shall be governed by the provisions of Article II of the Original Resolution, adjusted to the extent necessary to apply to the Refunding Bonds.

SECTION 2.04.FORM OF REFUNDING BONDS. (A) Notwithstanding anything to the contrary in the Resolution, or any other resolution related to the Refunding Bonds, the Refunding Bonds may be issued in book-entry only form utilizing the services of a Securities Depository (as used herein, "Securities Depository" means The Depository Trust Company, New York, New York, or its nominees, successors and assigns).

So long as a book-entry only system of evidence of transfer of ownership of all the Refunding Bonds is maintained in accordance herewith, any provision of the Resolution relating to the delivery of physical bond certificates shall be inapplicable, and the Resolution shall be deemed to give full effect to such book-entry system.
If the Refunding Bonds are issued in book-entry only form:

(1) The Refunding Bonds shall be issued in the name of the Securities Depository as Registered Owner of the Refunding Bonds, and held in the custody of the Securities Depository or its designee.

(2) Transfers of beneficial ownership of the Refunding Bonds will be effected on the records of the Securities Depository and its Participants pursuant to rules and procedures established by the Securities Depository ("Participants" include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations, as well other organizations that clear through or maintain a custodial relationship with such organizations, either directly or indirectly).

(3) Each Participant shall be credited in the records of the Securities Depository with the amount of such Participant's interest in the Refunding Bonds. Beneficial ownership interests in the Refunding Bonds may be purchased by or through Participants. The holders of these beneficial ownership interests are hereinafter referred to as the "Beneficial Owners." The Beneficial Owners shall not receive Refunding Bonds representing their beneficial ownership interests. The ownership interests of each Beneficial Owner shall be recorded

through the records of the Participant from which such Beneficial Owner purchased its Refunding Bonds. Transfers of ownership interests in the Refunding Bonds shall be accomplished by book entries made by the Securities Depository and, in turn, by Participants acting on behalf of Beneficial Owners.

(4) Unless otherwise provided herein, the Division of Bond Finance, the Board of Governors, the Board of Administration, and the Bond Registrar/Paying Agent (as used in this section, the "State and its agents") shall treat the Securities Depository as the sole and exclusive owner of the Refunding Bonds registered in its name for the purposes of

(a) payment of the principal of, premium, if any, and interest on the Refunding Bonds or portion thereof to be redeemed or purchased. Payments made to the Securities Depository of principal, premium, and interest shall be valid and effective to fully satisfy and discharge the Board of Governors' obligations to the extent of the sums so paid;

(b) giving any notice permitted or required to be given to Registered Owners under the Resolution; and

(c) the giving of any direction or consent or the making of any request by the Registered Owners hereunder. The State and its agents may rely conclusively upon

(i) a certificate of the Securities Depository as to the identity of the Participants with respect to the Refunding Bonds; and

(ii) a certificate of any such Participant as to the identity of, and the respective principal amount of Refunding Bonds beneficially owned by, the Beneficial Owners.

(5) The State and its agents shall have no responsibility or obligations to the Securities Depository, any Participant, any Beneficial Owner or any other person which is not shown on the Refunding Bond Register, with respect to

(a) the accuracy of any records maintained by the Securities Depository or any Participant;

(b) the payment by the Securities Depository or by any Participant of any amount due to any Beneficial Owner in respect of the principal amount or redemption or purchase price of, or interest on, any Refunding Bond;

(c) the delivery of any notice by the Securities Depository or any Participant;

(d) the selection of the Participants or the Beneficial Owners to receive payment in the event of any partial redemption of the Refunding Bonds; or

(e) any consent given or any other action taken by the Securities Depository or any Participant.

(6) The requirements in the Resolution of holding, delivering or transferring Refunding Bonds shall be deemed modified to require the appropriate person to meet the requirements of the Securities Depository as to registering or transferring the book-entry Refunding Bonds to produce the same effect. Any provision hereof permitting or requiring delivery of the Refunding Bonds shall, while the Refunding Bonds are in book-entry only form, be satisfied by the notation thereof on the books of the Securities Depository in accordance with applicable state law.

(B) The Division of Bond Finance may discontinue the book-entry system with the then-current securities depository, subject to the terms of its agreement with such securities depository. In this event, the Division of Bond Finance shall either

(1) identify another qualified securities depository or

(2) prepare and deliver replacement Refunding Bonds in the form of fully registered bonds to each Beneficial Owner.

ARTICLE III
APPLICATION OF PROCEEDS

SECTION 3.01. APPLICATION OF REFUNDING BOND PROCEEDS. Upon receipt of the proceeds of the sale of the Refunding Bonds the Division shall transfer and apply such proceeds as follows:

(A) The amount necessary to pay all costs and expenses of the Division in connection with the preparation, issuance, and sale of the Refunding Bonds, including a reasonable charge for the services of the Division for its fiscal services and for arbitrage rebate compliance program set-up, shall be transferred to the Division and deposited in the Bond Fee Trust Fund
.

(B) Any accrued interest on the Refunding Bonds shall be transferred to the Board of Administration and deposited in the Sinking Fund, and used for the payment of interest on the Refunding Bonds.

(C) An amount necessary to fund the incremental increase in the Reserve Requirement, if any, attributable to the Refunding Bonds, to be held in reserve, shall be transferred to the Board of Administration and deposited in the Reserve Account within the Sinking Fund. Alternatively, the Division, as provided in Section 4.02 of the Original Resolution, may elect at any time to provide in lieu of all or a portion of such funds a Reserve Account Credit Facility in an amount equal to the difference between the Reserve Requirement and the sums then on deposit in the Reserve Account.

(D) An amount together with the interest earnings thereon, and other amounts deposited therein which is anticipated to be sufficient to pay when due (1) the principal amount of the Refunded Bonds, (2) the amount of interest and redemption premium payable on the Refunded Bonds, and (3) the amount of fees and expenses estimated to be incurred in connection with the payment and retirement of the Refunded Bonds, shall be either transferred and deposited in escrow pursuant to the terms of the Escrow Deposit Agreement or, at the discretion of the Director, deposited with the Bond Registrar/Paying Agent.

(E) Any balance of the proceeds of the Refunding Bonds after providing for the requirements of subsections (A) through (D) above shall be transferred to the Sinking Fund and used for the purposes set forth therein.

ARTICLE IV
SECURITY FOR THE BONDS

SECTION 4.01. REFUNDING BONDS ON A PARITY WITH THE OUTSTANDING BONDS. The Refunding Bonds shall be payable on a parity, and rank equally as to lien on and source and security for payments from the Pledged Revenues and in all other respects, with the other Outstanding Bonds.

SECTION 4.02. REFUNDING BONDS SECURED BY ORIGINAL RESOLUTION. The Refunding Bonds shall be deemed to have been issued pursuant to the Original Resolution, as supplemented by this Sixth Supplemental Resolution, as fully and to the same extent as the Outstanding Bonds, and all of the covenants and agreements contained in the Original Resolution, as amended and supplemented, shall be deemed to have been made for the benefit of the Registered Owners of the Refunding Bonds as fully and to the same extent as the Registered Owners of the Outstanding Bonds.

All of the covenants, agreements, and provisions of the Original Resolution, as amended and supplemented, except to the extent inconsistent herewith, shall be deemed to be part of this Sixth Supplemental Resolution to the same extent as if incorporated verbatim in this Sixth Supplemental Resolution, and shall be fully enforceable in the manner provided in the Original Resolution, as amended and supplemented, by any of the Registered Owners of the Refunding Bonds.

ARTICLE V
MISCELLANEOUS

SECTION 5.01. RESOLUTION NOT ASSIGNABLE. This Sixth Supplemental Resolution shall not be assignable by the Division or the Board of Administration, except for the benefit of the Registered Owners; provided, however, the Board may lease, from time to time, to other tenants such portion or portions of the Housing System as are not needed by the Board, to the extent that any such lease would not adversely affect the Pledged Revenues or the exclusion of interest on any tax-exempt Bonds from gross income for federal income tax purposes.

SECTION 5.02. MODIFICATION OR AMENDMENT. Modification or amendment hereof shall be governed by Section 8.02 of the Original Resolution.

SECTION 5.03. CONTINUING DISCLOSURE. (A) In order to comply with Rule15c2-12 of the Securities and Exchange Commission, the Board agrees to provide or cause to be provided such information as may be required, from time to time, under such rule or any successor rule applicable to the Board of Governors.

(B) The Director, in conjunction with the appropriate officer of the Board, is authorized and directed to execute and deliver any documents or agreement which are necessary to comply with the requirements of Rule 15c2-12 of the Securities and Exchange Commission or any successor rule applicable to the Board of Governors.

SECTION 5.04. SEVERABILITY OF INVALID PROVISIONS. If any one or more of the covenants or provisions of this Sixth Supplemental Resolution shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants or provisions shall be null and void and shall be deemed separable from the remaining covenants or provisions of this Sixth Supplemental Resolution or of the Refunding Bonds and shall in no way affect the validity or enforceability of any other covenants, agreements or provisions of this Sixth Supplemental Resolution or of the Refunding Bonds issued hereunder.

SECTION 5.05. FISCAL AGENT. Upon the sale and delivery of the Refunding Bonds by the Division on behalf of the Board, the Board of Administration shall act as the fiscal agent for the Board with respect to the Refunding Bonds.

SECTION 5.06. REPEAL OF INCONSISTENT RESOLUTIONS. All prior or concurrent resolutions or parts of resolutions inconsistent with this Sixth Supplemental Resolution are hereby amended by this Sixth Supplemental Resolution, but only to the extent of any such inconsistency.

SECTION 5.07. SUCCESSOR AGENCIES AND OFFICIALS. Any references in the Resolution to offices, bodies, or agencies which have been or are superceded, replaced or abolished by law shall be deemed to refer to the successors of such offices, bodies, and agencies. Any action required or authorized to be taken by an official whose office, body, or agency has been or is so superceded, replaced, or abolished shall be taken by the successor to such official.

SECTION 5.08. CONFIRMATION OF ORIGINAL RESOLUTION. As supplemented by this Sixth Supplemental Resolution, the Original Resolution is in all respects ratified and confirmed, and this Sixth Supplemental Resolution shall be read, taken, and construed as a part of the Original Resolution.

SECTION 5.09. AMENDMENT OF ORIGINAL RESOLUTION. The Original Resolution is amended as follows. Language to be added to the Original Resolution is indicated by <u>underlining</u>, and language to be deleted from the Original Resolution is indicated by ~~strike-throughs~~.

(A) Section 4.02 of the Original Resolution is hereby amended to reflect the change in accounting system necessitated by the devolution of the State University System, as follows:

4.02. APPLICATION OF HOUSING SYSTEM REVENUES. (A) Upon collection, the Pledged Revenues shall be deposited daily by the University into <u>a separate fund, in a bank approved by the Board of Trustees, known as the Florida International University Housing System Revenues Fund (the "Revenue Fund"),</u> ~~the "Florida Board of~~

~~Regents Florida International University Clearing Account", in a bank approved by the Board of Regents and the State Treasurer and from there shall be transferred on a daily basis to a separate fund held by the State Treasurer. This separate fund shall be known as the "Florida International University Housing System Revenue Fund"~~ which is hereby created. Said fund constitutes a trust fund for the purposes provided in this Resolution, and shall be kept separate and distinct from all other funds of the University ~~and the Board of Regents~~ and used only for the purposes and in the manner provided in this Resolution. All revenues on deposit at any time in the Revenue Fund shall be applied only in the following manner and order of priority: . . .

SECTION 5.10. EFFECTIVE DATE. This Sixth Supplemental Resolution shall take effect immediately upon its adoption.

ADOPTED on March 20, 2012.

DIVISION OF BOND FINANCE OF THE
STATE BOARD OF ADMINISTRATION OF FLORIDA

A RESOLUTION (THE ELEVENTH SUPPLEMENTAL RESOLUTION) AUTHORIZING THE ISSUANCE AND SALE OF STATE OF FLORIDA, BOARD OF GOVERNORS, FLORIDA INTERNATIONAL UNIVERSITY DORMITORY REVENUE BONDS, SERIES 2026A

ADOPTED
FEBRUARY 24, 2026

A RESOLUTION (THE ELEVENTH SUPPLEMENTAL RESOLUTION) AUTHORIZING THE ISSUANCE AND COMPETITIVE SALE OF THE $238,500,000 STATE OF FLORIDA, BOARD OF GOVERNORS, FLORIDA INTERNATIONAL UNIVERSITY DORMITORY REVENUE BONDS, SERIES 2026A, TO FINANCE THE CONSTRUCTION OF A STUDENT HOUSING FACILITY ON THE MAIN CAMPUS OF FLORIDA INTERNATIONAL UNIVERSITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE GOVERNOR AND CABINET OF THE STATE OF FLORIDA, AS THE GOVERNING BOARD OF THE DIVISION OF BOND FINANCE OF THE STATE BOARD OF ADMINISTRATION OF FLORIDA:

ARTICLE I
DEFINITIONS; AUTHORITY; FINDINGS; RESOLUTION TO CONSTITUTE CONTRACT

SECTION 1.01. DEFINITIONS. All terms used in this Eleventh Supplemental Resolution are used with the same meaning throughout this Eleventh Supplemental Resolution unless the context clearly requires otherwise. All terms used herein that are defined in Article I of the Original Resolution have the same meaning as in the Original Resolution, except to the extent inconsistent with or amended by definitions contained herein, shall apply fully to the Outstanding Bonds and to the 2026A Bonds. The following terms shall have the following meaning herein:

"2026A Bonds" means the not exceeding $238,500,000 State of Florida, Board of Governors, Florida International University Dormitory Revenue Bonds, Series 2026A, authorized by this Eleventh Supplemental Resolution.

"2026A Project" means the approximately 1,174-bed student housing facility constructed on the Modesto A. Maidique main campus of the University and financed, at least in part, through the issuance of the 2026A Bonds.

"2026A Project Construction Fund" means a trust fund into which the net proceeds of the 2026A Bonds and other available moneys for the construction of the 2026A Project shall be deposited.

"2026A Project Costs" means the actual costs of the 2026A Project, financed through the issuance of the 2026A Bonds, including: costs of design and construction; materials, labor, furnishings, equipment, and apparatus; site work and landscaping; the acquisition of all lands or interests therein, and all other property, real or personal, appurtenant to or useful in the 2026A Project; interest on the 2026A Bonds for a reasonable period after the date of delivery thereof, if necessary; an amount sufficient to establish adequate reserves; architectonic and engineering fees; legal fees; reimbursement for prior authorized expenditures; and fees and expenses of the Division, the Board of Administration, the University, or the Board of Governors necessary to the construction and placing in operation of the 2026A Project and the financing thereof.

"Assistant Secretary" means an Assistant Secretary of the Division of Bond Finance.

"**Board of Governors"** or **"Board"** means the Board of Governors of the State University System created by Article IX, Section 7 of the Florida Constitution, and includes any other entity succeeding to the powers thereof.

"Board of Administration" means the State Board of Administration, as created pursuant to the provisions of Article XII, Section 9 of the Florida Constitution and Chapter 215, Florida Statutes.

"Bond Registrar/Paying Agent" means U.S. Bank Trust Company, National Association, or its successor.

“Bond Year” means, with respect to a particular Series of Bonds issued hereunder, the annual period relevant to the application of Section 148(f) of the Code to the Series of Bonds, except that the first and last Bond Years may be less than 12 months long. The last day of a Bond Year shall be the close of business on the day preceding the anniversary of the date of issuance of the Series unless the Division selects another date on which to end a Bond Year in the manner permitted by the Code.

“Code” means the Internal Revenue Code of 1986, as amended, and temporary, proposed or permanent implementing regulations promulgated thereunder.

“Director” means the Director of the Division of Bond Finance and shall include any Assistant Secretary to whom the Director delegates authority.

“Division” means the Division of Bond Finance of the State Board of Administration of Florida.

“Eleventh Supplemental Resolution” means this resolution authorizing the issuance and sale of the 2026A Bonds.

“Fourth Supplemental Resolution” means the resolution adopted by the Governing Board on September 20, 2011, authorizing the issuance and sale of the State of Florida, Board of Governors, Florida International University Dormitory Revenue Bonds, Series 2011A, and amending the Original Resolution.

“Housing System” means Everglades Hall, Lakeview Hall North, Lakeview Hall South, Panther Hall, Parkview Hall, Tamiami Hall, University Apartments, University Towers, the 2026A Project, and such additional facilities as at some future date may be added to the University’s Housing System.

“Original Resolution” means the resolution adopted on June 9, 1998, as amended by a resolution adopted on September 23, 1998, by the Governing Board authorizing the issuance of the State of Florida, Board of Regents, Florida International University Housing Facility Revenue Bonds, Series 1998, and as further amended by the Second Supplemental Resolution, the Fourth Supplemental Resolution, and the Sixth Supplemental Resolution.

“Outstanding” means, as of any date of determination, all Bonds theretofore authenticated and delivered except: (i) Bonds theretofore canceled by the Bond Registrar/Paying Agent or delivered to the Bond Registrar/Paying Agent for cancellation; (ii) Bonds which are deemed paid and defeased and no longer Outstanding as provided herein; (iii) Bonds in lieu of which other Bonds have been issued pursuant to the provisions hereof relating to Bonds destroyed, stolen or lost, unless evidence satisfactory to the Bond Registrar/Paying Agent has been received that any such Bond is held by a bona fide purchaser; and (iv) Bonds held by or for the account of the Division or the Board of Governors, for purposes of any consent or other action to be taken hereunder by the Registered Owners of a specified percentage of principal amount of Bonds; and (v) Bonds with respect to which debt service has been paid pursuant to a Bond Insurance Policy, to the extent that the amount of such payment has been reimbursed to the issuer of such Bond Insurance Policy (or monies have been deposited to defease such payments).

“**Outstanding Bonds**” means the Outstanding State of Florida, Board of Governors, Florida International University Dormitory Revenue Refunding Bonds, Series 2015A, the Outstanding State of Florida, Board of Governors, Florida International University Dormitory Revenue Bonds, Series 2020A, and the Outstanding State of Florida, Board of Governors, Florida International University Dormitory Revenue Refunding Bonds, Series 2021A.

“Rebate Amount” means the excess of the amount earned on all nonpurpose investments (as defined in Section 148(f)(6) of the Code) over the amount which would have been earned if such nonpurpose investments were invested at a rate equal to the yield on the Bonds, plus any income attributable to such excess.

"Second Supplemental Resolution" means the resolution adopted August 10, 2004, by the Governing Board, authorizing the issuance and sale of the State of Florida, Florida Education System, Florida International University Dormitory Revenue Bonds, Series 2004A, and amending the Original Resolution.

"Sixth Supplemental Resolution" means the resolution adopted by the Governing Board on March 20, 2012, authorizing the issuance and sale of the State of Florida, Board of Governors, Florida International University Dormitory Revenue Bonds, Series 2012A, and amending the Original Resolution.

"University" means the Florida International University.

Where the context so requires, words importing singular number shall include the plural number in each case and vice versa, words importing persons shall include firms and corporations, and the masculine includes the feminine and vice versa.

SECTION 1.02. AUTHORITY FOR THIS RESOLUTION. This Eleventh Supplemental Resolution is adopted pursuant to the provisions of Article VII, Section 11(d) of the Florida Constitution; Sections 215.57-215.83, Florida Statutes, (the "State Bond Act"); Section 1010.62, Florida Statutes; other applicable provisions of law; and the Original Resolution; and it constitutes a resolution authorizing bonds pursuant to the State Bond Act.

SECTION 1.03. FINDINGS. It is hereby found, determined, and declared as follows:

(A) The Board of Governors is authorized to acquire, own, construct, operate, maintain, improve and extend public buildings and facilities for use by any of the several State universities, and to finance such improvements; and the Board of Governors is further authorized to pay the principal of and interest on obligations issued to finance the construction and acquisition of such improvements.

(B) The construction of the 2026A Project at the University is necessary, desirable and in the best interest of the University.

(C) The Board of Governors adopted a resolution on January 29, 2026, requesting the Division of Bond Finance to take the necessary actions required for the issuance of the 2026A Bonds.

(D) Pursuant to the State Bond Act, the Division of Bond Finance is authorized to issue the 2026A Bonds on behalf of the Board of Governors to finance the 2026A Project.

(E) The 2026A Project will be the construction of a student housing facility and other related capital improvements to the Housing System, substantially in accordance with the plans and specifications as may be approved by the Board of Governors from time to time.

(F) As required by Article VII, Section 11(f) of the Florida Constitution, the Florida Legislature approved the 2026A Project pursuant to Section 1010.62(7), Florida Statutes.

(G) The principal of and interest on the 2026A Bonds and all of the reserve, sinking fund and other payments provided for herein, will be payable solely from the Pledged Revenues accruing to and to be received by the Board of Governors or the University in the manner provided by the Original Resolution, and this Eleventh Supplemental Resolution.

(H) The 2026A Bonds will be secured on a parity as to the lien on the Pledged Revenues with the Outstanding Bonds, and with any Additional Parity Bonds, when and if issued.

(I) The 2026A Bonds shall not constitute, directly or indirectly, a debt or a charge against the State of Florida or any political subdivision thereof but shall be "revenue bonds" within the meaning of Article VII, Section 11(d) of the Florida Constitution, and shall be payable solely from funds derived directly from sources other than state tax revenues.

(J) The Division of Bond Finance, pursuant to the statutes and constitutional provisions herein cited, is authorized to issue the 2026A Bonds, on behalf of, and in the name of the Board of Governors, subject to the terms, limitations, and conditions contained in the Original Resolution and in this Eleventh Supplemental Resolution.

(K) Pursuant to Sections 215.59 and 215.64, Florida Statutes, the Division is authorized to issue revenue bonds on behalf of state agencies payable from funds derived directly from sources other than state tax revenues, without the vote of electors in the manner provided by law.

(L) Section 5.01 of the Original Resolution provides for the issuance of Additional Parity Bonds under the terms, restrictions and conditions provided therein.

SECTION 1.04. RESOLUTION TO CONSTITUTE CONTRACT. In consideration of the acceptance by the Registered Owners of the 2026A Bonds, the Original Resolution, as amended and supplemented through the date of this Eleventh Supplemental Resolution, shall be and shall constitute a contract among the Division, the Board of Governors, the University, and such Registered Owners. The covenants and agreements to be performed by the Board of Governors and the University shall be for the equal benefit, protection, and security of the Registered Owners of any and all of the Outstanding Bonds and the 2026A Bonds, all of which shall be of equal rank and without preference, priority, or distinction as to any of such Bonds over any other thereof, except as expressly provided in the Original Resolution.

ARTICLE II
AUTHORIZATION, TERMS, EXECUTION, REGISTRATION, TRANSFER, ISSUANCE, AND FORM OF BONDS

SECTION 2.01. AUTHORIZATION OF ISSUANCE AND SALE OF 2026A BONDS.

(A) Subject and pursuant to the provisions of the Original Resolution, fully registered revenue bonds of the Board of Governors to be known as "State of Florida, Board of Governors, Florida International University Dormitory Revenue Bonds, Series 2026A" (or such other designation as may be determined by the Director), are hereby authorized to be issued and to be sold by the Division through a competitive sale in an aggregate principal amount not exceeding $238,500,000, for the purpose of financing all or a portion of the construction, furnishing, and equipping of the 2026A Project. The 2026A Bonds may be combined with, designated the same as, and sold with any other series of Florida International University Dormitory Revenue Bonds, and such bonds or any portion thereof may be taxable or tax-exempt, as determined by the Director.

(B) The Director is hereby authorized to determine the most advantageous date and time of sale and to provide notice pursuant to applicable law of such sale, at a time and in such manner as determined by the Director to be appropriate to provide adequate notice to potential bidders; provided, that if no bids are received, or if all bids received are rejected, such 2026A Bonds may again be offered for sale upon reasonable notice, the timing and manner of which shall be determined by the Director. Bids for the purchase of the 2026A Bonds will be received at the office of the Division or at another location designated in the Notice of Bond Sale, until the time and date of sale determined by the Director.

(C) The Director is hereby authorized to publish and distribute a Notice of Bond Sale and a proposal for the sale of the 2026A Bonds. The Notice of Bond Sale shall be in such form as shall be determined by the

Director and shall contain such information as is consistent with the terms of the Original Resolution which the Director determines is in the best financial interest of the State. Any prior publication or distribution of a Notice of Bond Sale, or short form thereof, and proposal for sale is hereby ratified.

(D) The Director is hereby authorized to prepare and distribute preliminary and final official statements in connection with the public offering of the 2026A Bonds. The Director is further authorized and directed to amend, supplement or complete the information contained in the preliminary official statement, as may be needed, and to furnish such certification as to the completeness and finality of the preliminary official statement as is necessary to permit the successful bidder to fulfill its obligations under any applicable securities laws. The Chairman and Secretary of the Governing Board and the Director are hereby authorized to execute the final official statement in connection with the public offering of the 2026A Bonds, and the execution thereof by any of the authorized individuals shall be conclusive evidence that the Governing Board has approved the form and content of the final official statement and that the final official statement is complete as of its date.

(E) The Director is hereby authorized to cause as many copies as he determines to be necessary of the preliminary official statement and final official statement relating to the public offering of the 2026A Bonds to be prepared and distributed; to contract with national rating services and providers of municipal bond insurance and Reserve Account Credit Facilities; to retain bond counsel; to make a determination that the preliminary official statement is "deemed final" for purposes of Rule 15c2-12(b)(1) of the Securities Exchange Commission; to conduct information meetings; and to take such other actions as may be deemed appropriate for the dissemination of information relating to the sale of the 2026A Bonds. Any prior printing and distribution of a preliminary official statement is hereby ratified.

(F) The Secretary or any Assistant Secretary of the Governing Board is hereby authorized and empowered to award said 2026A Bonds when offered, on his determination of the best proposal, as defined in the Notice of Bond Sale, submitted in accordance with the terms of the Notice of Bond Sale provided for herein, and such award shall be final. The Director or any Assistant Secretary of the Governing Board shall report such sale to the Governing Board after award of the 2026A Bonds. The Secretary or any Assistant Secretary of the Governing Board is authorized to deliver such 2026A Bonds to the purchasers thereof upon payment of the purchase price, together with any accrued interest to the date of delivery, and to distribute the proceeds of the 2026A Bonds as provided by this Eleventh Supplemental Resolution and other proceedings authorizing the issuance of the 2026A Bonds.

(G) The 2026A Bonds shall be executed in the name of the Board of Governors by its Chair, or by such other authorized person. Any of the signatures required hereinabove may be a facsimile signature imprinted or reproduced on the 2026A Bonds. In case any one or more of the officers who shall have signed any of the 2026A Bonds shall cease to be such officer before the 2026A Bonds so signed and sealed shall have been actually sold and delivered, the 2026A Bonds may nevertheless be sold and delivered as herein provided and may be issued as if the person who signed or sealed such 2026A Bonds had not ceased to hold office.

(H) A certificate as to the approval of the issuance of the 2026A Bonds shall be executed by the manual or facsimile signature of the Secretary or an Assistant Secretary of the Governing Board, or by such other authorized person as provided by law.

(I) U.S. Bank Trust Company, National Association, or its successor, is hereby designated as Bond Registrar/Paying Agent for the 2026A Bonds on the terms and conditions set forth in the Registrar, Paying Agent and Transfer Agreement by and between the Board of Administration and U.S. Bank National Association (now U.S. Bank Trust Company, National Association) or its successor.

(J) The Interest Payment Dates and the Principal Payment Dates for the 2026A Bonds shall be as set forth in the Notice of Bond Sale. Interest on the 2026A Bonds shall be paid by check or draft mailed on the Interest

Payment Date (or, in certain cases, may be paid by wire transfer at the election of a Registered Owner, other than a securities depository, in the manner and under the terms provided for in the State's agreement with the Bond Registrar/Paying Agent, provided that such Registered Owner advances to the Bond Registrar/Paying Agent the amount, if any, necessary to pay the wire charges or authorizes the paying agent to deduct the amount of such payment) to the Registered Owner thereof as of 5:00 p.m. Eastern time on the Record Date shown on the registration books maintained by the Bond Registrar/Paying Agent for the 2026A Bonds.

(K) The 2026A Bonds shall be dated, shall mature in such years and amounts and shall bear interest commencing on such date as set forth or provided for in the Notice of Bond Sale, a copy of which, as published, shall be retained in the files of the Division with this Eleventh Supplemental Resolution. The 2026A Bonds shall be issued in denominations of $1,000 or any integral multiple thereof unless otherwise provided in the Notice of Bond Sale. The 2026A Bonds shall be payable at the corporate trust office of the Bond Registrar/Paying Agent. The 2026A Bonds will bear interest at the interest rate specified by the successful bidder, calculated based on a 360-day year consisting of twelve 30-day months.

(L) The 2026A Bonds shall be subject to redemption as provided in the Notice of Bond Sale. The Notice of Bond Sale shall contain such redemption provisions as shall be determined by the Director to be in the best financial interest of the State. Upon election by the successful bidder as provided in the Notice of Bond Sale, a portion of the 2026A Bonds identified in such election may be designated as Term Bonds. Additionally, in lieu of mailing the notice of redemption, the Bond Registrar/Paying Agent may elect to provide such notice by electronic means to any Registered Owner who has consented to such method of receiving notices.

(M) The incremental increase in the Reserve Requirement, if any, attributable to the 2026A Bonds shall be funded with proceeds of the 2026A Bonds, amounts previously on deposit in a reserve account on behalf of the 2026A Bonds, a Reserve Account Credit Facility, or some combination thereof, as determined by the Director. Such incremental increase, if any, shall be deposited in the Reserve Account which was created pursuant to Section 4.02(B) of the Original Resolution. Amounts on deposit in the Reserve Account may be commingled with the amounts deposited for Bonds of additional Series which are secured thereby, shall be held for the benefit of the Registered Owners of only such Bonds as may be specifically secured by the Reserve Account, and shall be applied in the manner provided in the Original Resolution.

Notwithstanding the provisions of the Original Resolution, the Reserve Account for the 2026A Bonds authorized by this Eleventh Supplemental Resolution shall be funded in an amount determined by the Director, which shall not exceed the Debt Service Reserve Requirement for the 2026A Bonds. Such amount may be zero. The amount of the Reserve Requirement funded from the proceeds of the 2026A Bonds shall not exceed the amount permitted under the Code.

The Reserve Requirement for the 2026A Bonds, if any, shall be deposited, as determined by the Director, in either a subaccount in the Reserve Account established for any of the Outstanding Bonds or in a subaccount in the Reserve Account, which is hereby established for the 2026A Bonds. Amounts on deposit in any subaccount in the Reserve Account may be commingled with the amounts deposited for Bonds of additional Series which are secured thereby, shall be held for the benefit of the Registered Owners of only such Bonds as may be specifically secured by the respective subaccount, and shall be applied in the manner provided in the Original Resolution.

(N) Any portion of the 2026A Bonds may be issued as a separate series, provided that the bonds of each series shall be numbered consecutively from one upward. The 2026A Bonds referred to herein may be sold separately or combined with any other Bonds authorized to be sold by the Division.

(O) The Director is hereby authorized to offer for sale a lesser principal amount of the 2026A Bonds than that set forth in this Eleventh Supplemental Resolution and to adjust the maturity schedule and redemption provisions for the 2026A Bonds, if necessary, to reflect the issuance of such lesser amount, and to modify the Notice of Bond Sale as may be required. Any portion of the 2026A Bonds not offered shall remain authorized to be offered at a later date.

(P) The Director is authorized to provide in the Notice of Bond Sale of the 2026A Bonds that the purchase price for the 2026A Bonds may include a discount of not to exceed 3%, excluding original issue discount, if any, of the aggregate principal amount of such 2026A Bonds offered for sale.

(Q) The Chairman, Secretary, and any Assistant Secretary of the Governing Board, the Director, and such other officers and employees of the Division as may be designated by the Governing Board as agents of the Division in connection with the issuance and delivery of the 2026A Bonds, are authorized and empowered, collectively or individually, to take all actions and steps, to execute all instruments, documents, and contracts, and to take all other action on behalf of the Division, in each case as they may deem necessary or desirable, in connection with the execution and delivery of the 2026A Bonds. It is the intent of the Governing Board that interest on any 2026A Bonds which are issued as tax-exempt 2026A Bonds be and remain excluded from gross income for federal income tax purposes, and therefore comply with all requirements of federal tax law applicable to such tax-exempt 2026A Bonds, whether such requirements are now in effect, pending, or subsequently enacted. The Division is hereby authorized and directed to take all actions necessary with respect to the 2026A Bonds to comply with such requirements of federal tax law.

SECTION 2.02. APPLICABILITY OF ARTICLE II OF THE ORIGINAL RESOLUTION. Except as otherwise provided in this Eleventh Supplemental Resolution, the terms, description, execution, negotiability, redemption, authentication, disposition, replacement, registration, transfer, and issuance of the 2026A Bonds shall be governed by the provisions of Article II of the Original Resolution, adjusted to the extent necessary to apply to the 2026A Bonds.

SECTION 2.03. FORM OF 2026A BONDS.

(A) Notwithstanding anything to the contrary in the Original Resolution or this Eleventh Supplemental Resolution, or any other resolution relating to the 2026A Bonds (for the purposes of this section, collectively, the "Resolution"), the 2026A Bonds may be issued in book-entry only form utilizing the services of a Securities Depository (as used herein, "Securities Depository" means The Depository Trust Company, New York, New York, or its nominees, successors and assigns).

So long as a book-entry only system of evidence of transfer of ownership of all the 2026A Bonds is maintained in accordance herewith, any provision of the Resolution relating to the delivery of physical bond certificates shall be inapplicable, and the Resolution shall be deemed to give full effect to such book-entry system.

If the 2026A Bonds are issued in book-entry only form:

(1) The 2026A Bonds shall be issued in the name of the Securities Depository as Registered Owner of the 2026A Bonds and held in the custody of the Securities Depository or its designee.

(2) Transfers of beneficial ownership of the 2026A Bonds will be effected on the records of the Securities Depository and its Participants pursuant to rules and procedures established by the Securities Depository ("Participants" include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations, as well other organizations that clear through or maintain a custodial relationship with such organizations, either directly or indirectly).

(3) Each Participant shall be credited in the records of the Securities Depository with the amount of such Participant's interest in the 2026A Bonds. Beneficial ownership interests in the 2026A Bonds may be purchased by or through Participants. The holders of these beneficial ownership interests are

hereinafter referred to as the "Beneficial Owners." The Beneficial Owners shall not receive 2026A Bonds representing their beneficial ownership interests. The ownership interests of each Beneficial Owner shall be recorded through the records of the Participant from which such Beneficial Owner purchased its 2026A Bonds. Transfers of ownership interests in the 2026A Bonds shall be accomplished by book entries made by the Securities Depository and, in turn, by Participants acting on behalf of Beneficial Owners.

(4) Unless otherwise provided herein, the Division, the Board of Governors, the Board of Administration and the Bond Registrar/Paying Agent (as used in this section, the "State and its agents") shall treat the Securities Depository as the sole and exclusive owner of the 2026A Bonds registered in its name for the purposes of the following:

(a) payment of the principal of, premium, if any, and interest on the 2026A Bonds or portion thereof to be redeemed or purchased. Payments made to the Securities Depository of principal, premium, and interest shall be valid and effective to fully satisfy and discharge the Board of Governors' obligations to the extent of the sums so paid;

(b) giving any notice permitted or required to be given to Registered Owners under the Resolution; and

(c) the giving of any direction or consent or the making of any request by the Registered Owners hereunder. The State and its agents may rely conclusively upon:

(i) a certificate of the Securities Depository as to the identity of the Participants with respect to the 2026A Bonds; and

(ii) a certificate of any such Participant as to the identity of, and the respective principal amount of 2026A Bonds beneficially owned by, the Beneficial Owners.

(5) The State and its agents shall have no responsibility or obligations to the Securities Depository, any Participant, any Beneficial Owner or any other person which is not shown on the bond register, with respect to the following:

(a) the accuracy of any records maintained by the Securities Depository or any Participant;

(b) the payment by the Securities Depository or by any Participant of any amount due to any Beneficial Owner in respect of the principal amount or redemption or purchase price of, or interest on, any 2026A Bond;

(c) the delivery of any notice by the Securities Depository or any Participant;

(d) the selection of the Participants or the Beneficial Owners to receive payment in the event of any partial redemption of the 2026A Bonds; or

(e) any consent given or any other action taken by the Securities Depository or any Participant.

(6) The requirements in the Resolution of holding, delivering, or transferring 2026A Bonds shall be deemed modified to require the appropriate person to meet the requirements of the Securities Depository as to registering or transferring the book-entry 2026A Bonds to produce the same effect. Any provision hereof permitting or requiring delivery of the 2026A Bonds shall, while the 2026A Bonds are in

book-entry only form, be satisfied by the notation thereof on the books of the Securities Depository in accordance with applicable state law.

(B) The Division may discontinue the book-entry system with the then-current securities depository, subject to the terms of its agreement with such securities depository. In this event, the Division shall either:

(1) identify another qualified securities depository, or

(2) prepare and deliver replacement 2026A Bonds in the form of fully registered bonds to each Beneficial Owner.

ARTICLE III
APPLICATION OF PROCEEDS

SECTION 3.01. CONSTRUCTION OF THE 2026A PROJECT. The Board of Governors is authorized to construct the 2026A Project from the proceeds of the sale of the 2026A Bonds and other legally available funds, subject to the provisions of the Original Resolution, this Eleventh Supplemental Resolution, and the applicable laws of Florida.

SECTION 3.02. APPLICATION OF 2026A BOND PROCEEDS.

(A) Upon receipt of the proceeds derived from the sale of the 2026A Bonds, the Division shall transfer and apply such proceeds as follows:

(1) First, the amount necessary to pay all costs and expenses of the Division in connection with the preparation, issuance, and sale of the 2026A Bonds, including a reasonable charge for the services of the Division for its services and for arbitrage rebate compliance program set-up, shall be transferred to the Division and deposited in the Bond Fee Trust Fund.

(2) Second, any accrued interest and capitalized interest on the 2026A Bonds shall be transferred to the Board of Administration and deposited in the Sinking Fund created by the Original Resolution and used for the payment of interest on the 2026A Bonds.

(3) Third, an amount necessary to fund the incremental increase in the Reserve Requirement, if any, attributable to the 2026A Bonds, to be held in reserve, shall be transferred to the Board of Administration and deposited in the Reserve Account within the Sinking Fund. Alternatively, the Division, as provided in Section 4.02 of the Original Resolution, may elect at any time to provide in lieu of all or a portion of such funds a Reserve Account Credit Facility in an amount equal to the difference between the Reserve Requirement and the sums then on deposit in the Reserve Account.

(4) After making the transfers provided for in subsections (1) through (3) above, the balance of the proceeds of the 2026A Bonds shall be transferred to and deposited in a trust fund, known as the "2026A Project Construction Trust Fund" (or such other designation as may be determined by the Director), which is hereby created in the State Treasury, and used for payment of Project Costs of the 2026A Project. Notwithstanding the foregoing, all or a portion of the 2026A Project Construction Fund may be held within or outside of the State Treasury as determined by the Director.

(B) Any unexpended balance remaining in the 2026A Project Construction Fund, after the University shall certify that the 2026A Project has been completed and all costs thereof paid or payment provided for, shall be either (i) applied to fixed capital outlay projects of the University's Housing System, provided that such application does not result in a violation of Section 6.04 of the Original Resolution, or (ii) deposited into the Sinking Fund created by the Original Resolution and used for the purposes set forth therein.

(C) In addition to the aforementioned proceeds of the 2026A Bonds, the Board or the University may deposit into the 2026A Project Construction Fund additional funds legally available for the purposes of such fund which, together with the proceeds of the 2026A Bonds, will be sufficient to finance the total 2026A Project Costs. Any such additional funds, other than the proceeds of the 2026A Bonds or Completion Bonds, shall be derived from sources and in a manner which will not jeopardize the security of the 2026A Bonds issued pursuant to this Eleventh Supplemental Resolution.

(D) All moneys in the 2026A Project Construction Fund shall constitute a trust fund for such purposes and there is hereby created a lien upon such funds in favor of the Registered Owners of the 2026A Bonds issued pursuant to this Eleventh Supplemental Resolution, until such funds are applied as provided herein, except to the extent such moneys are required for the payment of any Rebate Amount, and all moneys in such funds shall be continuously secured in the manner now provided by the laws of the State of Florida for securing deposits of state funds.

SECTION 3.03. INVESTMENT OF THE 2026A PROJECT CONSTRUCTION FUND. Any moneys in the 2026A Project Construction Fund not immediately needed for the purposes provided in this Eleventh Supplemental Resolution may be temporarily invested and reinvested as provided in Section 17.57 or Section 215.47, Florida Statutes, provided that such investment will not adversely affect the exemption from federal income taxation of interest on any of the 2026A Bonds.

SECTION 3.04. REIMBURSEMENT OF CONSTRUCTION COSTS. Expenditures for the construction and equipping of the 2026A Project which are incurred by the University prior to the issuance of the 2026A Bonds may be reimbursed from the proceeds of the 2026A Bonds to the extent permitted under the Code. Such reimbursements shall be made from the 2026A Project Construction Fund.

ARTICLE IV
SECURITY FOR THE 2026A BONDS

SECTION 4.01. 2026A BONDS ON A PARITY WITH THE OUTSTANDING BONDS. The 2026A Bonds shall be issued subject to the provisions of Section 5.01 of the Original Resolution governing the issuance of Additional Parity Bonds thereunder. The 2026A Bonds shall be payable on a parity and rank equally as to lien on and source and security for payment from the Pledged Revenues and in all other respects with the Outstanding Bonds.

SECTION 4.02. 2026A BONDS SECURED BY ORIGINAL RESOLUTION. The 2026A Bonds shall be deemed to have been issued pursuant to the Original Resolution, as supplemented by this Eleventh Supplemental Resolution, as fully and to the same extent as the Outstanding Bonds, and all of the covenants and agreements contained in the Original Resolution shall be deemed to have been made for the benefit of the Registered Owners of the 2026A Bonds as fully and to the same extent as the Registered Owners of the Outstanding Bonds.

All of the covenants, agreements, and provisions of the Original Resolution, except to the extent inconsistent herewith, shall be deemed to be part of this Eleventh Supplemental Resolution to the same extent as if incorporated verbatim in this Eleventh Supplemental Resolution, and shall be fully enforceable in the manner provided in the Original Resolution by any of the Registered Owners of the 2026A Bonds.

SECTION 4.03. COMPLETION BONDS. The Board of Governors and the Division need not comply with Section 5.01 of the Original Resolution in the issuance of Completion Bonds, provided that the net proceeds of such Completion Bonds available for deposit into the 2026A Project Construction Fund for such costs shall be equal to or less than 20% of the original estimated cost of the 2026A Project at the time of the original issuance of the 2026A Bonds.

ARTICLE V
MISCELLANEOUS

SECTION 5.01. RESOLUTION NOT ASSIGNABLE. This Eleventh Supplemental Resolution shall not be assignable by the Division or the Board of Administration, except for the benefit of the Registered Owners; provided, however, the Board of Governors may lease, from time to time, to other tenants such portion or portions of the Housing System as are not needed by the Board of Governors, to the extent that any such lease would not adversely affect the Pledged Revenues or the exclusion of interest on any tax-exempt Bonds from gross income for federal income tax purposes.

SECTION 5.02. MODIFICATION OR AMENDMENT. Modification or amendment hereof shall be governed by Section 8.02 of the Original Resolution.

SECTION 5.03. CONTINUING DISCLOSURE.

(A) In order to comply with Rule 15c2-12 of the Securities and Exchange Commission (the "Rule"), the Board of Governors agrees to provide, or cause the University to provide, such information as may be required, from time to time, under the Rule or any successor rule applicable to the Board of Governors.

(B) The Director, in conjunction with the appropriate officer of the Board of Governors, is authorized and directed to execute and deliver any documents or agreements which are necessary to comply with the requirements of the Rule or any successor rule applicable to the Board of Governors.

SECTION 5.04. SEVERABILITY OF INVALID PROVISIONS. If any one or more of the covenants or provisions of this Eleventh Supplemental Resolution shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants or provisions shall be null and void and shall be deemed separable from the remaining covenants or provisions of this Eleventh Supplemental Resolution or of the 2026A Bonds and shall in no way affect the validity or enforceability of any other covenants, agreements or provisions of this Eleventh Supplemental Resolution or of the 2026A Bonds issued hereunder.

SECTION 5.05. FISCAL AGENT. Upon the sale and delivery of the 2026A Bonds by the Division on behalf of the Board of Governors, the Board of Administration shall act as the fiscal agent for the Board of Governors with respect to the 2026A Bonds.

SECTION 5.06. REPEAL OF INCONSISTENT RESOLUTIONS. All prior or concurrent resolutions or parts of resolutions, to the extent that they are inconsistent with this Eleventh Supplemental Resolution are hereby repealed, revoked, and rescinded, but only to the extent of any such inconsistencies and only with respect to the 2026A Bonds.

SECTION 5.07. SUCCESSOR AGENCIES AND OFFICIALS. Any references in the Resolution to offices, bodies, or agencies which have been or are superseded, replaced, or abolished by law shall be deemed to refer to the successors of such offices, bodies, and agencies. Any action required or authorized to be taken by an official whose office, body, or agency has been or is so superseded, replaced, or abolished shall be taken by the successor to such official.

SECTION 5.08. CONFIRMATION OF ORIGINAL RESOLUTION. As supplemented by this Eleventh Supplemental Resolution, the Original Resolution is in all respects ratified and confirmed, and this Eleventh Supplemental Resolution shall be read, taken, and construed accordingly.

SECTION 5.09. EFFECTIVE DATE. This Eleventh Supplemental Resolution shall take effect immediately upon its adoption.

ADOPTED: February 24, 2026.

FLORIDA INTERNATIONAL UNIVERSITY[1]
Miami, Florida

Introduction and Brief History

Florida International University ("FIU" or the "University") is a multi-campus public research university offering a broad array of undergraduate, graduate, and professional programs. Its colleges and schools offer approximately 200 bachelor's, master's, and doctoral degree programs in fields such as engineering, international relations, architecture, law, and medicine. It has approximately 340,000 alumni and enrolls approximately 56,000 students across two campuses – the Modesto A. Maidique campus in western Miami-Dade County and the Biscayne Bay Campus in northeast Miami-Dade County, Florida – plus centers in downtown Miami, South Beach, and Miramar, Florida with approximately 16,000 degrees awarded annually. FIU is the largest university in South Florida and one of the largest public universities in the United States based upon fall 2024 student enrollment data.

Chartered by the Florida Legislature in 1965, FIU opened its doors in 1972 to the largest opening-day enrollment in the history of American higher education. Initially a two-year, upper-division school with limited graduate programs, FIU added lower-division classes in 1981 and received authority to begin offering degree programs at the doctoral level in 1984. Approximately ninety-nine percent of FIU's full-time tenured or tenure-track instructional faculty hold doctorates or the highest degree attainable in their fields. The Carnegie Foundation for the Advancement of Teaching classifies FIU as a Research University/Very High Research Activity. FIU's annual research expenditures are approximately $326 million.

Committed to both high quality and access, FIU meets the educational needs of full-time and part-time undergraduate and graduate students, and lifelong learners. Reflecting the vibrant ethnic diversity of South Florida, approximately 82 percent of FIU students are Hispanic, black, or other minorities. FIU takes pride in the impact its graduates make on the nation and the world.

Alumni. The University's approximately 340,000 alumni constitute the largest university alumni group of any in Miami-Dade County and most of the degrees awarded by universities in Miami-Dade County are conferred by the University. Unlike most university graduates, FIU alumni stay in the region with approximately 85 percent (291,000 alumni) remaining in Florida.

Economic Impact. The University has approximately 6,682 employees (5,638 full-time), making it one of Miami-Dade County's largest employers. The annual budget of the University, including financial aid and current capital projects, is $1.9 billion.

Accreditation and Memberships. The University is an accredited member of the Southern Association of Colleges and Schools ("SACS"). The professional programs of the University's respective schools are accredited, approved by the appropriate professional associations, or are pursuing full professional accreditation approval. All academic programs of the University are approved by the State Board of Education and the Board of Governors of the State University System of Florida (the "Board of Governors").

The University is also an affiliate member of the American Council of Education, the Association of Upper Level Colleges and Universities, the American Association of State Colleges and Universities, the Association of Public and Land-Grant Universities, and numerous other educational and professional associations.

Governance and Administration

Effective January 7, 2003, a statewide Board of Governors was created pursuant to Article IX, Section 7(d), of the Florida Constitution to operate, regulate, control, and be fully responsible for the management of the State University System. The Board of Governors defines the mission of each university and ensures the well-planned coordination and operation of the State University System. The Governor appoints fourteen members to the Board of Governors for staggered terms of seven years. The appointed members are subject to confirmation by the Senate. The Commissioner of Education, the chair of the Advisory Council of Faculty Senates, and the president of the Florida Student Association also serve as members.

Each university is directly governed by a Board of Trustees (the "Trustees"), consisting of 13 members. The Trustees were created pursuant to Article IX, Section 7(c), of the Florida Constitution. The Governor appoints six citizen members and the Board of Governors appoints five citizen members. These members are confirmed by the Senate and serve staggered terms of five years. The chair of the faculty senate and the president of the student body of the university are also members. The

[1] Source: Information in Appendix G is provided by Florida International University

Board of Governors establishes the powers and duties of the Trustees. The Trustees are responsible for setting policies for the university, which provide governance in accordance with the rules of the Board of Governors.

University Trustees	**Term Expires**
Carlos A. Duart (Chair)	June 30, 2027
Tila Falic-Levi	January 6, 2031
Patrick McDowell	January 6, 2031
George Heisel	January 6, 2030
Jesus Lebeña	January 6, 2030
Alexander Peraza	January 6, 2030
Yaffa Popack	January 6, 2031
Albert R. Tano	January 6, 2028
Frederick Voccola	January 6, 2028
Noel C. Barengo	July 31, 2026
Alan Gonzalez.	January 6, 2031
Nestor Plana.	January 6, 2031
Francesca Casanova	May 11, 2026

The establishment of individual university Boards of Trustees increased the individual institutions' control of academic and fiscal affairs. Under this structure, the universities are not state agencies, but rather autonomous State-supported public corporations. The university president serves as the executive officer and corporate secretary of the Trustees and is responsible for all operations of the university. The president designates other senior administrative officers of the universities. Generally, the Provost/Vice President for Academic Affairs assumes responsibility for the president during any absence and is the chief academic officer in the university organization. Other vice presidents have responsibility for specific areas within the organization. The deans of colleges and schools are responsible to the Provost for all matters relating to programs and personnel in their respective academic units.

University Official	**Position**
Jeanette M. Nuñez	President
Dr. Elizabeth M. Bejar	Provost, Executive Vice President & Chief Operating Officer
David H. Snider	Chief Financial Officer and Sr. Vice President for Finance and Administration
Dr. Juan Cendan	Senior Vice President, Health Affairs; Dean, Herbert Wertheim College of Medicine
Dr. Andres G. Gil	Vice President, Research and Economic Development, Dean, Graduate School
Mr. Kenneth C. Hall	Senior Vice President, University Advancement; CEO, FIU Foundation Inc.
El pagnier K. Hudson	Vice President, Human Resources
Dr. Kenneth A. Jessell	Senior Vice President; Chief Administrative Officer
Javier I. Marques	Senior Vice President, Operations & Safety; Chief of Staff
Michelle Palacio	Senior Vice President, Marketing & Strategic Communications
Dr. Charlie Andrews	Vice President, Student Affairs
Christina Castillo	Vice President, Governmental & Community Relations, Deputy Chief of Staff
Dr. Bridgette E. Cram	Vice President, Academic Affairs: Student Success Operations and Planning
Mr. Robert Grillo	Vice President of Information Technology Chief Information Officer
Mr. Scott Carr	Athletic Director
Mr. Carlos Castillo	General Counsel

Budget. Each university has control over its own budget, once State funds have been received. The Florida Legislature retains control of the appropriations process.

Tuition. The universities have been granted certain powers with regard to setting tuition and the right to retain their own tuition revenues instead of sending them to the State for redistribution. However, tuition-setting power for in-state students remains largely in the hands of the Legislature, with lawmakers determining the maximum allowable tuition increase and universities setting the tuition within those limits. An amendment to the Florida Constitution took effect on January 8, 2019, which requires a two-thirds vote of each chamber of the Legislature to adopt legislation authorizing a new state tax or fee or raising any state tax or fee. As a result, future increases in undergraduate in-state tuition, which require legislative action, will require a two-thirds vote of each chamber of the Legislature for approval.

The University's ability to set and collect certain student service fees provides a meaningful offset to limitations regarding tuition. An amendment to the Florida Constitution took effect on January 8, 2019, which requires a super-majority vote of any university board of trustees (9 of 13 members) to raise, impose, or authorize any university fee.

Bonding Authority. Bond-issuing authority is retained by the Division of Bond Finance of the State Board of Administration of Florida (the "Division of Bond Finance"), however, the University can borrow through affiliated direct-support organizations ("DSOs") outside of the Division of Bond Finance. The University cannot issue debt, whether through the Division of Bond Finance or a DSO, without approval by the Board of Governors, who authorizes and requests the issuance of revenue bonds to finance or refinance capital outlay projects permitted by law.

Buildings and Other Capital Facilities

The University has two main campuses and four off-campus educational sites in South Florida. The 342-acre Modesto A. Maidique Campus ("MMC") is in southwest Miami-Dade County and the 200-acre Biscayne Bay Campus is in northeast Miami-Dade County. The University operates four off-campus educational sites: the Engineering Center (near MMC); FIU Downtown Center (Brickell neighborhood in downtown Miami); Miami Beach Urban Studios; and FIU at I-75 (Miramar West Broward County). In addition, the University has several major research facilities, the Frost Museum on the Modesto A. Maidique Campus, and the Wolfsonian FIU, a museum located in the historic South Beach neighborhood of Miami Beach that houses a collection of art and design. The University has approximately 90 major buildings totaling over eleven million square feet. The Modesto A. Maidique Campus has 65 major buildings, which include two five-story parking garages, two six-story parking garages, 2 seven-story parking garages, seven residence halls, a football stadium, a baseball stadium, and an athletic arena that includes a gymnasium. The Biscayne Bay Campus has 16 major buildings, including an Olympic-type aquatic center and a residence hall.

The Legislature approved a College of Law at the University in 2000, the first such public college in the State south of Gainesville, Florida. The College of Law opened in fall 2002 and received permanent accreditation in spring 2006.

The Legislature and Board of Governors authorized FIU's College of Medicine in March 2006, in response to a regional shortage of physicians, the need for better access to medical education and patient care, and the need to reduce health disparities in the community. The College of Medicine opened in fall 2009 following the Liaison Committee on Medical Education's preliminary accreditation. The College of Medicine received full accreditation in February 2013.

The Board of Regents, the predecessor to the Board of Governors, approved the formation of a football program in spring 2001. The University's football team played in a temporary stadium built in 1995. In 2005, the NCAA approved FIU's application to play Division 1-A sports. The University opened a permanent stadium in fall 2008 on the Modesto A. Maidique campus and expanded capacity to 25,000 seats in fall 2012.

Since 2010, the University completed the following capital projects: SIPA/Social Sciences, PG5 Market Station, Academic Health Center 4, Stocker Astro-Science Center, Satellite Chiller Plant, Parkview student housing facility, the Mixed Use College of Business Building, Ambulatory Care Center, Academic Health Center 5, the PG6 Tech Station building, Student Academic Support Center, Tamiami Hall student housing facility, International Center for Tropical Botany, Green School of International & Public Affairs (SIPA) and the expansion of the Recreation Center.

Planning and design are underway for a new student housing facility, CASA Cuba, Engineering (Innovation) Building Phase II, Residential Dining Facility and the Academic Health Sciences Clinical Partnership Facilities. Construction has started on the Engineering (Innovation) Building Phase I and Trish and Dan Bell Chapel.

Capital Improvement Plan

The following table shows the University's capital improvement projects currently in progress or planning as well as the funding sources for each. Historically, many projects have been funded with Public Education Capital Outlay ("PECO") funds, which are generated from the collection of gross receipts taxes levied on utilities and telecommunication services and are appropriated to State Universities by the Legislature. Various other funding sources, including, but not limited to State appropriated monies from General Revenue and the Educational Enhancement Trust Fund, the Capital Improvement Trust Fund ("CITF") fee, carryforward of accumulated E&G funds ("E&G CF"), private funds, and bond proceeds provide resources to finance the remainder of the capital improvement projects.

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Capital Improvement Projects
In Progress at December 16, 2025[1]

	Funding Source							Total
Project Name	**PECO**	**E&G CF**	**Private Funds**	**Unrestricted**	**Grants**	**CITF**	**Bonds-Auxiliary**	**Project Costs**
University City Prosperity Project	-	-	-	-	$43,700,000	-	-	$43,700,000
Graham University Center Expansion	-	-	-	$3,822,415	-	$42,433,240	-	46,255,655
Casa Cuba	-	-	$35,694,725	-	4,250,000	-	-	39,944,725
Trish & Dan Bell Chapel	-	-	25,900,000	-	-	-	-	25,900,000
CASE Building Remodeling	$7,150,000	$2,590,000	-	-	-	-	-	9,740,000
Primera Casa Hardening	-	1,086,799	-	-	3,260,396	-	-	4,347,195
Innovation Building (Phase II)	48,650,000	-	20,850,000	-	-	-	-	69,500,000
Wolfsonian-FIU Expansion	-	-	3,050,000	-	16,950,000	-	-	20,000,000
Student Health Center Expansion	-	-	-	14,500,000	-	-	-	14,500,000
Residential Dining Facility	-	-	12,000,000	-	-	-	-	12,000,000
Academic Health Sciences Clinical Partnership Facility	212,383,188	-	-	-	-	-	-	212,383,188
University Student Housing	-	-	-	30,123,663	-	-	$208,191,382	238,315,045
Total	**$268,183,188**	**$3,676,799**	**$97,494,725**	**$48,446,078**	**$68,160,396**	**$42,433,240**	**$208,191,382**	**$736,585,808**

[1] Projects are in construction or design phase and reflect approved funding. Amounts are estimates and actual total project costs and allocations among funding sources are subject to change.

During the 2025 legislative session, PECO funds of $53,691,594 and CITF funds of $6,300,937 were appropriated to the University. The PECO appropriations were to be used for the H. Wertheim Academic Health Clinical Facility project and the CITF appropriations were to be used for the expansion of the Graham University Center. The table below shows the historical Capital Outlay Appropriations.

Historical Capital Outlay Appropriations

	Appropriations for the Fiscal Year ending June 30,				
	2022	**2023**	**2024**	**2025**	**2026**
PECO	$7,150,000	$34,000,000	$31,150,000	$100,000,000	$53,691,594
CITF	6,756,523	6,236,099	5,994,404	6,333,631	6,300,937
Total Capital Appropriations	**$13,906,523**	**$40,236,099**	**$37,144,404**	**$106,333,631**	**$59,992,531**

The following table lists the University's five-year capital improvement plan in priority level. The timing and source of funding for these capital improvement projects may change depending on the availability of PECO funds appropriated by the Legislature for these projects in a given year.

Five-Year Capital Improvement Plan and Legislative Budget Request
In Order of Priority[1]

	Request for the Fiscal Year Ending June 30,					Total
Project Name	**2027**	**2028**	**2029**	**2030**	**2031**	**Requested**
Public Education Capital Outlay						
HWCOM AHC/Clinical Partnership	$53,691,594	-	-	-		$53,691,594
Honors College	20,000,000	$15,862,492	-	-		35,862,492
Science Laboratory Complex	27,000,000	35,000,000	$30,000,000	$20,140,457	TBD	112,140,457
Remodel/Reno. of DM Building (PH 1)	16,650,000	26,531,914	51,903,513	-		95,085,427
Academic Health Center Study Complex	14,500,000	14,500,000	20,411,770	-		49,411,770
Total PECO	**$131,841,594**	**$91,894,406**	**$102,315,283**	**$20,140,457**	**TBD**	**$346,191,740**

[1] List is based on the submission to the Board of Governors and reflects requested funds for projects that are survey recommended.

Budgetary Process

The University's operating budget is comprised of the following budget categories: Education and General, Auxiliary Enterprises, Intercollegiate Athletics, Concessions, Student Activities, Contracts and Grants, Student Financial Aid, Self-Insurance Program, and Faculty Practice.

Educational and General. The Education and General (E&G) budget consists of State appropriated funding from General Revenue (primarily funded from State sales tax revenues) and the Educational Enhancement Trust Fund (funded from Florida Lottery revenues), and Student Tuition and Matriculation payments. The University receives an allocation of E&G resources from the Legislature, which is developed in accordance with the General Appropriations Act, the Implementing Legislation, the Legislative Appropriations Work Papers, and the Letter of Intent. The University president approves the general guidelines for the allocation of E&G resources at the University level. Within the president's guidelines and the guidelines provided by the Trustees, an allocation is made to each vice-president for the functional areas under his/her direction. In coordination with the Office of Financial Planning and the Division of Administration and Finance, a distribution is made by account/department.

Auxiliary Enterprises, Intercollegiate Athletics and Concessions. The Auxiliary Enterprises budget consists of university business operations that are self-supporting through user fees, payments and charges; these budgets do not receive any General Revenue. Vice presidents and the Office of Financial Planning prepare operating budget requests for these activities based on anticipated revenues. The Office of Financial Planning then coordinates the vice presidents' presentations and justifications for annual budget requests as required and finalizes them based on the Board of Trustees' guidelines. Budget revisions as required by the president are incorporated in the requests.

Student Financial Aid. This budget consists of estimated expenditures of revenues received for loans, grants, scholarships and other student financial aid.

Contracts and Grants. This budget consists of estimated expenditures supported by various private businesses as well as federal, state and local units of government.

Student Activities. This budget consists of planned expenditures to be funded from activity and service fees, which the University is authorized by the rules of the Florida Board of Education to charge its students. The budget is developed and approved in accordance with Sections 1009.24(8) and (9) (a) (b), Florida Statutes.

Technology Fee. This budget consists of expenditures to enhance instructional technology for students and faculty. These expenditures are funded with the technology fee, which the University is authorized to charge its students. The budget is developed and approved in accordance with Section 1009.24(13), Florida Statutes.

Faculty Practice. This budget consists of estimated expenditures related to the University's Medical Faculty Practice Plan. Expenditures are for practice personnel, incremental start-up costs and practice operations.

Self-Insurance Program. This budget consists of estimated expenditures related to the administration of the University's Medical Self-Insurance Program. Expenditures include costs associated with risk/claims management, annual auditing fees and annual actuarial reports.

Board Approved Fees. The Board Approved Fees budget consists of the Test Preparation Fee for the University's College of Law, which has been specifically approved by the Board of Governors in accordance with Regulation 7.003(23).

Operating Budget

The University prepares and submits an annual operating budget to the Board of Trustees for approval, which represents the University's plan for utilizing the resources available through direct or continuing appropriation by the Legislature, student fees, and other local sources. The Board of Trustees submits the operating budget to the Board of Governors for review. Approved budgets are released for expenditures to the University. All of the colleges/campuses of the University submit budget requests for additional resources annually to the Office of Financial Planning. Any new State resources are allocated to the University according to the priorities set by the University President, as are any University-wide reductions. The following table sets forth history of the University's operating budget, by budget entity.

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Historical Operating Budget

Budget Entity[1]	Fiscal Year Ended June 30, 2022	2023	2024	2025	2026
Educational and General	$614,660,929	$620,437,364	$685,915,228	$710,977,564	$753,920,396
Auxiliary Enterprises	237,064,755	269,941,286	282,699,041	276,966,554	268,693,393
Contracts and Grants	258,113,575	238,597,177	226,180,239	242,995,011	258,014,715
Student Activities	21,300,520	21,105,082	20,582,792	20,473,298	21,263,440
Intercollegiate Athletics	30,408,791	32,642,607	34,054,862	32,704,722	35,844,879
Campus Concessions	885,502	1,000,142	1,087,029	1,127,010	1,238,466
Student Financial Aid/Loans	300,882,414	244,574,884	241,292,721	312,326,886	280,073,465
Technology Fee	12,366,831	13,917,936	13,934,464	11,596,248	11,755,760
Self-Insurance	200,000	200,000	200,000	200,000	200,000
Board Approved Fees	422,600	422,600	422,600	420,600	423,500
Faculty Practice	12,339,223	2,753,272	3,386,468	14,601,809	47,588,251
Total	**$1,488,645,140**	**$1,445,592,350**	**$1,509,755,444**	**$1,624,389,702**	**$1,679,016,265**

[1] Excludes Student Loans of approximately $250 million (Pass through).

Historical Summary of Revenue Sources. The following table sets forth the percentage of the University's total revenues represented by each revenue source for the periods indicated.

Historical Summary of Current Fund Sources[1]
(As a Percent of Total)

Fund Source (Restricted and Unrestricted)	Fiscal Year Ended June 30, 2021	2022	2023	2024	2025
Student Tuition and Fees, Net	22.63%	22.37%	22.47%	21.36%	21.15%
State Appropriations	28.94	28.69	29.25	31.74	31.86
State Contracts, Grants and Scholarships	0.57	0.55	0.89	0.94	0.67
Federal Contracts, Grants and Gifts	10.04	11.95	13.99	12.76	11.93
Local Contracts, Grants and Gifts	0.30	0.35	0.31	0.30	0.31
Private Contracts, Grants and Gifts	1.35	1.57	2.47	2.61	2.42
Sales and Services of Educational Departments	0.08	0.10	0.13	0.11	0.10
Sales and Services of Auxiliary Enterprises	7.90	9.90	9.71	8.76	8.65
Noncapital Grants, Contracts, and Gifts	2.03	2.25	2.83	2.73	2.64
Other Operating Revenues	1.63	1.61	1.53	1.49	1.81
Federal and State Student Financial Aid	17.07	20.03	14.76	14.61	15.62
Net Investment Income	2.88	(1.97)	1.29	2.32	2.60
Other Nonoperating Income	4.58	2.60	0.37	0.27	0.24
Total	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**

[1] Source: University's Audited Financial Results. Calculations exclude: Capital Appropriations; Capital Grants, Contracts and Donation revenues. Numbers may not add due to rounding.

History of General Revenue Appropriations. The following table sets forth the history of General Revenue appropriations available to the University for the past five Fiscal Years. General Revenue appropriations are primarily funded from Florida's sales tax.

History of General Revenue Appropriations

Fiscal Year	University General Revenue	College of Medicine General Revenue	Total
2021-22	$252,728,182	$33,234,270	$285,962,452
2022-23	249,281,087	33,231,917	282,513,004
2023-24	302,850,742	33,246,047	336,096,789
2024-25	331,253,469	33,224,542	364,478,011
2025-26	367,194,509	33,224,542	400,419,051

History of Trust Fund Appropriations. The following table sets forth the history of trust fund appropriations available to the University, by budget entity, for the past five Fiscal Years.

History of Revenues Other than General Revenue Appropriations

Fiscal Year	Tuition	Educational Enhancement	Contracts & Grants	Auxiliary Enterprises	Other[1]	Total
2021-22	$328,698,477	$55,936,720	$258,113,575	$237,064,755	$366,266,668	$1,246,080,195
2022-23	337,924,360	69,486,920	238,597,177	269,941,286	313,663,251	1,229,612,994
2023-24	349,818,439	79,599,664	226,180,239	282,699,041	311,374,468	1,249,671,851
2024-25	346,499,553	75,006,589	242,995,011	276,966,554	378,648,764	1,320,116,471
2025-26[2]	353,501,345	73,723,382	258,014,715	268,693,393	350,599,510	1,304,532,345

[1] Includes Student Activities, Athletics, Concessions, Financial Aid
[2] Fiscal Year 2025-26 is budgeted. All other years are actual.

Tuition and Fees. The following tables lists the registration and tuition fees, local fees, and flat fees charged to each undergraduate and graduate student per credit hour for the current and past five academic years. Local fees are assessed to both in-state and out-of-state undergraduate and graduate students on an academic year basis and flat fees are assessed on a per term (semester) basis.

Current and Historical Tuition and Fees
Undergraduate Students
Per Credit Hour

	Academic Year					
Registration and Tuition Fees	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	**2025-26**
In-State Student Fees:						
Matriculation Fee	$105.07	$105.07	$105.07	$105.07	$105.07	$105.07
Tuition Differential	52.29	52.29	52.29	52.29	52.29	52.29
Student Financial Aid Fee	5.25	5.25	5.25	5.25	5.25	5.25
Capital Improvement Trust Fund Fee	6.76	6.76	6.76	6.76	6.76	6.76
In-State Subtotal	**$169.37**	**$169.37**	**$169.37**	**$169.37**	**$169.37**	**$169.37**
Additional Out-of-State Student Fees:						
Tuition	$393.62	$393.62	$393.62	$393.62	$393.62	$432.98
Supplemental Student Financial Aid Fee	19.68	19.68	19.68	19.68	19.68	21.64
Out-of-State Subtotal	**$582.67**	**$582.67**	**$582.67**	**$582.67**	**$582.67**	**$623.99**
Local Fees[1]						
Activity & Service Fee	$14.45	$14.45	$14.45	$14.45	$14.45	$14.45
Technology Fee[2]	5.25	5.25	5.25	5.25	5.25	5.25
Athletic Fee	16.50	16.50	16.50	16.50	16.50	16.50
Local Fees Subtotal	**$36.20**	**$36.20**	**$36.20**	**$36.20**	**$36.20**	**$36.20**
Total In-State Tuition and Fees (per credit hour)	**$205.57**	**$205.57**	**$205.57**	**$205.57**	**$205.57**	**$205.57**
Total Out-of-State Tuition and Fees (per credit hour)	**$618.87**	**$618.87**	**$618.87**	**$618.87**	**$618.87**	**$660.19**
Per Student Flat Fees[3]						
Athletic Fee	$10.00	$10.00	$10.00	$10.00	$10.00	$10.00
Health Fee	93.69	93.69	93.69	93.69	93.69	93.69
Transportation Access Fee	93.45	93.45	93.45	93.45	93.45	93.45
Total Flat Fees Per Term	**$197.14**	**$197.14**	**$197.14**	**$197.14**	**$197.14**	**$197.14**

[1] Local Fees are assessed to both in state and out-of-state students in addition to the registration and tuition fees.
[2] Technology Fee approved for uses, which enhance instructional technology.
[3] Flat Fees are assessed to both in state and out-of-state students on a per term (fall, spring, and summer semester) basis, and are in addition to registration and tuition fees. These fees are tax-free with the exception of the Transportation Access Fee, which is not shown with the 1.8% sales tax.

Current and Historical Tuition and Fees
Graduate Students
Per Credit Hour

	Academic Year					
Registration and Tuition Fees	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	**2025-26**
In-State Student Fees:						
Matriculation Fee	$379.95	$379.95	$379.95	$379.95	$379.95	$379.95
Student Financial Aid Fee	18.99	18.99	18.99	18.99	18.99	18.99
Capital Improvement Trust Fund Fee	6.76	6.76	6.76	6.76	6.76	6.76
In-State Subtotal	**$405.70**	**$405.70**	**$405.70**	**$405.70**	**$405.70**	**$405.70**
Additional Out-of-State Student Fees:						
Tuition	$520.05	$520.05	$520.05	$520.05	$520.05	$572.05
Supplemental Student Financial Aid Fee	26.00	26.00	26.00	26.00	26.00	28.60
Out-of-State Subtotal	**$951.75**	**$951.75**	**$951.75**	**$951.75**	**$951.75**	**$1,006.35**
Local Fees[1]						
Activity & Service Fee	$14.45	$14.45	$14.45	$14.45	$14.45	$14.45
Technology Fee[2]	18.99	18.99	18.99	18.99	18.99	18.99
Athletic Fee	16.50	16.50	16.50	16.50	16.50	16.50
Local Fees Subtotal	**$49.94**	**$49.94**	**$49.94**	**$49.94**	**$49.94**	**$49.94**
Total In-State Tuition and Fees (per credit hour)	**$455.64**	**$455.64**	**$455.64**	**$455.64**	**$455.64**	**$455.64**
Total Out-of-State Tuition and Fees (per credit hour)	**$1,001.69**	**$1,001.69**	**$1,001.69**	**$1,001.69**	**$1,001.69**	**$1,056.29**
Per Student Flat Fees[3]						
Athletic Fee	$10.00	$10.00	$10.00	$10.00	$10.00	$10.00
Health Fee	93.69	93.69	93.69	93.69	93.69	93.69
Transportation Access Fee	89.00	89.00	89.00	89.00	93.45	93.45
Total Flat Fees Per Term	**$192.69**	**$192.69**	**$192.69**	**$192.69**	**$197.14**	**$197.14**

[1] Local Fees are assessed to both in state and out-of-state students in addition to the registration and tuition fees.
[2] Technology Fee approved for uses, which enhance instructional technology.
[3] Flat Fees are assessed to both in state and out-of-state students on a per term (fall, spring, summer) basis, and are in addition to registration and tuition fees. These fees are tax-free with the exception of the Transportation Access Fee, which is not shown with the 1.8% sales tax.

History of Financial Aid Awards. The following tables set forth the history of financial aid awards made to students at the University for the past five academic years.

History of Financial Aid Awards By Source (000's)

		Academic Year				
Source of Awards		**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**
Federal	Number of Awards	67,178	70,318	46,331	91,153	95,887
	Amount of Awards(000's)	$389,062	$396,250	$341,826	$345,149	$366,566
State	Number of Awards	23,391	21,997	22,791	43,806	46,757
	Amount of Awards(000's)	$68,588	$65,263	$64,262	$66,326	$69,964
Institutional	Number of Awards	27,893	29,756	28,639	48,081	52,878
	Amount of Awards(000's)	$70,891	$73,549	$71,252	$74,744	$77,484
Private	Number of Awards	1,400	1,749	2,201	3,772	3,534
	Amount of Awards(000's)	$10,165	$12,494	$16,452	$17,390	$17,239
Other	Number of Awards	2,407	2,240	-	3,934	4,753
	Amount of Awards(000's)	$20,982	$15,501	$13,540	$13,569	$14,468
Total	**Number of Awards**	**122,269**	**126,060**	**99,962**	**190,746**	**203,809**
	Amount of Awards(000's)	**$559,688**	**$563,057**	**$507,333**	**$517,178**	**$545,720**

History of Financial Aid Awards By Type (000's)

Type of Awards		Academic Year 2020-21	2021-22	2022-23	2023-24	2024-25
Grants	Number of Awards	78,907	83,694	61,022	109,656	119,916
	Amount of Awards(000's)	$204,734	$225,429	$178,949	$188,452	$215,175
Loans	Number of Awards	20,454	19,249	18,501	34,514	33,056
	Amount of Awards(000's)	$244,656	$232,131	$227,250	$219,558	$216,438
Scholarships	Number of Awards	19,984	20,319	19,798	41,328	44,784
	Amount of Awards(000's)	$87,566	$87,619	$85,165	$92,637	$96,396
FWS & PSWEP	Number of Awards	517	558	641	1,314	1,300
	Amount of Awards(000's)	$1,750	$2,377	$2,429	$2,962	$3,244
3rd Party Pmts	Number of Awards	2,407	2,240	-	3,934	4,753
	Amount of Awards(000's)	$20,982	$15,501	$13,540	$13,569	$14,468
Total	**Number of Awards**	**122,269**	**126,060**	**99,962**	**190,746**	**203,809**
	Amount of Awards(000's)	**$559,688**	**$563,057**	**$507,333**	**$517,178**	**$545,720**

Selected Historical Financial Information

Financial Information. Selected historical University financial information for Fiscal Year 2020-21 through Fiscal Year 2024-25 is set forth in the following two tables. This selected historical financial information has been derived from, and should be read in conjunction with, the University's financial statements and the related notes thereto.

Historical Summary
Statement of Net Position[1]

	as of June 30, 2021	2022	2023	2024	2025
ASSETS					
Current Assets:					
Cash and Cash Equivalents	$74,577,852	$80,607,279	$54,610,614	$50,259,280	$47,652,833
Investments	419,779,092	412,800,463	452,624,329	497,921,546	544,878,642
Accounts Receivables, Net	95,562,389	62,511,763	52,021,255	49,512,329	66,762,265
Loans and Notes Receivable, Net	329,264	159,933	118,139	120,353	133,205
Leases Receivable	-	454,452	570,283	555,664	473,556
Due from State	76,527,784	84,999,232	129,321,787	134,414,550	225,165,491
Due from Component Units/University	11,243,193	8,238,490	9,554,927	16,261,467	9,278,947
Inventories	482,060	654,021	581,030	469,640	392,066
Other Current Assets	2,790,307	4,537,688	7,469,353	4,906,742	2,427,886
Total Current Assets	**$681,291,941**	**$654,963,321**	**$706,871,717**	**$754,421,571**	**$897,164,891**
Noncurrent Assets:					
Restricted Cash and Cash Equivalents	$1,211,855	$3,975,186	$2,322,404	$1,470,128	$1,086,084
Restricted Investments	52,021,806	30,250,841	27,933,994	24,216,856	38,151,010
Loans and Notes Receivable, Net	850,227	698,591	592,591	400,541	331,299
Leases Receivable	-	1,611,713	1,683,436	1,453,057	642,329
Depreciable Capital Assets, Net	819,954,954	855,950,866	973,125,858	989,939,144	971,788,966
Non-depreciable Capital Assets	216,576,824	292,393,601	243,476,029	279,318,619	322,532,529
Due from Component Units	852,241	852,241	852,241	852,242	852,241
Other Noncurrent Assets	-	-	-	-	-
Total Noncurrent Assets	**$1,091,467,907**	**$1,185,733,039**	**$1,249,986,553**	**$1,297,650,587**	**$1,335,384,458**
Total Assets	**$1,772,759,848**	**$1,840,696,360**	**$1,956,858,270**	**$2,052,072,158**	**$2,232,549,349**
Deferred Outflows of Resources					
Other Postemployment Benefits	$127,861,071	$107,582,964	$87,039,584	$70,621,258	$79,043,068
Pensions	121,835,713	87,062,001	108,140,574	99,817,698	102,488,968
Total Deferred Outflows of Resources	**$249,696,784**	**$194,644,965**	**$195,180,158**	**$170,438,956**	**$181,532,036**

(Table continued on next page)

	as of June 30,				
	2021	**2022**	**2023**	**2024**	**2025**
LIABILITIES					
Current Liabilities:					
Accounts Payable	$32,004,942	$30,150,329	$27,340,649	$22,840,041	$26,166,740
Construction Contracts Payable	4,811,874	12,674,998	12,575,956	11,406,810	12,803,273
Salary and Wages Payable	25,207,624	23,635,013	7,679,101	8,249,997	10,873,444
Deposits Payable	2,504,193	5,262,698	1,575,314	4,759,485	7,818,118
Due to State	317,070	216,427	249,488	289,247	358,326
Due to Component Units/University	1,935,868	1,968,306	4,350,633	4,351,792	2,513,339
Unearned Revenue	8,578,310	20,876,344	22,307,753	17,007,163	59,875,120
Other Current Liabilities	559,976	901,221	1,466,858	1,607,680	1,664,564
Long-Term Liabilities – Current Portion					
Bonds Payable	-	-	-	-	-
Notes Payable	-	-	-	-	-
Capital Improvement Debt Payable	7,932,747	7,931,789	8,276,528	8,701,528	8,281,528
Leases Payable	-	5,408,614	5,729,113	5,886,280	5,151,733
Subscription Arrangements Liability	-	-	1,002,763	1,542,209	2,277,429
Compensated Absences Payable	4,190,286	4,434,271	4,943,115	5,477,557	6,205,424
Liability for Self-Insurance Claims	106,364	105,949	1,355	1,954	1,848
Other Post Employment Benefits Payable	5,870,438	6,386,901	6,729,694	7,480,294	8,746,881
Net Pension Liability	665,568	328,042	-	-	87,706
Total Current Liabilities	**$94,685,260**	**$120,280,902**	**$104,228,320**	**$99,602,037**	**$153,025,473**
Noncurrent Liabilities:					
Bonds Payable	-	-	-	-	-
Notes Payable	-	-	-	-	-
Capital Improvement Debt Payable	$197,430,215	$189,498,427	$181,466,662	$172,765,135	$164,483,607
Leases Payable	-	29,754,059	28,308,578	25,166,313	18,478,407
Subscription Arrangements Liability	-	-	4,197,484	4,818,304	3,660,478
Compensated Absences Payable	53,903,236	52,103,650	50,841,955	53,262,986	69,030,096
Other Post Employment Benefits Payable	346,693,539	351,800,212	255,697,138	273,147,563	298,754,347
Unearned Revenue	61,624,106	63,063,318	71,599,636	67,289,850	141,804,141
Liability for Self-Insurance Claims	119,493	121,106	220,832	224,761	201,223
Other Long-Term Liabilities	1,684,749	964,649	637,375	549,361	524,722
Net Pension Liability	333,289,084	112,081,596	300,144,585	332,414,875	307,662,433
Total Noncurrent Liabilities	**$994,744,422**	**$799,387,017**	**$893,114,245**	**$929,639,148**	**$1,004,599,454**
Total Liabilities	**$1,089,429,682**	**$919,667,919**	**$997,342,565**	**$1,029,241,185**	**$1,157,624,927**
Deferred Inflows of Resources					
Other Postemployment Benefits	$154,798,302	$138,762,741	$207,499,936	$163,114,988	$137,857,943
Pensions	6,475,764	169,672,501	10,613,136	17,384,519	41,033,678
Leases	-	2,036,495	2,196,924	1,924,978	1,059,834
Total Deferred Inflows of Resources	**$161,274,066**	**$310,471,737**	**$220,309,996**	**$182,424,485**	**$179,951,455**
NET POSITION					
Net Investment in Capital Assets	$861,218,514	$916,268,216	$990,168,801	$1,053,182,127	$1,092,074,104
Restricted for Expendable:					
Debt Service	2,522,099	20,053	62,041	78,027	61,784
Loans	1,208,832	1,665,950	1,916,964	2,027,372	2,103,958
Capital Projects	30,054,164	33,583,293	69,109,677	82,761,167	73,030,916
Other	25,327,549	18,582,085	22,218,459	33,983,707	50,008,039
Unrestricted	(148,578,274)	(164,917,928)	(149,090,075)	(161,186,956)	(140,773,798)
Total Net Position	**$771,752,884**	**$805,201,669**	**$934,385,867**	**$1,010,845,444**	**$1,076,505,003**

[1] Numbers may not add due to rounding.

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Historical Summary
Statement of Revenues, Expenses, and Changes in Net Position[1]

	Fiscal Year Ended June 30,				
	2021	2022	2023	2024	2025
REVENUES AND EXPENSES					
Operating Revenue:					
Student Tuition and Fees	$457,333,428	$466,439,700	$468,531,575	$481,548,110	$491,604,363
Less: Tuition Scholarship Allowances	(189,153,663)	(196,224,665)	(190,335,435)	(195,913,569)	(194,350,815)
Net Student Tuition and Fees	268,179,765	270,215,035	278,196,140	285,634,541	297,253,548
Federal Grants and Contracts[2]	119,012,858	144,381,153	173,197,882	170,600,065	167,656,623
State and Local Grants and Contracts	10,249,531	10,804,363	14,812,256	16,507,843	13,757,815
Nongovernmental Grants and Contracts	15,923,046	19,018,653	30,564,556	34,862,941	33,970,918
Sales and Services of Educational Departments	1,005,809	1,202,865	1,552,180	1,430,446	1,415,319
Sales and Services of Auxiliary Enterprise	93,674,909	119,528,876	120,136,308	117,131,305	121,605,777
Interest on Loans and Notes Receivable	-	-	-	1,124	12,493
Other Operating Revenue	19,320,231	19,453,334	18,941,080	20,108,410	25,354,163
Total Operating Revenue	**$527,366,149**	**$584,604,279**	**$637,400,402**	**$646,276,675**	**$661,026,656**
Operating Expenses:					
Compensation and Employee Benefits	767,609,297	715,211,580	750,195,726	835,204,107	842,569,749
Services and Supplies	171,382,468	207,521,510	230,217,919	234,786,268	236,288,372
Utilities and Communications	15,843,982	19,400,473	21,471,796	22,852,600	22,611,341
Scholarships, Fellowships and Waivers	139,851,660	191,627,285	136,844,791	160,684,074	183,202,435
Depreciation/Amortization	46,357,832	52,833,498	56,601,243	61,733,281	63,038,677
Self-Insured Claims	230,881	43,518	44,147	43,826	27,440
Total Operating Expenses	**$1,141,276,120**	**$1,186,637,864**	**$1,195,375,622**	**$1,315,304,156**	**$1,347,738,014**
Total Operating Income (Loss)	**$(613,909,971)**	**$(602,033,585)**	**$(557,975,220)**	**$(669,027,481)**	**$(686,711,358)**
Nonoperating Revenues (Expenses):					
State Noncapital Appropriations	$343,010,742	$346,526,109	$362,047,821	$424,483,021	$447,579,733
Federal and State Student Financial Aid[3]	202,372,570	241,860,314	182,648,658	195,341,493	219,461,137
Noncapital Grants, Contracts, and Gifts	24,085,876	27,224,659	35,079,589	36,475,755	37,110,508
Investment Income (Loss)	34,105,001	(23,804,574)	16,146,050	31,040,416	36,550,100
Other Nonoperating Revenues[4]	54,337,799	31,354,154	4,542,689	3,586,647	3,426,039
Gain/(Loss) on Disposal of Capital Assets	(690,147)	(454,410)	(721,025)	(320,829)	(29,027)
Interest on Capital Asset-Related Debt	(5,542,356)	(7,243,163)	(7,414,455)	(6,756,749)	(6,289,225)
Other Nonoperating Expenses	(2,696,606)	(10,676,567)	(4,466,607)	(1,268,741)	(3,053,713)
Net Nonoperating Revenues (Expenses)	**$648,982,879**	**$604,786,522**	**$587,862,720**	**$682,581,013**	**$734,755,552**
Income Before Other Revenues	**$35,072,908**	**$2,752,937**	**$29,887,500**	**$13,553,532**	**$48,044,194**
State Capital Appropriations	12,000,000	-	69,752,819	-	-
Capital Grants, Contracts, and Donations	6,054,764	30,695,848	29,543,879	39,994,404	17,615,365
Other Expenses	-	-	-	22,911,641	-
Change in Net Position	**$53,127,672**	**$33,448,785**	**$129,184,198**	**$76,459,577**	**$65,659,559**
Net Position, Beginning of Year	718,625,212	771,752,884	805,201,669	934,385,867	1,010,845,444
Net Position – Ending	**$771,752,884**	**$805,201,669**	**$934,385,867**	**$1,010,845,444**	**$1,076,505,003**

1 Numbers may not add due to rounding.

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Students

General. Competition for acceptance to the University is created by the quality and extent of the applicant pool. Students with strong academic preparation and high test scores are given preference in a competitive admissions process. The requirements for admission include: (i) submission of a State University System of Florida application form, (ii) submission of official secondary school transcripts and appropriate admission exam test scores, (iii) proof of graduation from an accredited secondary school, and (iv) 19 academic units in specified college preparatory courses. Currently, applicants who show potential in areas not easily evaluated by standard tests can be considered for admission under an admission exception rule.

Applicants to a graduate program of the University must meet the minimum standards set by the State Board of Education, the University, and when applicable, additional requirements set by each department for admission to a graduate program. A student seeking admission into a graduate program must have a bachelor's degree or equivalent from a regionally accredited institution or, in the case of foreign students, an institution recognized in its own country as preparing students for further study at the graduate level. Applicants must submit official copies of all transcripts. In most cases, an applicant must, at a minimum, present a "B" average in upper level undergraduate coursework, or a graduate degree from an accredited institution and certain minimum scores on graduate admissions exams. A State Board of Education exception policy allows up to ten percent of the graduate students admitted for a particular academic year to be admitted as exceptions to the graduate admissions criteria.

Student Recruitment. The University's Office of Admissions is responsible for recruiting and enrolling a student body consisting of nationally outstanding academic talent. Students are recruited for whom intense study with faculty in seminars and tutorials will have rich personal meaning. The annual national campaign to recruit and enroll the Fall class involves creating and updating publications; communicating with prospective students through direct mail and tele counseling campaigns; traveling to selected secondary schools, college fairs, Florida state colleges, and national and regional professional meetings of college placement counselors and admissions officers; and hosting University open houses for prospective students and their families. Affirmative action efforts include special mailings to minority students, traveling to different locations to participate in various minority programs, and hosting on-campus events for students and counselors.

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Student Enrollment. The following table shows the admission and registration data for the University for the most recent five fall semesters for which information is available.

New Admission and Registration Headcounts and Percentages by Type of Student

	Fall 2021	Fall 2022	Fall 2023	Fall 2024	Fall 2025
Total Students:					
No. of Applicants	39,730	38,341	41,932	48,426	50,777
No. Admitted	18,268	16,484	16,717	19,279	21,907
% of Applicants Admitted	46%	43%	40%	40%	43%
No. Enrolled	10,258	9,183	8,592	9,150	9,436
% of Admitted Enrolled	56%	56%	51%	47%	43%
First-Time-in-College:					
No. of Applicants	10,271	9,479	14,768	21,032	23,033
No. Admitted	5,336	4,260	5,631	7,735	10,371
% of Applicants Admitted	52%	45%	38%	37%	45%
No. Enrolled	1,838	1,393	1,564	1,667	2,034
% of Admitted Enrolled	34%	33%	28%	22%	20%
Community College Transfers:					
No. of Applicants	5,574	4,691	4,411	4,645	4,793
No. Admitted	4,799	4,066	3,777	4,014	4,159
% of Applicants Admitted	86%	87%	86%	86%	87%
No. Enrolled	3,569	3,008	2,728	2,937	2,983
% of Admitted Enrolled	74%	74%	72%	73%	72%
Other Undergraduate Transfers:					
No. of Applicants	4,103	4,395	3,763	3,856	3,829
No. Admitted	2,535	2,754	2,109	2,242	2,203
% of Applicants Admitted	62%	63%	56%	58%	58%
No. Enrolled	1,507	1,659	1,137	1,250	1,203
% of Admitted Enrolled	59%	60%	54%	56%	55%
Undergraduate Non-FTIC:					
Applicants	102	182	263	296	413
Admitted	101	171	253	285	372
% of Applicants Admitted	99%	94%	96%	96%	90%
Enrolled	91	161	230	256	348
% of Admitted Enrolled	90%	94%	91%	90%	94%
Graduate:					
Applicants	9,981	10,593	10,303	9,866	9,590
Admitted	4,675	4,446	4,084	4,081	4,021
% of Applicants Admitted	47%	42%	40%	41%	42%
Enrolled	2,879	2,677	2,607	2,694	2,532
% of Admitted Enrolled	62%	60%	64%	66%	63%
Professionals:					
Applicants	9,699	9,001	8,424	8,731	9,119
Admitted	822	787	863	922	781
% of Applicants Admitted	8%	9%	10%	11%	9%
Enrolled	374	285	326	344	336
% of Admitted Enrolled	45%	36%	38%	37%	43%

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The table below shows the full-time equivalent ("FTE") enrollment of the University by level for each of the five most recent academic years. The FTE student calculation factor is a measure of student enrollment based on the number of student credit hours for which students enroll. Under the semester system, 15 undergraduate student credit hours or 12 graduate student credit hours are equivalent to one FTE during the fall and spring semesters. For housing and financial aid purposes, undergraduate students are considered full time if they take 12 credit hours, and graduate students are considered full time if they take nine credit hours. During the summer semester, ten undergraduate student credit hours or eight graduate student credit hours are equivalent to one FTE. Annual full-time equivalency is 30 hours for undergraduate students and 24 hours for graduate students. FTE enrollment is determined by dividing the total number of hours enrolled by all students in a specific category by the appropriate hour requirement.

Annual FTE Enrollment by Level and
Fall Headcount Enrollment by Level

Academic	Annual FTE				Fall Headcount		
Year	Undergraduate	Graduate[1]	Total	Fall	Undergraduate	Graduate[1]	Total
2020-21	41,042	9,328	50,370	2021	46,364	10,228	56,592
2021-22	38,993	9,675	48,668	2022	45,656	9,926	55,582
2022-23	38,314	9,280	47,594	2023	44,413	9,624	54,037
2023-24	37,968	9,000	46,968	2024	45,197	9,567	54,764
2024-25	38,856	8,998	47,854	2025	46,452	9,356	55,808

[1] Includes College of Medicine students.

The following table shows the projected fall headcount enrollment and annual FTE enrollment for the University for the next five years. No representations are made as to the reasonableness of the assumptions used in preparing the projections; no assurances are made that actual results will equal those set forth below and investors should not rely on such projections in making their investment decision.

Projected Annual FTE and Fall Headcount Enrollment by Academic Year

	2026-27	2027-28	2028-29	2029-30	2030-31
Annual FTE	48,547	48,907	49,069	49,123	49,123
Fall Headcount	55,854	56,393	56,640	56,723	56,723

The tables below show the total headcount enrollment of students by area of origin and Florida county of origin for the five most recent fall semesters.

Fall Headcount Enrollment by Area of Origin
At Time of Admission or Readmission

Area	Fall 2021	Fall 2022	Fall 2023	Fall 2024	Fall 2025
Florida	50,169	48,800	47,901	49,268	50,515
New York	346	351	350	318	314
Texas	250	257	239	222	217
New Jersey	224	229	236	233	212
California	264	231	223	215	201
Georgia	202	200	178	169	176
Illinois	142	150	138	129	126
Pennsylvania	165	172	142	141	126
Virginia	157	139	117	123	109
Maryland	126	112	117	118	101
Massachusetts	98	108	97	91	98
All Other States	1,191	1,212	1,128	1,030	1,024
Foreign Countries	3,258	3,621	3,171	2,707	2,589
Total	**56,592**	**55,582**	**54,037**	**54,764**	**55,808**

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Fall Headcount Enrollment by Florida County of Origin
At Time of Admission or Readmission

County	Fall 2021	Fall 2022	Fall 2023	Fall 2024	Fall 2025
Dade	35,596	34,274	33,513	33,928	34,411
Broward	8,773	8,781	8,650	9,453	9,882
Palm Beach	1,527	1,499	1,441	1,514	1,606
Orange	558	547	535	524	551
Hillsborough	476	452	462	486	546
Lee	281	308	323	312	340
Collier	230	239	249	238	261
Duval	229	232	238	239	240
St. Lucie	195	195	195	207	230
Osceola	192	188	180	185	182
Other Florida Counties	2,112	2,085	2,115	2,182	2,266
Total	**50,169**	**48,800**	**47,901**	**49,268**	**50,515**

Student Quality Indicators. The following table shows the average high school grade point averages ("GPA"), average Scholastic Aptitude Test ("SAT") scores, and average American College Test ("ACT") scores for first-time-in-college students at the University for the five most recent fall semesters for which information is available.

Student Quality Indicators
For First-Time-In-College Students[1]

Fall	Average High School GPA	Average SAT Score	Average ACT Score
2021	4.34	1,238	27
2022	4.33	1,286	28
2023	4.31	1,284	28
2024	4.30	1,287	28
2025	4.27	1,282	27

[1] Includes only regularly admitted students who meet the Florida Board of Education Freshman Admissions Requirement.

A second measure of student quality is the University's number of National Merit Scholars and other nationally recognized scholars. The table below shows the number of National Merit Scholars, National Hispanic Scholars as well as the College Board recognition awards attending the University during the five most recent fall Semesters.

National Merit, National Achievement and National Hispanic Scholars[1]

	Fall 2020	Fall 2021	Fall 2022	Fall 2023	Fall 2024	Fall 2025
National Merit Scholar	13	15	21	23	26	26
National Hispanic Scholar	43	30	20	5	-	-
College Board African American Scholar	-	4	6	8	13	-
College Board Hispanic Scholar	-	9	23	34	33	-
College Board Rural Scholar	-	-	-	-	1	-
Total	**56**	**58**	**70**	**70**	**73**	**26**

[1] The College Board recognition awards were discontinued as of Spring 2025.

General Academic Information

The University offers more than 200 degree programs at the bachelor's, master's, and doctorate degree levels which are designed to respond to the changing needs of the growing metropolitan areas of South Florida. Degree programs are offered in the College of Architecture and the Arts, College of Arts, Sciences and Education, College of Business Administration, College of Engineering & Computing, College of Law, Herbert Wertheim College of Medicine, Nicole Wertheim College of Nursing and Health Sciences, Robert Stempel College of Public Health and Social Work, Chaplin School of Hospitality and Tourism Management, and Steven J. Green School of International and Public Affairs.

The University has now granted approximately 388,000 degrees, of which, 292,000 baccalaureates, 86,000 masters, 4,200 doctoral, and 5,800 professional degrees. The University expects to continue increasing the number of degrees conferred at all levels. With the University's large share of minority students, it is already a national leader in the conferral of baccalaureate degrees to minority students.

The Florida Board of Governors, in June 2024, designated FIU a Pre-eminent State Research University, based on the strength of its academics and research. The Florida Pre-eminence program, introduced into Florida law in 2013, elevates and rewards the state's highest-performing public research universities based on student success and research performance metrics such as graduation rates, national rankings, faculty memberships in National Academies, research expenditures and patents awarded. As a pre-eminent university, FIU is eligible to receive additional dedicated funding. In Fiscal Year 2025-26, FIU received $35 million in pre-eminent funding, which represented a $10 million increase over fiscal Year 2024-25 preeminent funding.

FIU, once again, earned the highest score in the State University System's performance-based funding metrics for the fiscal year ending 2025, with a score of 96 (out of 100). This is the 4th year (out of the last 5 years), and the 3rd consecutive year, that the University has held the top spot in the State University System.

FIU was ranked the No. 1 university in Florida for the second year in a row in the Wall Street Journal/College Pulse rankings, released in September 2025. The university was nationally ranked No. 54 and No. 22 among public universities. U.S. News and World Report ranked the university No. 46, in September 2025, No. 1 in the nation for social mobility. Washington Monthly ranked FIU the No. 8 university in the country and No. 1 "Best Bang for the Buck" in the Southeast.

FIU is one of the nation's major research universities and has reached the highest Carnegie Classification of Institutions of Higher Education – R1: Doctoral Universities – Highest Research Activities. It is one of just 21 institutions nationwide with both the Carnegie R1 designation for very high research activity and the Opportunity Colleges & Universities designation. The University had research and development expenditures of over $326 million during Fiscal Year 2023-24. Faculty received over $227 million in research awards from various federal, state and private organizations in fiscal year 2024-25. Following the University's strategic plan and based on institutional strengths, the research areas of focus include the Environment & Environmental Resilience, Health and Technology & Innovation. The University has 3 main research goals: 1. Research Enterprise Growth; 2. Expansion of Impact of Research, through commercialization, licensing, technology transfer and industry partnerships; 3 Expand the University's reputation for innovation and increase recognition for innovative research and creative works.

To this end, FIU researchers have access to state of the art facilities such as the Wall of Wind, National Science Foundation Natural Hazards Engineering Research Infrastructure Experimental Facility, Forensic DNA Profiling Facility, Nanofabrication Facility, the Advanced Mass Spectrometry Facility, and the Center for Imaging Science. Preeminent programs include: Center for Children and Families, Extreme Events Institute, Institute of Water and Environment, and the STEM Transformation Institute. Undergraduate and graduate students at FIU actively participate in all research endeavors. FIU disseminates its discoveries for public benefit through publications, formal technology transfer agreements, public testimony and evidence-based advocacy, and the development of the next generation of scholars.

FIU and Baptist Health of South Florida signed a Master Affiliation Agreement in November 2023, creating an enhanced clinical and academic partnership. Together, the institutions are expanding physician training, research and patient care across South Florida, while advancing undergraduate and graduate medical education programs, strengthening clinical and teaching facilities and enhancing capabilities in pioneering research.

The following table shows the number of degrees awarded to the students graduating from the University over the three most recent academic years.

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Degrees Granted by Discipline

Discipline	Baccalaureate Degrees			Master's Degrees			Specialist Degrees			Doctoral Degrees		
	22-23	23-24	24-25	22-23	23-24	24-25	22-23	23-24	24-25	22-23	23-24	24-25
Arch & Related Serv.	0	0	0	171	177	162	0	0	0	1	5	6
Eth., Cult. & Gen. Studies	51	58	39	30	25	29	0	0	0	0	0	0
Biology & Biomedical	990	1,018	983	10	24	23	0	0	0	23	33	20
Business, Mgmt., Mrktng	2,776	2,967	2,311	1,582	1,344	1,400	0	0	0	34	25	39
Communication/Journalism	622	610	538	120	93	89	0	0	0	0	0	0
Computer & Info Systems	723	880	1,003	210	266	232	0	0	0	14	10	9
Education	437	433	329	217	210	272	34	26	21	16	21	32
Engineering	763	642	578	175	157	147	0	0	0	50	52	41
Engineering Technology	100	103	106	145	115	114	0	0	0	0	0	0
English/Literature/Letters	206	184	157	19	19	19	0	0	0	0	0	0
Protective Services	598	586	557	99	87	88	0	0	0	2	6	3
Foreign Lang./Linguistics	82	84	28	3	7	8	0	0	0	5	2	2
Health Profession	552	613	547	590	615	540	0	0	0	297	280	306
History	73	84	64	17	8	10	0	0	0	5	3	4
Legal Studies	0	0	0	49	53	57	0	0	0	153	170	160
Liberal/General Studies	229	216	172	0	0	0	0	0	0	0	0	0
Mathematics, Statistics	42	38	41	8	9	15	0	0	0	0	2	3
Multi/Interdisciplinary	1,132	1,060	1,095	79	73	60	0	0	0	4	7	3
Natural Resources, Conserv.	28	33	26	9	18	20	0	0	0	0	0	0
Parks, Recreation, Fitness	127	68	95	23	21	17	0	0	0	0	0	0
Philosophy & Religion	42	34	30	6	8	3	0	0	0	0	0	0
Physical Sciences	112	100	81	31	37	29	0	0	0	41	42	31
Psychology	1,575	1,549	1,601	132	134	135	19	7	11	20	17	19
Public Administration	174	110	84	85	56	60	0	0	0	9	3	13
Social Services	762	710	665	24	15	20	0	0	0	20	10	11
Visual & Performing Arts	218	206	217	20	27	28	0	0	0	0	0	0
Total	**12,414**	**12,386**	**11,347**	**3,854**	**3,598**	**3,577**	**53**	**33**	**32**	**694**	**688**	**702**

Faculty and Staff

The University's Student to Faculty Ratio is 25 to 1 for the fall 2025 semester. Approximately, forty two percent of full-time Instructional Faculty are either Tenured or Tenure-Earning. Of the Tenured/Tenure-Earning full-time Instructional Faculty, approximately 99% have Doctoral or Terminal degrees in their discipline.

Faculty Data[1]

Fall	Full-Time Faculty	Part-Time Faculty	Tenured Faculty[2]	Faculty with Terminal Degrees	Student/Faculty Ratio (FTE)[3]
2021	1,813	1,186	627	1,558	22 to 1
2022	1,802	1,108	650	1,584	21 to 1
2023	1,758	1,026	655	1,767	22 to 1
2024	1,766	1,113	633	1,560	22 to 1
2025	1,873	1,095	636	1,573	25 to 1

[1] Faculty is salaried regular appointments and does not include adjunct faculty. Includes only faculty classified as instructional, i.e., does not include faculty administrators (deans, chairs, directors, etc.) or library staff.
[2] Tenured faculty includes full-time service professors with tenure and with a terminal degree in their discipline.
[3] Student/Faculty Ratio of full-time equivalent students to full time equivalent faculty. Medicine and law faculty and students are excluded.

The University employs approximately 6,600 people. Instructional Faculty make up 37% of the employee population. Instructional Faculty are supported by a Non-Instructional Staff of 4,206 employees. As of fall 2025, the University employed the following personnel:

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Personnel Data

Activity	Fall 2025
Instruction/Research/Public Service	2,476
Archivists, Curators, and Museum Technicians	20
Business and Financial Operations Occupations	240
Community Service, Legal, Arts, and Media Occupations	239
Computer, Engineering, and Science Occupations	544
Healthcare Practitioners and Technical Occupations	50
Librarians	36
Library Technicians	35
Management Occupations	1,107
Natural Resources, Construction, and Maintenance Occupations	182
No IPEDs Reporting	30
Office and Administrative Support Occupations	873
Other Teaching and Instructional Support Occupations	201
Research	300
Service Occupations	342
Executive/Admin/Managerial	6
Public Service	1
Total	**6,682**

Division of Student Affairs

The Division of Student Affairs seeks to educate a diverse body of students by supporting their growth, both personal and academic. It promotes cross-cultural outreach and understanding, provides programs and services to encourage student development, and prepares students to become contributing members of their communities.

The Division of Student Affairs is comprised of the following departments and programs: Academic Support Initiatives & Services, Housing and Residential Experience, Student Auxiliaries, Student Belonging & Support, Student Health & Wellness, Student Life & Development, Children's Creative Learning Center, Disability Resource Center, and Ombuds Office.

Endowments and Fund Raising Efforts

Fund-raising activities for the University are coordinated by the Division of University Advancement. Private funds raised are channeled through the Florida International University Foundation Inc. (the "Foundation"), a tax-exempt 501(c)(3) organization and a certified direct-support organization of the University as defined in Section 1004.28, Florida Statutes. The Foundation was established in 1969 and regulated by the Florida Board of Education. The Foundation is responsible for receiving, investing, and administering all private gifts and bequests to the University.

As of June 30, 2025, the total private endowment at the Foundation was $380.1 million, while the total value of the assets managed by the Foundation was approximately $508.2 million. The Foundation provided the University with $49.4 million in support from non-endowed gifts and spendable transfers from the endowment in Fiscal Year 2024-25.

The table below sets forth financial information relating to the Foundation as of the dates shown. The large fluctuations in revenues are directly related to the fluctuations of investment returns from year to year due to varying market conditions.

Florida International University Foundation Inc.
Financial Statement Overview

Fiscal Year	Assets	Liabilities	Revenues	Expenditures
2020-21	$488,507,074	$14,940,096	$178,184,522	$36,937,953
2021-22	433,417,110	18,667,325	9,346,053	56,283,290
2022-23	457,495,873	17,014,886	79,185,169	52,654,268
2023-24	499,038,585	24,335,197	92,771,551	56,527,579
2024-25	556,887,159	29,761,389	112,147,637	57,445,772

The level of gifts received by the Foundation reflects the impact of the economic climate on ability to give. It is anticipated that total gifts will remain above $30 million over the next few years, but this will be subject to the overall financial markets, which influences donors. Gifts received by the University are shown by restriction and giving program in the table below for the past five Fiscal Years.

Gift Report
Current Receipts and Deferred Additions by Restriction and Giving Program

Fiscal Year	Unrestricted Gifts	Restricted Gifts	Endowments	Total Gifts Received
2020-21	$43,506,094	$35,478,835	$6,254,386	$85,239,315
2021-22	3,518,160	22,492,030	7,050,497	33,060,687
2022-23	4,259,185	34,218,963	6,491,019	44,969,167
2023-24	3,472,492	30,634,237	7,996,693	42,103,422
2024-25	4,175,930	28,796,539	7,187,253	40,159,722

Accomplishments

During Fiscal Year 2024-25, the FIU Foundation successfully raised more than $66 million while rebuilding and strengthening its fundraising infrastructure through strategic hires, increased principal gift engagement, and improved alumni participation, alongside enhancement to internal systems that support long-term success. A major milestone was the completion of a comprehensive philanthropic growth and optimization study with Huron | GG+A, which directly informed the development of the Powering Experience Impact 2030 Strategic Plan, aligning the Foundation's work with the university's long-term vision. Key operational advancements included the full integration of a university-wide Gift Acceptance Policy and the adoption of a Metrics Scorecard and refined goal-setting model as core performance management tools.

Looking Ahead (Goals)

The future outlook of the FIU Foundation is one of growth, increased impact, and strategic alignment with the university's long-term vision. Building on the momentum of Fiscal Year 2024–25, the Foundation is positioned to amplify the reach of philanthropy through the implementation of the Powering Experience Impact 2030 Strategic Plan, which serves as a roadmap for expanding philanthropic investment, diversifying revenue streams, and strengthening donor and alumni relationships. Future goals include scaling fundraising capacity, increasing principal and transformational gifts, and broadening alumni participation to create a more sustainable and resilient philanthropic base. The Foundation will continue to enhance its advancement infrastructure, data-driven decision-making, and stewardship practices to support student success, research excellence, faculty innovation, and community impact. In close partnership with university leadership and the Board of Directors, the Foundation aims to help FIU achieve national prominence and global influence, with particular emphasis on advancing priorities in health, environment, technology, and social mobility while ensuring philanthropy remains a powerful catalyst for institutional excellence.

APPENDIX G

FIU

FLORIDA INTERNATIONAL UNIVERSITY
ANNUAL REPORT 2024-2025

PREEMINENT TOP-50 RESEARCH UNIVERSITY

BOARD OF TRUSTEES AND PRESIDENT

During the 2024-25 fiscal year, Jeanette M. Nuñez served as President of Florida International University and the following individuals served as Members of the Board of Trustees:

Notes: (1) Faculty Senate Chair.

(2) Student Body President.


PITBULL STADIUM


FIU
WE FEEL PERSONALLY CHARGED
TO MAKE A REAL DIFFERENCE.


FIU
FIU Wall
of Wind

FLORIDA INTERNATIONAL UNIVERSITY

ANNUAL REPORT 2024-25

TABLE OF CONTENTS


FIU

Message from the President

It has been a remarkable year at Florida International University. Our university continues to build on a legacy of excellence, innovation, and community impact, solidifying our place as one of the nation's leading public research universities.

With a continued focus on student success, research excellence, and community partnerships, FIU continues to rise. For the second consecutive year, our university was ranked among the Top 50 public universities in the nation – No. 46 – by *U.S. News & World Report*. FIU also advanced to No. 97 overall.

FIU is on a clear path to becoming a Top 30 public university by 2030. We are especially proud to be recognized once again as No. 1 in the nation for upward economic mobility, highlighting the transformative power of an FIU education in changing lives and communities. Additionally, we have been recognized as No. 2 in international business, No. 11 best value, No. 16 in innovation, and No. 45 for veterans among public universities.

Serving as FIU's seventh president – and the first alumna – during this historic time for FIU fills me with great pride and optimism.

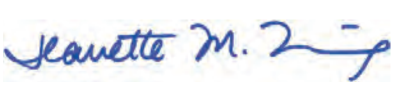
In addition to U.S. News rankings, FIU has also received numerous other accolades. In Florida, FIU has been the No. 1 for three years in a row in performance-based funding metrics that measure student success. FIU has also again secured its place as the top university in Florida in *The Wall Street Journal/College Pulse* 2026 Best Colleges in the U.S. rankings. *Washington Monthly* ranked FIU the No. 8 university in the country, and the No. 1 "Best Bang for the Buck" in the Southeast. Meanwhile, *Niche* named FIU No. 21 among Top Public Universities, and No. 70 nationally.

These achievements underscore our steady and deliberate climb, a testament to the hard work and dedication of FIU students, faculty, staff, administrators, alumni, and supporters.

With more than 55,000 students and a growing alumni network of more than 340,000 Panthers worldwide, FIU stands as a powerful force for innovation, opportunity, and economic mobility in South Florida and beyond.

I am grateful to every Panther – past, present, and future – who has shown an unwavering commitment to FIU's mission. Together, we continue to elevate FIU into a world-class institution.

Sincerely,



Jeanette M. Nuñez
President


FIU
Defined by
EXCELLENCE

Introduction from the Senior Vice President and Interim Chief Financial Officer

I am pleased to present FIU's 2024-25 Annual Financial Report, which provides detailed information about the financial activities, results of operations, and financial position for FIU, its direct support organizations, and the university health services support organizations. As Interim Chief Financial Officer, I will continue to build on the standard of excellence built over the years, dedicated to responsible stewardship and use of the university's financial resources in support of strategic decisions that align with the university's strategic plan. We are committed to supporting our areas of strategic focus - Environment & Environmental Resilience, Health, and Technology & Innovation, and have an optimistic outlook for the future as FIU continues to provide an outstanding educational experience for our students, engage in world class research addressing the problems that affect South Florida and beyond, and continue to lead in the performance-based metrics of the State of Florida.

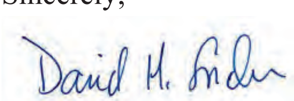
Our financial stewardship and strategic investments have positioned the university to thrive in a rapidly changing landscape. Some notable highlights from 2024-2025 include:

- The confirmation of Jeanette M. Nuñez by the Florida Board of Governors as the university's seventh president. President Nuñez is former Lieutenant Governor of Florida and the first woman and FIU graduate to serve in the role.
- The designation of FIU as a Preeminent State Research University. FIU became the fourth – and youngest – university to earn the honor. The designation comes with additional funding to strengthen research as well as recruit and retain top faculty and students.
- The completion of the university's latest strategic plan, Experience Impact 2030. Under this plan, FIU aims to become a Top 30 U.S. public university by 2030.
- The unveiling of a groundbreaking partnership between the university and Armando "Pitbull" Perez to rename FIU's stadium Pitbull Stadium and to support and promote FIU.
- The continued investment in critical infrastructure projects that will shape FIU's future, including additional on-campus residential housing and research facilities.

These accomplishments reflect the dedication, creativity, and fiscal responsibility of every member of our Panther community. We are grateful for the support we receive from the State of Florida – support that enables our university to build facilities that benefit our students and the greater South Florida community. We also appreciate our affiliations with Baptist Health and Nicklaus Children's Hospital. These relationships will figure prominently in the positive transformation of South Florida's healthcare landscape for decades to come.

Looking ahead, we remain committed to building upon this momentum – investing wisely, innovating boldly, and ensuring that FIU's impact continues to grow locally, nationally, and globally.

Sincerely,



David H. Snider, J.D., M.S.
Senior Vice President and Interim Chief Financial Officer

AUDITOR GENERAL
STATE OF FLORIDA

Sherrill F. Norman, CPA
Auditor General

Claude Denson Pepper Building, Suite G74
111 West Madison Street
Tallahassee, Florida 32399-1450

Phone: (850) 412-2722
Fax: (850) 488-6975

The President of the Senate, the Speaker of the
House of Representatives, and the
Legislative Auditing Committee

INDEPENDENT AUDITOR'S REPORT

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of Florida International University, a component unit of the State of Florida, and its aggregate discretely presented component units as of and for the fiscal year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the University's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the reports of the other auditors, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of Florida International University and of its aggregate discretely presented component units as of June 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the aggregate discretely presented component units, which represent 100 percent of the transactions and account balances of the aggregate discretely presented component units columns as of June 30, 2025. Those statements were audited by other auditors whose reports have been furnished to us, and our opinion, insofar as it relates to the amounts included for the aggregate discretely presented component units, is based solely on the reports of the other auditors.

Basis for Opinions

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 University 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 opinions.

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 University's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the University'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 University'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 **MANAGEMENT'S DISCUSSION AND ANALYSIS**, the **Schedule of the University's Proportionate Share of the Total Other Postemployment Benefits Liability**, **Schedule of the University's Proportionate Share of the Net Pension Liability – Florida Retirement System Pension Plan**, **Schedule of University Contributions – Florida Retirement System Pension Plan**, **Schedule of the University's Proportionate Share of the Net Pension Liability – Health Insurance Subsidy Pension Plan**, and **Schedule of University Contributions – Health Insurance Subsidy Pension Plan** be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information included in this report. The other information comprises the Message from the President, and the Introduction from the Senior Vice President and Interim Chief Financial Officer but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated February 27, 2026, on our consideration of the Florida International University's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters included under the heading **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***. 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 University'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 Florida International University's internal control over financial reporting and compliance.

Respectfully submitted,

Sherrill F. Norman

Sherrill F. Norman, CPA
Tallahassee, Florida
February 27, 2026
Audit Report No. 2026-118

Management's discussion and analysis (MD&A) provides an overview of the financial position and activities of the University for the fiscal year ended June 30, 2025, and should be read in conjunction with the financial statements and notes thereto. The MD&A, and financial statements and notes thereto, are the responsibility of University management. The MD&A contains financial activity of the University for the fiscal years ended June 30, 2025, and June 30, 2024.

OVERVIEW OF FINANCIAL STATEMENTS

Pursuant to Governmental Accounting Standards Board (GASB) Statement No. 35, the University's financial report consists of three basic financial statements: the statement of net position; the statement of revenues, expenses, and changes in net position; and the statement of cash flows. The financial statements, and notes thereto, encompass the University and its component units. Based on the application of the criteria for determining component units, the following four component units are included within the University reporting entity as discretely presented component units:

- Florida International University Foundation, Inc. (Foundation)
- FIU Athletics Finance Corporation (Finance Corporation)
- Florida International University Academic Health Center Health Care Network Faculty Group Practice, Inc. (Health Care Network)
- Florida International University Children's Alliance for Research and Education, Inc. (CARE)

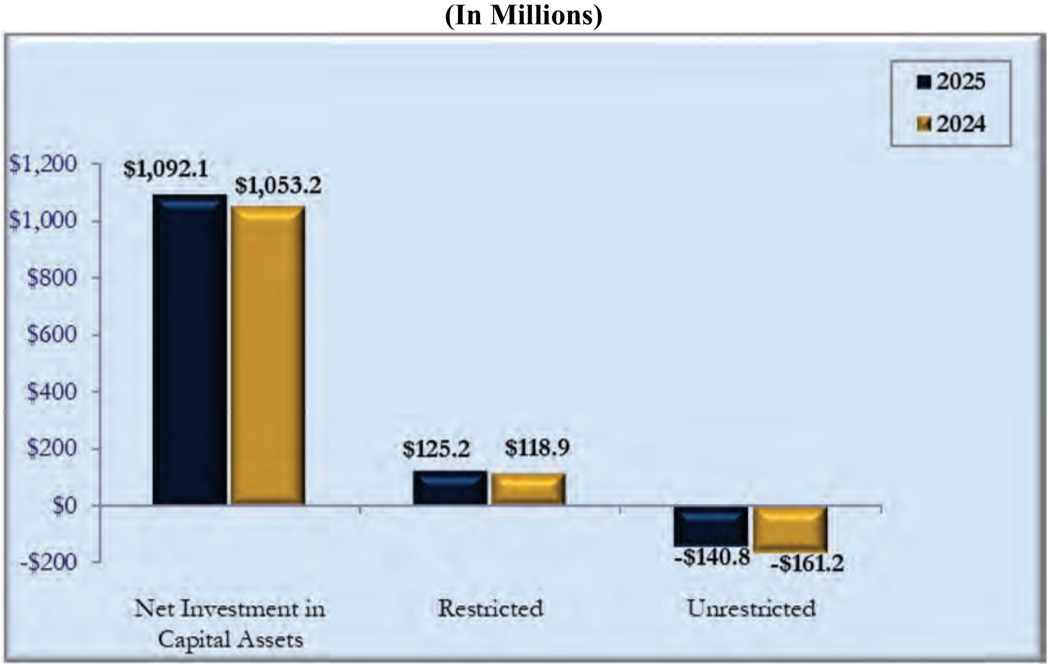
Information regarding these component units, including summaries of the discretely presented component units' separately issued financial statements, is presented in the notes to financial statements. This MD&A focuses on the University, excluding the discretely presented component units. For the component units, MD&A information is included in their separately issued audit reports.

THE STATEMENT OF NET POSITION

The statement of net position reflects the assets, deferred outflows of resources, liabilities, and deferred inflows of resources of the University, using the accrual basis of accounting, and presents the financial position of the University at a specified time. Assets, plus deferred outflows of resources, less liabilities, less deferred inflows of resources, equals net position, which is one indicator of the University's current financial condition. The changes in net position that occur over time indicate improvement or deterioration in the University's financial condition.

The University's comparative total net position by category for the fiscal years ended June 30, 2025, and June 30, 2024, is shown in the following graph:

Net Position
(In Millions)



The following summarizes the University's assets, deferred outflows of resources, liabilities, deferred inflows of resources, and net position at June 30:

Condensed Statement of Net Position at June 30
(In Millions)

	2025	2024
Assets		
Current Assets	$ 897.2	$ 754.4
Capital Assets, Net	1,294.3	1,269.3
Other Noncurrent Assets	41.1	28.4
Total Assets	2,232.6	2,052.1
Deferred Outflows of Resources	181.5	170.4
Liabilities		
Current Liabilities	153.0	99.6
Noncurrent Liabilities	1,004.6	929.6
Total Liabilities	1,157.6	1,029.2
Deferred Inflows of Resources	180.0	182.4
Net Position		
Net Investment in Capital Assets	1,092.1	1,053.2
Restricted	125.2	118.9
Unrestricted	(140.8)	(161.2)
Total Net Position	$ 1,076.5	$ 1,010.9

Total assets as of June 30, 2025, increased by $180.5 million, or 8.8 percent. This increase was predominantly due to a net increase in current assets driven mainly by additional capital appropriations due from the State, essentially for the Herbert Wertheim College of Medicine Academic Health Sciences Clinical Facility, as well as a rise in accounts receivable. Additionally, there was a net increase in noncurrent assets of $37.7 million comprised mainly of $25 million in capital assets, mostly from construction in progress for the Engineering Building, Trish and Dan Bell Chapel, and CASE building remodeling.

Total liabilities as of June 30, 2025, increased by $128.4 million, or 12.5 percent. The increase was driven by a rise in both current and noncurrent unearned revenue of $117.4 million, mostly from capital appropriations provided by the State for the Herbert Wertheim College of Medicine Academic Health Sciences Clinical Facility. Additionally, compensated absences liability rose by $16.5 million, prompted by the a change in the University's sick leave policy during the year, whereby eligible employees with more than ten years of continuous service became eligible to be paid for one-fourth of accrued sick leave up to 480 hours upon separation from the University. These increases were partially offset by a decline of $8.7 million in capital improvement debt payable from the payments made during the year.

Deferred outflows of resources increased by $11.1 million from activity related to pensions and other postemployment benefits. Deferred inflows of resources decreased by $2.4 million from activity related to pensions, other postemployment benefits and right-to-use leases.

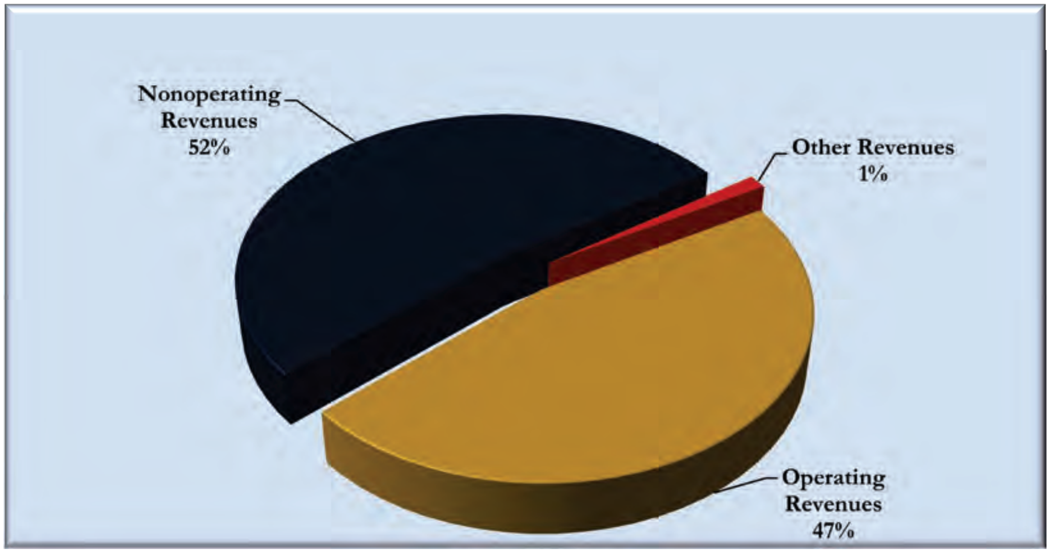
As a result, the University's net position increased by $65.6 million, or 6.5 percent, resulting in a fiscal year-end balance of $1,076.5 million, which includes a deficit in unrestricted net position. This deficit is discussed further in the notes to financial statements.

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

The statement of revenues, expenses, and changes in net position presents the University'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.

The following chart provides a graphical presentation of the University revenues by category for the 2024-25 fiscal year:

Total Revenues



The following summarizes the University's activity for the 2024-25 and 2023-24 fiscal years:

Condensed Statement of Revenues, Expenses, and Changes in Net Position
For the Fiscal Years
(In Millions)

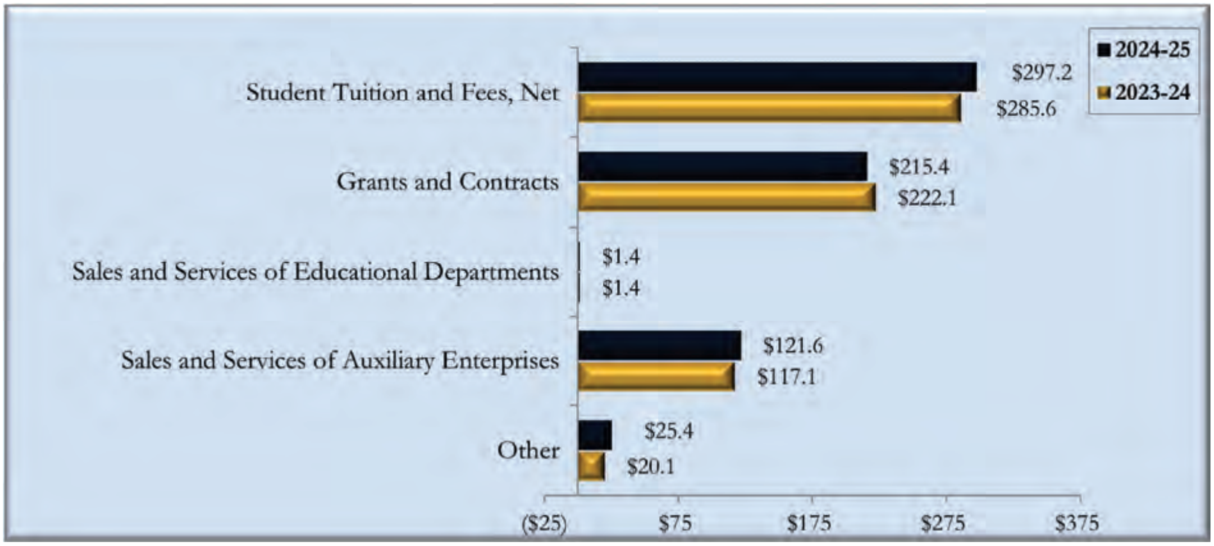
	2024-25	2023-24
Operating Revenues	$ 661.0	$ 646.3
Less, Operating Expenses	1,347.7	1,315.3
Operating Loss	(686.7)	(669.0)
Net Nonoperating Revenues	734.7	682.6
Income Before Other Revenues	48.0	13.6
Other Revenues	17.6	62.9
Net Increase in Net Position	65.6	76.5
Net Position, Beginning of Year	1,010.9	934.4
Net Position, End of Year	$ 1,076.5	$ 1,010.9

Operating Revenues

GASB Statement No. 35 categorizes revenues as either operating or nonoperating. Operating revenues generally result from exchange transactions where each of the parties to the transaction either gives or receives something of equal or similar value.

The following chart presents the University's operating revenues for the 2024-25 and 2023-24 fiscal years:

Operating Revenues
(In Millions)



The following summarizes the operating revenues by source that were used to fund operating activities for the 2024-25 and 2023-24 fiscal years:

Operating Revenues
For the Fiscal Years
(In Millions)

	2024-25	2023-24
Student Tuition and Fees, Net	$ 297.2	$ 285.6
Grants and Contracts	215.4	222.1
Sales and Services of Educational Departments	1.4	1.4
Sales and Services of Auxiliary Enterprises	121.6	117.1
Other	25.4	20.1
Total Operating Revenues	$ 661.0	$ 646.3

The University total operating revenues increased by $14.7 million, or 2.3 percent, over the 2023-24 fiscal year. Operating revenue changes were the result of the following factors:

- Net student tuition and fees revenue increased $11.6 million or 4.1 percent. This increase was primarily driven by undergraduate tuition and fees revenue from higher enrollment for first-time college students as well as an incremental amount of Shorelight students, which pay the higher out-of-State students tuition rate. In addition, an increase in enrollment for undergraduate transfer students also contributed to the increase in tuition and student fee revenue.

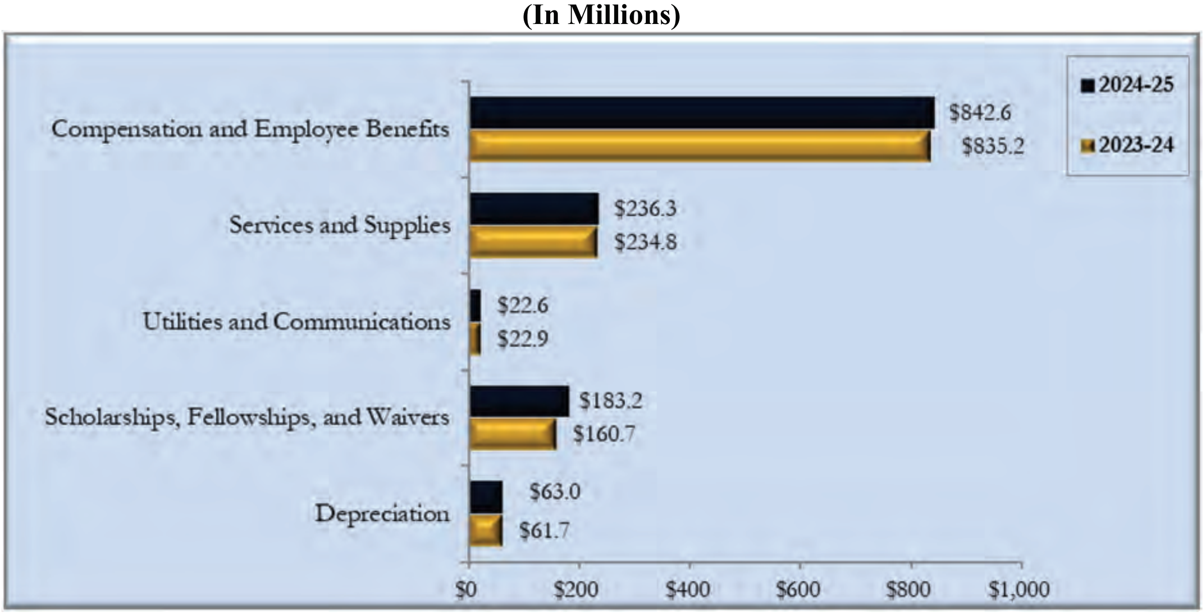
- Revenue from Sales and Services of Auxiliary Enterprises increased by $4.5 million or 3.8 percent. The increase is mostly attributed to a contract termination payment from Wells Fargo, a former banking provider on campus, revenues from Toshiba for the administration and technical support of the copier lease contract, construction services reimbursement revenues associated with deferred maintenance projects, a six percent increase in student housing fees, incremental parking fines revenues, as well as rental income from demand for events hosted on campus and sublease escalation revenues in our National Forensic Science Technology Center location.
- Other operating revenues increased by $5.3 million, or 26.4 percent. The increase came largely from reimbursements from the Health Care Network for expenses in the College of Medicine for programs related to the Baptist Affiliation agreement as well as a reimbursement from the Athletics Finance Corporation for a concert held in the football stadium.

Operating Expenses

Expenses are categorized as operating or nonoperating. The majority of the University's expenses are operating expenses as defined by GASB Statement No. 35. GASB gives financial reporting entities the choice of reporting operating expenses in the functional or natural classifications. The University has chosen to report the expenses in their natural classification on the statement of revenues, expenses, and changes in net position and has displayed the functional classification in the notes to financial statements.

The following chart presents the University's operating expenses for the 2024-25 and 2023-24 fiscal years:

Operating Expenses
(In Millions)



The following summarizes the operating expenses by natural classification for the 2024-25 and 2023-24 fiscal years:

Operating Expenses
For the Fiscal Years
(In Millions)

	2024-25	2023-24
Compensation and Employee Benefits	$ 842.6	$ 835.2
Services and Supplies	236.3	234.8
Utilities and Communications	22.6	22.9
Scholarships, Fellowships, and Waivers	183.2	160.7
Depreciation	63.0	61.7
Total Operating Expenses	$ 1,347.7	$ 1,315.3

Changes in operating expenses primarily resulted from the following factors:

- Compensation and employee benefits increased $7.4 million, or 0.9 percent. The higher expenses primarily resulted from a three and a half percent across-the-board salary increase, and bonuses for eligible employees, as well as an increase in the total number of employees. Consequently, these actions contributed to an increase in payroll taxes and retirement benefit expenses. Additionally, there were increases in the University's proportionate share of Other Postemployment Benefits as well as an increase in compensated absences expense, primarily due to the change in sick leave policy whereby eligible employees with more that ten years of continuous service are now paid one-fourth of sick leave up to 480 hours upon separation from the University. These increases were partially offset by a decrease in pension expense related to the Florida Retirement System (FRS).
- Scholarship, fellowship, and waiver expenses increased by $22.5 million, or 14 percent, mostly from scholarships from Pell, Bright Futures, and Federal Supplemental Educational Opportunity Grants (FSEOG). Additionally, there was an increase in waivers from an enrollment increase in the Shorelight program.

Nonoperating Revenues and Expenses

Certain revenue sources that the University relies on to provide funding for operations, including State noncapital appropriations, Federal and State student financial aid, noncapital grants, contracts, and gifts, and investment income, are defined by GASB as nonoperating. Nonoperating expenses include capital financing costs and other costs related to capital assets.

The following summarizes the University's nonoperating revenues and expenses for the 2024-25 and 2023-24 fiscal years:

Nonoperating Revenues (Expenses)
For the Fiscal Years
(In Millions)

	2024-25	2023-24
State Noncapital Appropriations	$ 447.6	$ 424.5
Federal and State Student Financial Aid	219.5	195.4
Noncapital Grants, Contracts, and Gifts	37.1	36.5
Investment Income	36.6	31.0
Other Nonoperating Revenues	3.4	3.6
Loss on Disposal of Capital Assets	-	(0.3)
Interest on Capital Asset-Related Debt	(6.3)	(6.8)
Other Nonoperating Expenses	(3.2)	(1.3)
Net Nonoperating Revenues	$ 734.7	$ 682.6

Net nonoperating revenues increased by $52.1 million, or 7.6 percent, from the 2023-24 fiscal year. Net nonoperating revenues changes were due mainly to the following factors:

- State noncapital appropriations increased $23.1 million, or 5.4 percent, mainly due to additional appropriations of $25 million for the University attaining preeminent status and $16 million for the Adam Smith Center for the Study of Economic Freedom. These increases were partially offset by a decrease of $11.2 million from prior year nonrecurring funding, Nursing LINE and PIPELINE funding, and programs of strategic emphasis funds. A decrease of $6.6 million in performance funding and $0.1 million in risk management insurance funding contributed to the offset of the increases noted.
- Federal and State student financial aid increased by $24.1 million, or 12.3 percent, primarily driven by revenues from Pell, Bright Futures, and Federal Work Study awards.

- Investment income increased by $5.6 million, or 18.1 percent, in large part due to unrealized gains resulting from improved investment performance from the fixed income asset class, an increase in interest income driven by higher cash balances, and gains on the sale of investments mostly from international equities.

Other Revenues

This category is composed of State capital appropriations and capital grants, contracts, and donations.

The following summarizes the University's other revenues for the 2024-25 and 2023-24 fiscal years:

Other Revenues
For the Fiscal Years
(In Millions)

	2024-25	2023-24
State Capital Appropriations	$ -	$ 40.0
Capital Grants, Contracts, and Donations	17.6	22.9
Total Other Revenues	$ 17.6	$ 62.9

Total other revenues decreased by $45.3 million, or 72 percent, due to a decrease of $40 million in revenue earned from State capital appropriations for construction projects and a decrease of $5.3 million in capital grants, contracts, and donations as compared to the 2023-24 fiscal year.

THE STATEMENT OF CASH FLOWS

The statement of cash flows provides information about the University's financial results by reporting the major sources and uses of cash and cash equivalents. This statement will assist in evaluating the University'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 University. Cash flows from capital financing activities include all plant funds and related long-term debt activities. Cash flows from investing activities show the net source and use of cash related to purchasing or selling investments, and earning income on those investments. Cash flows from noncapital financing activities include those activities not covered in other sections.

The following summarizes cash flows for the 2024-25 and 2023-24 fiscal years:

Condensed Statement of Cash Flows
For the Fiscal Years
(In Millions)

	2024-25	2023-24
Cash Provided (Used) by:		
Operating Activities	$ (613.5)	$ (563.7)
Noncapital Financing Activities	705.6	655.6
Capital and Related Financing Activities	(70.6)	(86.4)
Investing Activities	(24.5)	(10.7)
Net Decrease in Cash and Cash Equivalents	(3.0)	(5.2)
Cash and Cash Equivalents, Beginning of Year	51.7	56.9
Cash and Cash Equivalents, End of Year	$ 48.7	$ 51.7

Major sources of funds came from proceeds from sales and maturities of investments $1.3 billion, State noncapital appropriations $447.6 million, net student tuition and fees $298.4 million, grants and contracts $227.2 million, Federal and State student financial aid $219.5 million, Federal Direct Student Loan program receipts $206.4 million, and sales and services of auxiliary enterprises $118.4 million. Major uses of funds were for purchases of investments $1.3 billion, payments made to and on behalf of employees $833.7 million, payments to suppliers $255.7 million, disbursements to students for Federal Direct Student Loan program $205.9 million, payments to and on behalf of students for scholarships and fellowships $183.2 million, and purchases of capital assets $86.6 million.

CAPITAL ASSETS, CAPITAL EXPENSES AND COMMITMENTS, AND DEBT ADMINISTRATION

Capital Assets

At June 30, 2025, the University had $2.2 billion in capital assets, less accumulated depreciation/amortization of $939.7 million, for net capital assets of $1.3 billion. Depreciation for the current fiscal year totaled $63 million.

The following summarizes the University's capital assets, net of accumulated depreciation, at June 30:

Capital Assets, Net at June 30
(In Millions)

	2025	2024
Land	$ 38.0	$ 38.0
Works of Art and Historical Treasures	14.6	13.8
Construction in Progress	269.9	227.5
Buildings	831.1	838.9
Infrastructure and Other Improvements	36.7	40.6
Furniture and Equipment	69.8	66.0
Library Resources	6.4	8.7
Leasehold Improvements	0.2	0.2
Computer Software	0.2	0.3
Right-to-Use Space Lease	19.7	26.3
Right-to-Use Equipment Lease	2.0	3.0
Subscription-Based Information Technology Arrangements	5.7	6.0
Capital Assets, Net	$ 1,294.3	$ 1,269.3

Additional information about the University's capital assets is presented in the notes to financial statements.

Capital Expenses and Commitments

Major capital expenses through June 30, 2025, were incurred on the following projects: $18.6 million for Auxiliary Minor Projects, $10.8 million for the Nondenominational Chapel, $9.5 million for the Engineering Building Phases 1 & 2 , $6.8 million for Deferred Building Maintenance, $5.6 million for the CASE Building Remodel/Renovation, and $3.1 million for University Student Housing.

The University's construction commitments at June 30, 2025, are as follows:

	Amount (In Millions)
Total Committed	$ 538.6
Completed to Date	(269.9)
Balance Committed	$ 268.7

Additional information about the University's construction commitments is presented in the notes to financial statements.

Debt Administration

As of June 30, 2025, the University had $202.3 million in outstanding capital improvement debt payable, leases payable, and SBITA liability, representing a decrease of $16.7 million, or 7.6 percent, from the prior fiscal year.

The following summarizes the outstanding long-term debt at June 30:

Long-Term Debt, at June 30
(In Millions)

	2025	2024
Capital Improvement Debt Payable	$ 172.8	$ 181.5
Leases Payable	23.6	31.1
SBITA Liability	5.9	6.4
Total	$ 202.3	$ 219.0

Additional information about the University's long-term debt is presented in the notes to the financial statements.

ECONOMIC FACTORS THAT WILL AFFECT THE FUTURE

Florida's economy is shifting from a period of rapid, post-pandemic expansion into a more moderate and typical growth pattern. Over recent fiscal years, the State's real Gross Domestic Product (GDP) has shown a clear trend of deceleration. In the fiscal year 2022-23, Florida's real GDP growth was 4.9 percent, followed by a decrease to 3.7 percent in the fiscal year 2023-24, and a further slowdown to 2.9 percent in the fiscal year 2024-25.

Looking further ahead, State economists project that GDP growth will continue to decline, settling between 1.9 percent and 2 percent over the next three fiscal years. By the fiscal year 2028-29, growth is expected to stabilize in the range of 2.1 percent to 2.2 percent. This transition signals a return to more traditional rates of economic expansion following the unique circumstances of the post-pandemic recovery.

In the near term, Florida's fiscal position remains robust, with a significant budget surplus of $3.8 billion projected for the fiscal year 2026-27. However, the State faces a more challenging outlook in subsequent years. As expenditures begin to exceed revenues, deficits are expected to emerge and widen. Specifically, a deficit of $1.5 billion is anticipated in the fiscal year 2027-28, escalating sharply to $6.6 billion by the fiscal year 2028-29.

The timing and effectiveness of fiscal strategies adopted by the State Legislature will be critical in addressing these emerging challenges. Proactive financial planning will be essential for maximizing funding for the State University System and for supporting Florida's ongoing growth and innovation in the face of the slowing economic expansion.

The 2025 Florida Legislative session concluded on June 16, 2025. Subsequently, the Governor approved the General Appropriations Act for the fiscal year 2025-26 (Senate Bill 2500) on June 30, 2025. Within this legislative cycle, FIU was allocated a total of $479.5 million in operating State appropriations, reflecting an increase of $29.7 million, or 6.6 percent, over the preceding year.

The increase in funding included several key components: $10 million in non-recurring funding to maintain the Preeminent Research State University designation, $35 million is for operational support (with $15 million recurring and $20 million non-recurring), $0.5 million allocated to the Nursing Education (PIPELINE) program, and additional amounts totaling $0.4 million. Reductions in the prior year's non-recurring budget amounted to $16.2 million, which included $10.2 million for Performance Based Recruitment and Retention Incentives, $5 million for the Florida Public Hurricane Loss Model, and $1 million for the Adam Smith Center for the Study of Economic Freedom.

FIU also received capital appropriations totaling $60 million. Of this, $53.7 million is designated for the Herbert Wertheim College of Medicine Academic Health Sciences/Clinical Facility, and $6.3 million is allocated for the expansion and renovation of the student union, the Graham Center. Notably, for the first time in over a decade, FIU was approved to increase the out-of-state tuition fee by 10%, while all other tuition rates remain unchanged.

FIU has solidified its place among the country's top public institutions, ranking No. 46 among public universities and No. 97 overall, according to U.S. News and World Report. The University also remains No. 1 nationally for upward economic mobility, reflecting its strong support for student advancement.

FIU continues as a Preeminent Research State University and achieved the highest score in the Florida Board of Governors performance metrics for the second consecutive year and third time in five years, affirming its ongoing excellence.

The University is advancing its Experience Impact 2030 plan, which focuses on environmental resilience, health, and innovation. This strategy underscores FIU's commitment to positive outcomes for stakeholders and ensures its position as a forward-thinking and innovative institution.

REQUESTS FOR INFORMATION

Questions concerning information provided in the MD&A or other required supplemental information, the financial statements, and notes thereto, or requests for additional financial information should be addressed to the Interim Chief Financial Officer and Senior Vice President for Finance and Administration, David Snider, Jr., at Florida International University, 11200 Southwest 8th Street, Miami, Florida 33199.

FLORIDA INTERNATIONAL UNIVERSITY

A COMPONENT UNIT OF THE STATE OF FLORIDA
STATEMENT OF NET POSITION
AS OF JUNE 30, 2025

	University	Component Units
ASSETS		
Current Assets:		
Cash and Cash Equivalents	$ 47,652,833	$ 27,794,971
Investments	544,878,642	25,404,380
Accounts Receivable, Net	66,762,265	20,211,394
Loans and Notes Receivable, Net	133,205	-
Leases Receivable	473,556	598,194
Due from State	225,165,491	-
Due from Component Units/University	9,278,947	2,526,359
Inventories	392,066	-
Other Current Assets	2,427,886	2,133,190
Total Current Assets	897,164,891	78,668,488
Noncurrent Assets:		
Restricted Cash and Cash Equivalents	1,086,084	-
Restricted Investments	38,151,010	475,781,692
Loans and Notes Receivable, Net	331,299	21,542,060
Leases Receivable	642,329	3,851,529
Depreciable/Amortizable Capital Assets, Net	971,788,966	3,841,981
Nondepreciable Capital Assets	322,532,529	5,054,567
Due from Component Units	852,241	-
Other Noncurrent Assets	-	9,019,909
Total Noncurrent Assets	1,335,384,458	519,091,738
Total Assets	2,232,549,349	597,760,226
DEFERRED OUTFLOWS OF RESOURCES		
Other Postemployment Benefits	79,043,068	-
Pensions	102,488,968	-
Total Deferred Outflows of Resources	181,532,036	-
LIABILITIES		
Current Liabilities:		
Accounts Payable	26,166,740	963,230
Construction Contracts Payable	12,803,273	-
Salaries and Wages Payable	10,873,444	-
Deposits Payable	7,818,118	-
Due to State	358,326	-
Due to Component Units/University	2,513,339	9,291,968
Unearned Revenue	59,875,120	2,533,618
Other Current Liabilities	1,664,564	97,634
Long-Term Liabilities - Current Portion		
Bonds Payable	-	600,000
Notes Payable	-	1,385,100
Capital Improvement Debt Payable	8,281,528	-
Leases Payable	5,151,733	-
Subscription Arrangements Liability	2,277,429	-
Compensated Absences Payable	6,205,424	-
Liability for Self-Insured Claims	1,848	-
Other Postemployment Benefits Payable	8,746,881	-
Net Pension Liability	287,706	-
Total Current Liabilities	153,025,473	14,871,550

STATEMENT OF NET POSITION (CONTINUED)
AS OF JUNE 30, 2025

	University	Component Units
LIABILITIES (Continued)		
Noncurrent Liabilities:		
Bonds Payable	-	4,745,000
Notes Payable	-	21,455,600
Capital Improvement Debt Payable	164,483,607	-
Leases Payable	18,478,407	-
Subscription Arrangements Liability	3,660,478	-
Compensated Absences Payable	69,030,096	-
Due to University	-	852,241
Other Postemployment Benefits Payable	298,754,347	-
Unearned Revenue	141,804,141	-
Liability for Self-Insured Claims	201,223	-
Other Long-Term Liabilities	524,722	445,751
Net Pension Liability	307,662,433	-
Total Noncurrent Liabilities	1,004,599,454	27,498,592
Total Liabilities	1,157,624,927	42,370,142
DEFERRED INFLOWS OF RESOURCES		
Other Postemployment Benefits	137,857,943	-
Pensions	41,033,678	-
Leases	1,059,834	4,183,718
Total Deferred Inflows of Resources	179,951,455	4,183,718
NET POSITION		
Net Investment in Capital Assets	1,092,074,104	8,470,189
Restricted for Nonexpendable:		
Endowment	-	219,872,372
Restricted for Expendable:		
Debt Service	61,784	-
Loans	2,103,958	-
Capital Projects	73,030,916	-
Other	50,008,039	214,185,162
Unrestricted	(140,773,798)	108,678,643
TOTAL NET POSITION	$ 1,076,505,003	$ 551,206,366

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

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

	University	Component Units
REVENUES		
Operating Revenues:		
Student Tuition and Fees, Net of Scholarship Allowances of $194,350,815	$ 297,253,548	$ -
Federal Grants and Contracts	167,656,623	-
State and Local Grants and Contracts	13,757,815	-
Nongovernmental Grants and Contracts	33,970,918	-
Sales and Services of Educational Departments	1,415,319	-
Sales and Services of Auxiliary Enterprises	121,605,777	-
Sales and Services of Component Units	-	18,743,341
Gifts and Donations	-	33,186,158
Interest on Loans and Notes Receivable	12,493	-
Other Operating Revenues	25,354,163	10,100,634
Total Operating Revenues	661,026,656	62,030,133
EXPENSES		
Operating Expenses:		
Compensation and Employee Benefits	842,569,749	-
Services and Supplies	236,288,372	79,820,684
Utilities and Communications	22,611,341	356,241
Scholarships, Fellowships, and Waivers	183,202,435	-
Depreciation/Amortization	63,038,677	178,583
Self-Insurance Claims	27,440	-
Total Operating Expenses	1,347,738,014	80,355,508
Operating Loss	(686,711,358)	(18,325,375)
NONOPERATING REVENUES (EXPENSES)		
State Noncapital Appropriations	447,579,733	-
Federal and State Student Financial Aid	219,461,137	-
Noncapital Grants, Contracts, and Gifts	37,110,508	5,000,000
Investment Income	36,550,100	67,859,262
Other Nonoperating Revenues	3,426,039	15,233,981
Loss/Gain on Disposal of Capital Assets	(29,027)	1,411
Interest on Capital Asset-Related Debt	(6,289,225)	(1,051,129)
Other Nonoperating Expenses	(3,053,713)	(2,150,483)
Net Nonoperating Revenues	734,755,552	84,893,042
Income Before Other Revenues	48,044,194	66,567,667
Capital Grants, Contracts, and Donations	17,615,365	-
Increase in Net Position	65,659,559	66,567,667
Net Position, Beginning of Year	1,010,845,444	484,638,699
Net Position, End of Year	$ 1,076,505,003	$ 551,206,366

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

FLORIDA INTERNATIONAL UNIVERSITY
A COMPONENT UNIT OF THE STATE OF FLORIDA
STATEMENT OF CASH FLOWS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	University
CASH FLOWS FROM OPERATING ACTIVITIES	
Student Tuition and Fees, Net	$ 298,424,128
Grants and Contracts	227,166,840
Sales and Services of Educational Departments	1,415,319
Sales and Services of Auxiliary Enterprises	118,412,436
Interest on Loans and Notes Receivable	12,706
Payments to Employees	(833,743,661)
Payments to Suppliers for Goods and Services	(255,684,219)
Payments to Students for Scholarships and Fellowships	(183,202,435)
Payments on Self-Insured Claims	(51,085)
Loans Issued to Students	(994,000)
Collection on Loans to Students	970,539
Other Operating Receipts	13,753,461
Net Cash Used by Operating Activities	(613,519,971)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
State Noncapital Appropriations	447,579,733
Federal and State Student Financial Aid	219,461,137
Noncapital Grants, Contracts, and Gifts	39,086,109
Federal Direct Loan Program Receipts	206,350,826
Federal Direct Loan Program Disbursements	(205,933,001)
Net Change in Funds Held for Others	(162,909)
Other Nonoperating Receipts	1,375,895
Other Nonoperating Disbursements	(2,181,302)
Net Cash Provided by Noncapital Financing Activities	705,576,488
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
State Capital Appropriations	14,278,607
Capital Grants, Contracts, and Donations	16,660,820
Other Receipts for Capital Projects	1,397,235
Capital Subsidies and Transfers	5,006,918
Purchase or Construction of Capital Assets	(86,599,125)
Principal Paid on Capital Debt and Leases	(14,765,213)
Interest Paid on Capital Debt and Leases	(7,190,753)
Principal Received on Capital Debt and Leases	568,992
Interest Received on Capital Debt and Leases	59,766
Net Cash Used by Capital and Related Financing Activities	(70,582,753)
CASH FLOWS FROM INVESTING ACTIVITIES	
Proceeds from Sales and Maturities of Investments	1,293,006,818
Purchase of Investments	(1,335,788,235)
Investment Income	18,317,162
Net Cash Used by Investing Activities	(24,464,255)
Net Decrease in Cash and Cash Equivalents	(2,990,491)
Cash and Cash Equivalents, Beginning of Year	51,729,408
Cash and Cash Equivalents, End of Year	$ 48,738,917

	University
RECONCILIATION OF OPERATING LOSS TO NET CASH USED BY OPERATING ACTIVITIES	
Operating Loss	$ (686,711,358)
Adjustments to Reconcile Operating Loss to Net Cash Used by Operating Activities:	
Depreciation Expense	63,038,677
Changes in Assets, Liabilities, Deferred Outflows of Resources, and Deferred Inflows of Resources:	
Receivables, Net	(17,184,243)
Inventories	77,574
Other Assets	(256,244)
Accounts Payable	3,314,312
Salaries and Wages Payable	2,623,446
Deposits Payable	3,046,167
Compensated Absences Payable	16,494,975
Other Postemployment Benefits Payable	26,873,371
Unearned Revenue	12,352,700
Liability for Self-Insured Claims	(23,644)
Pension Liability	(24,464,736)
Deferred Outflows of Resources Related to Other Postemployment Benefits	(8,421,810)
Deferred Outflows of Resources Related to Pensions	(2,671,271)
Deferred Inflows of Resources Related to Other Postemployment Benefits	(25,257,045)
Deferred Inflows of Resources Related to Pensions	23,649,158
NET CASH USED BY OPERATING ACTIVITIES	$ (613,519,971)

SUPPLEMENTAL DISCLOSURE OF NONCASH INVESTING AND CAPITAL FINANCING ACTIVITIES

Unrealized gains on investments were recognized as a increase to investment income on the statement of revenues, expenses, and changes in net position, but are not cash transactions for the statement of cash flows.	$ 18,109,833
Losses from the disposal of capital assets were recognized on the statement of revenues, expenses, and changes in net position, but are not cash transactions for the statement of cash flows.	$ (29,027)
Donations of capital assets were recognized on the statement of revenues, expenses, and changes in net position, but are not cash transactions for the statement of cash flows.	$ 954,545

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

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The University is a separate public instrumentality that is part of the State university system of public universities, which is under the general direction and control of the Florida Board of Governors. The University is directly governed by a Board of Trustees (Trustees) consisting of 13 members. The Governor appoints six citizen members and the Board of Governors appoints five citizen members. These members are confirmed by the Florida Senate and serve staggered terms of five years. The chair of the faculty senate and the president of the student body of the University are also members. The Board of Governors establishes the powers and duties of the Trustees. The Trustees are responsible for setting policies for the University, which provide governance in accordance with State law and Board of Governors' Regulations, and selecting the University President. The University President serves as the executive officer and the corporate secretary of the Trustees and is responsible for administering the policies prescribed by the Trustees.

Criteria for defining the reporting entity are identified and described in the Governmental Accounting Standards Board's (GASB) *Codification of Governmental Accounting and Financial Reporting Standards*, Sections 2100 and 2600. These criteria were used to evaluate potential component units for which the primary government is financially accountable and other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the primary government's financial statements to be misleading. Based on the application of these criteria, the University is a component unit of the State of Florida, and its financial balances and activities are reported in the State's Annual Comprehensive Financial Report by discrete presentation.

Discretely Presented Component Units

Based on the application of the criteria for determining component units, the following direct-support organizations (as provided for in Section 1004.28, Florida Statutes, and Board of Governors Regulation 9.011) are included within the University reporting entity as discretely presented component units. These legally separate, not-for-profit corporations are organized and operated to assist the University in achieving excellence by providing supplemental resources from private gifts and bequests, and valuable education support services and are governed by separate boards. Florida Statutes authorizes these organizations to receive, hold, invest, and administer property and to make expenditures to or for the benefit of the University.

These organizations and their purposes are explained as follows:

- Florida International University Foundation, Inc. (Foundation) – The purpose of the Foundation is to encourage, solicit, receive, and administer gifts and bequests of property and funds for the advancement of the University and its objectives.
- FIU Athletics Finance Corporation (Finance Corporation) – The purpose of the Finance Corporation includes the support to the University in matters pertaining to the financing of the University's football stadium and, subsequently, the management and operation of the facility.
- The Florida International University Academic Health Center Health Care Network Faculty Group Practice, Inc. (Health Care Network) - The purpose of the Health Care Network is to improve and support health education at the University.
- The Florida International University Children's Alliance for Research and Education, Inc. (CARE) - The purpose of CARE is to operate exclusively for scientific, educational, and charitable purposes, in direct support of FIU's Herbert Wertheim College of Medicine mission.

The financial activities of the Florida International University Research Foundation, Inc. (Research Foundation) are not included in the University's financial statements. The purpose of the Research Foundation includes the promotion and encouragement of, and assistance to, the research and training activities of faculty, staff, and students of the University. It receives income from contracts, grants, and other sources, including, but not limited to, income derived from or related to the development and commercialization of University work products. The total assets and operating revenues related to the Research Foundation are $1,062,173 and $0, respectively. The amounts represent less than one percent of the total aggregate component units' assets and operating revenues.

An annual audit of each organization's financial statements is conducted by independent certified public accountants. The annual report is submitted to the Auditor General and the University Board of Trustees. Additional information on the University's component units, including copies of audit reports, is available by contacting the University Controller's Office. Condensed financial statements for the University's discretely presented component units are shown in a subsequent note.

Basis of Presentation

The University's accounting policies conform with accounting principles generally accepted in the United States of America applicable to public colleges and universities as prescribed by GASB. The National Association of College and University Business Officers (NACUBO) also provides the University with recommendations prescribed in accordance with generally accepted accounting principles promulgated by GASB and the Financial Accounting Standards Board (FASB). GASB allows public universities various reporting options. The University has elected to report as an entity engaged in only business-type activities. This election requires the adoption of the accrual basis of accounting and entitywide reporting including the following components:

- 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
- Other Required Supplementary Information

Measurement Focus and Basis of Accounting

Basis of accounting refers to when revenues, expenses, and assets, deferred outflows of resources, liabilities, and deferred inflows of resources, 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 University'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, liabilities, and deferred inflows of resources resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Revenues, expenses, gains, losses, assets, deferred outflows of resources, liabilities, and deferred inflows of resources resulting from nonexchange activities are generally recognized when all applicable eligibility requirements, including time requirements, are met. The University follows GASB standards of accounting and financial reporting.

The University's discretely presented component units use the economic resources measurement focus and the accrual basis of accounting, whereby revenues are recognized when earned and expenses are recognized when incurred, and follow GASB standards of accounting and financial reporting.

Significant interdepartmental sales between auxiliary service departments and other institutional departments have been eliminated from revenues and expenses for reporting purposes.

The University's principal operating activities consist of instruction, research, and public service. Operating revenues and expenses generally include all fiscal transactions directly related to these activities as well as administration, operation and maintenance of capital assets, and depreciation of capital assets. Nonoperating revenues include State noncapital appropriations, Federal and State student financial aid, and investment income (net of unrealized gains or losses on investments). Interest on capital asset-related debt is a nonoperating expense. Other revenues generally include revenues for capital construction projects.

The statement of net position is presented in a classified format to distinguish between current and noncurrent assets and liabilities. When both restricted and unrestricted resources are available to fund certain programs, it is the University's policy to first apply the restricted resources to such programs, followed by the use of the unrestricted resources.

The statement of revenues, expenses, and changes in net position is presented by major sources and is reported net of tuition scholarship allowances. Tuition scholarship allowances are the difference between the stated charge for goods and services provided by the University and the amount that is actually paid by the student or the third-party making payment on behalf of the student. The University applied the "Direct Method A" as prescribed in NACUBO Advisory Report 2023-01 to determine the reported net tuition scholarship allowances. Under this method, the University utilizes detail by student by term.

The statement of cash flows is presented using the direct method in compliance with GASB Statement No. 9, *Reporting Cash Flows of Proprietary and Nonexpendable Trust Funds and Governmental Entities That Use Proprietary Fund Accounting.*

Cash and Cash Equivalents

Cash and cash equivalents consist of cash on hand and cash in demand accounts. University cash deposits are held in banks qualified as public depositories under Florida law. All such deposits are insured by Federal Depository Insurance Corporation (FDIC), up to specified limits, or collateralized with securities held in Florida's multiple financial institution collateral pool required by Chapter 280, Florida Statutes. 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.

Concentration of Credit Risk – Component Units

Financial instruments that potentially subject the Foundation to concentration of credit risk consist principally of cash and cash equivalents in banks, investments, and promises to give.

Financial instruments that potentially subject the Finance Corporation to concentration of credit risk consist principally of cash in banks and investments.

In addition to insurance provided by the FDIC, the Foundation, the Finance Corporation, and the Health Care Network deposits are held in banking institutions approved by the State Treasurer of the State of Florida to hold public funds. Under Florida Statutes Chapter 280, Florida Security for Public Deposits Act, the State Treasurer requires all Florida qualified public depositories to deposit with the Treasurer or another banking institution, eligible collateral. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses. Accordingly, all amounts reported as deposits, with the exception noted above, are insured or collateralized with securities held by the entity or its agent in the entity's name.

Capital Assets

University capital assets consist of land, works of art and historical treasures, construction in progress, buildings, infrastructure and other improvements, furniture and equipment, library resources, leasehold improvements, computer software, right-to-use lease assets, and subscription-based information technology arrangements (SBITAs). These assets are capitalized and recorded at cost at the date of acquisition or at estimated fair value at the date received in the case of gifts and purchases of State surplus property. Additions, improvements, and other outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. The University has a capitalization threshold of $250 for library resources, $5,000 for tangible personal property, and $100,000 for new buildings, leasehold improvements, and other improvements. Depreciation and amortization are computed on the straight-line basis over the following estimated useful lives:

- Buildings – 20 to 50 years
- Infrastructure and Other Improvements – 15 years
- Furniture and Equipment – 3 to 20 years
- Library Resources – 10 years
- Leasehold Improvements – Various based on lease terms
- Right-to-Use Lease Assets – Various based on lease terms
- Subscription-Based Information Technology Arrangements Assets – Various based on lease terms
- Computer Software – 5 years

Depreciable assets of the Foundation are stated at cost and are net of accumulated depreciation of $2,588,529. Depreciation is provided using the straight-line method over the estimated useful lives of the assets, ranging from five to 40 years.

Depreciable assets of the Finance Corporation are stated at cost and are net of accumulated depreciation of $109,500. Depreciation is provided using the straight-line method over the estimated useful lives of five years for the assets.

Depreciable assets of the Health Care Network are stated at cost and are net of accumulated depreciation of $403,413. Depreciation is provided using the straight-line method over the estimated useful lives of the assets, ranging from five to 15 years.

Leases

The University determines if an arrangement is a lease at inception.

Lessor arrangements are included in lease receivables and deferred inflows of resources in the statement of net position. Lease receivables represent the University's claim to receive lease payments over the lease term, as specified in the contract, in an exchange or exchange-like transaction. Lease receivables are recognized at the commencement date of the lease based on the present value of expected lease payments over the lease term. Interest revenue is recognized ratably over the contract term. Deferred inflows of resources related to leases are recognized at the commencement of the lease based on the initial measurement of the lease receivable, plus any payments received from the lessee at or before the commencement of the lease that relate to future periods, less any lease incentives paid to, or on behalf of the lessee at or before the commencement of the lease. Deferred inflows related to leases are recognized as lease revenue in a systematic and rational manner over the term of the lease. Short-term leases, defined as leases with a lease term of 12 months or less are recorded as revenue when the payments are received and are not included as lease receivable or deferred inflows on the statement of net position.

Lease assets represent the University's control of right-to-use an asset for the lease term, as specified in the lease contract, which is an exchange or exchange-like transaction. Lessee arrangements are included in the statement of net position as lease assets and lease liabilities. Lease assets are recognized at the commencement date based on the initial measurement of the lease liability, plus any payments made to the lessor at or before commencement of the lease and certain direct costs. Lease assets are amortized in a systematic and rational manner over the shorter of the lease term or the useful life of the asset.

Lease liabilities represent the University's obligation to make lease payments arising from the lease agreement. Lease liabilities are recognized at the commencement date of the lease based on the present value of the expected lease payments, less any lease incentives. Interest expense is recognized ratably over the lease term. The lease term may include options to extend or terminate when it is reasonably certain that the University will exercise the option. Short-term leases, defined as leases with a term of 12 months or less are recognized as expenses as incurred and are not included as lease liabilities or right-to-use assets in the statement of net position.

Noncurrent Liabilities

Noncurrent liabilities include capital improvement debt payable, leases payable, subscription arrangements liability, compensated absences payable, other postemployment benefits payable, unearned revenues, liability for Self-Insured Claims, other long-term liabilities, and net pension liabilities that are not scheduled to be paid within the next fiscal year. Capital improvement debt is reported net of unamortized premiums and deferred losses on refunding. The University amortizes debt premiums over the life of the debt using the straight-line method. Deferred losses on refunding are amortized over the life of the old debt or new debt (whichever is shorter) using the straight-line method.

Pensions

For purposes of measuring the net pension liabilities, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net positions of the Florida Retirement System (FRS) defined benefit plan and the Health Insurance Subsidy (HIS) defined benefit plan and additions to/deductions from the FRS and the HIS fiduciary net positions have been determined on the same basis as they are reported by the FRS and the HIS plans. Benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with benefit terms. Investments are reported at fair value.

2. CHANGE IN ACCOUNTING PRINCIPLE

The University implemented GASB Statement No. 101, *Compensated Absences*, which updates the recognition and measurement guidance for compensated absences and requires that liabilities for compensated absences be recognized for (1) leave that has not been used and (2) leave that has been used but not yet paid in cash or settled through noncash means. At implementation on July 1, 2024, the beginning balance of the compensated absences was not affected by this change in accounting principle.

3. DEFICIT NET POSITION IN INDIVIDUAL FUNDS

The University reported an unrestricted net position which included a deficit in the current funds - unrestricted as shown below.

Fund	Net Position
Current Funds - Unrestricted	$ (468,628,246)
Auxiliary Funds	327,854,448
Total	$ (140,773,798)

As shown in the following schedule, this deficit can be attributed to the full recognition of long-term liabilities (i.e., compensated absences payable, OPEB payable, and net pension liabilities) in the current unrestricted funds that are expected to be paid over time and financed by future appropriations:

		Amount
Total Unrestricted Net Position Before Recognition of Long-Term Liabilities, Deferred Outflows of Resources, and Deferred Inflows of Resources		$ 538,228,530
Amount Expected to be Financed in Future Years:		
Compensated Absences Payable	$ 66,191,376	-
Other Postemployment Benefits Payable and Related Deferred Outflows of Resources and Deferred Inflows of Resources	366,316,103	-
Net Pension Liability and Related Deferred Outflows of Resources and Deferred Inflows of Resources	246,494,849	-
Total Amount Expected to be Financed in Future Years		(679,002,328)
Total Unrestricted Net Position		$ (140,773,798)

4. INVESTMENTS

Section 1011.42(5), Florida Statutes, authorizes universities to invest funds with the State Treasury and State Board of Administration (SBA) and requires that universities comply with the statutory requirements governing investment of public funds by local governments. Accordingly, universities are subject to the requirements of Chapter 218, Part IV, Florida Statutes. The University's Board of Trustees has adopted a written investment policy providing that surplus funds of the University shall be invested in those institutions and instruments permitted under the provisions of Florida Statutes. Pursuant to Section 218.415(16), Florida Statutes, the University is authorized to invest in the Florida PRIME investment pool administered by the SBA; Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency; 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; 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.

The University 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. Level 1 inputs are quoted prices in active markets for identical assets, Level 2 inputs are significant other observable inputs, and Level 3 inputs are significant unobservable inputs.

The University's recurring fair value measurements as of June 30, 2025 for SBA debt service accounts, certain corporate equities and certain fixed income and bond mutual funds are valued using quoted market prices (Level 1 inputs), certain corporate equities and certain fixed income and bonds, and commodities which are valued using a matrix pricing model (Level 2 inputs), investments with the State Treasury which are valued based on the University's share of the pool, investments in bank loans (fixed income), and other investments (Level 3 inputs), and investments in limited partnerships and private equities which are valued based on net asset value (NAV). The University's investment in money market funds are reported at amortized cost of $182,306,578 according to GASB Statement No. 72.

The University's investments at June 30, 2025, are reported at fair value, as follows:

		Fair Value Measurement Using		
Investments by Fair Value Level	**Amount**	**Quoted Prices in Active Markets for Identical Assets (Level 1)**	**Significant Other Observable Inputs (Level 2)**	**Significant Unobservable Inputs (Level 3)**
External Investment Pool				
State Treasury Special Purpose Investment Account	$ 2,134,323	$ -	$ -	$ 2,134,323
SBA Debt Service Accounts	61,730	61,730	-	-
Mutual Funds				
Equities	52,925,342	1,300,320	51,625,022	-
Fixed Income and Bond Mutual Funds	256,597,945	97,560,237	140,454,779	18,582,929
Commodities	18,367,449	-	18,367,449	-
Other Investments	19,198,013	-	-	19,198,013
Total Investments by Fair Value Level	349,284,802	$ 98,922,287	$ 210,447,250	$ 39,915,265
Investments Measured at the Net Asset Value (NAV)				
Mutual Funds				
Limited Partnerships	45,724,565			
Equities	5,713,707			
Total Investments Measured at the NAV	51,438,272			
Total Investments Measured at Fair Value	$ 400,723,074			

The valuation method for investments measured at the NAV per share (or its equivalent) is presented in the following table:

Investments Measured at the NAV	**Fair Value**	**Unfunded Commitments**	**Redemption Frequency (if Currently Eligible)**	**Redemption Notice Period**
Mutual Funds				
Limited Partnerships	$ 45,724,565	$ -	Quarterly/Annually	90 Days
Equities	5,713,707	2,836,642	Illiquid	N/A
Total Investments Measured at the NAV	$ 51,438,272			

Limited Partnerships: This category includes investments in a fund that invests in a portfolio of limited partnerships. The managers pursue multiple strategies to diversify risk and reduce volatility. The fair values of the investments have been determined by using the NAV per share of the investments. Redemption requests are received quarterly and require a 90-day written notice. Proceeds of the redemption, up to 90 percent, are available 17 business days after the redemption. The remaining 10 percent of the funds, in a complete liquidation, are available on the first week of April, after the redemption.

Equities: This category includes investments in a private equity fund. The fund invests in equity securities and debt of the private companies or conduct buyouts of public companies that result in a delisting of public equity. The nature of the investment in this category prohibits redemptions through the duration of the partnership. Distributions are received through the liquidation of underlying assets of the funds.

External Investment Pools

The University reported investments at fair value totaling $2,134,323 at June 30, 2025, in the State Treasury Special Purpose Investment Account (SPIA) investment pool, representing ownership of a share of the pool, not the underlying securities (Level 3 inputs).

Pooled investments with the State Treasury are not registered with the Securities and Exchange Commission. Oversight of the pooled investments with the State Treasury is provided by the Treasury Investment Committee per Section 17.575, Florida Statutes. The authorized investment types are set forth in Section 17.57, Florida Statutes. The State Treasury SPIA investment pool carried a credit rating of AA-f by Standard & Poor’s, had an effective duration of 3.33 years and fair value factor of 1.0030 at June 30, 2025. Participants contribute to the State Treasury SPIA investment pool on a dollar basis. These funds are commingled and a fair value of the pool is determined from the individual values of the securities. The fair value of the securities is summed and a total pool fair value is determined. A fair value factor is calculated by dividing the pool’s total fair value by the pool participant’s total cash balances. The fair value factor is the ratio used to determine the fair value of an individual participant’s pool balance. The University relies on policies developed by the State Treasury for managing interest rate risk or credit risk for this investment pool. Disclosures for the State Treasury investment pool are included in the notes to financial statements of the State’s Annual Comprehensive Financial Report.

State Board of Administration Debt Service Accounts

The University reported investments totaling $61,730 at June 30, 2025, in the SBA Debt Service Accounts. These investments are used to make debt service payments on bonds issued by the State Board of Education for the benefit of the University. The University's investments consist of United States Treasury securities, with maturity dates of six months or less, and are reported at fair value. The University relies on policies developed by the SBA for managing interest rate risk and credit risk for these accounts. Disclosures for the Debt Service Accounts are included in the notes to financial statements of the State's Annual Comprehensive Financial Report.

Fixed Income and Bond Mutual Funds

The University invested in various mutual funds in accordance with the University's investment policy. The following risks apply to the University's fixed income and bond mutual fund investments:

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(6), Florida Statutes, the University's investments in securities must provide sufficient liquidity to pay obligations as they come due.

The future maturities of the securities held in the fixed income and bond mutual funds at June 30, 2025, are as follows:

University Debt Investment Maturities

		Investment Maturities (In Years)			
Type of Investment	**Fair Market Value**	**Less Than 1**	**1-5**	**6-10**	**More Than 10**
Short Term Bond Fund	$ 52,870,221	$ 4,177,150	$ 48,640,201	$ 52,870	$ -
Bond Index Fund	44,690,015	203,352	19,965,400	15,677,529	8,843,734
TIPS Index Fund	56,427,000	17,151	29,212,142	19,410,811	7,786,896
Core Fixed Income	43,943,427	782,193	15,692,198	18,772,632	8,696,404
Credit Fixed Income	39,721,433	3,980,270	9,763,107	14,481,562	11,496,494
Student Managed Investment Fund	362,920	66,457	145,180	150,041	1,242
Secured Bank Loans	18,582,929	236,003	7,570,685	10,776,241	-
Total	$ 256,597,945	$ 9,462,576	$ 130,988,913	$ 79,321,686	$ 36,824,770

Credit Risk: Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. At June 30, 2025, the securities held in the fixed income and bond mutual funds had credit quality ratings by a nationally-recognized rating agency (i.e., Standard & Poor's or Moody's), as follows:

University Debt Investment Credit Quality Ratings

Type of Investment	**Fair Value**	**AAA / Aaa**	**AA / Aa**	**A**	**BBB / Baa to Not Rated**
Short Term Bond Fund	$ 52,870,221	$ 24,743,059	$ 2,273,401	$ 8,670,644	$ 17,183,117
Bond Index Fund	44,690,015	32,203,698	1,429,290	5,315,174	5,741,853
TIPS Index Fund	56,427,000	16,929	56,409,847	-	224
Core Fixed Income	43,943,427	878,869	28,123,793	5,712,645	9,228,120
Credit Fixed Income	39,721,433	2,757,490	3,114,029	11,037,545	22,812,369
Student Managed Investment Fund	362,920	105,312	149,161	49,179	59,268
Secured Bank Loans	18,582,929	-	-	-	18,582,929
Total	$ 256,597,945	$ 60,705,357	$ 91,499,521	$ 30,785,187	$ 73,607,880

Concentration of Credit Risk: Concentration of credit risk is the risk of loss attributed to the magnitude of the University's investment in a single issuer. The University has no formal policy on concentration of credit risk.

Discretely Presented Component Unit Investments

The Foundation's investments at June 30, 2025, are reported at fair value as follows:

Investments by Fair Value Level	Amount	Fair Value Measurement Using: Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Domestic Equities	$ 174,718,413	$ 174,718,413	$ -	$ -
Global Equities	105,094,196	105,094,196	-	-
Fixed Income	53,751,345	53,751,345	-	-
Real Assets	15,414	15,414	-	-
Land Held for Investments	37,001,541	-	-	37,001,541
Total Investments by Fair Value Level	370,580,909	$ 333,579,368	$ -	$ 37,001,541
Investments Measured at the Net Asset Value (NAV)				
Fixed Income	1,200			
Hedge Funds	937,322			
Private Investments	120,311,520			
Total Investments Measured at the NAV	121,250,042			
Fiduciary Fund Equity Interest	(19,198,013)			
Total Investments Measured at Fair Value	$ 472,632,938			

The valuation method for investments measured at the net asset value (NAV) per share (or its equivalent) is presented in the following table:

Investments Measured at the NAV	Fair Value	Unfunded Commitments	Redemption Frequency (if Currently Eligible)	Redemption Notice Period
Fixed Income:				
Global Bonds	$ 1,200	-	Monthly	10 Days
Hedge Funds:				
Long/Short Equity	777,810	-	Illiquid	N/A
Event Driven/Open Mandate	159,512	-	Illiquid	N/A
Private Investments:				
Private Equity	104,163,161	55,336,251	Illiquid	N/A
Venture Capital	16,148,359	1,285,000	Illiquid	N/A
Total Investments Measured at the NAV	$ 121,250,042	$ 56,621,251		

Net Asset Value

The investments held at net asset value reflect:

Global Bonds: This category includes investments in globally listed public debt instruments.

Long/Short Equity: This category includes investments in hedge funds that invest domestically and globally in both long and short common stocks across all market capitalizations. These investments offer a low correlation to traditional long-only equity benchmarks in order to achieve absolute return. Management of the hedge funds may opportunistically shift investments across sectors, geographies, and net market exposures.

Event Driven/Open Mandate: This category includes investments in hedge funds that invest in event-driven strategies including merger arbitrage, distressed debt, and convertible arbitrage to achieve returns.

Private Equity: This category includes investments in several limited partnership funds that invest in equity securities and debt of private companies or conduct buyouts of public companies that result in a delisting of public equity. The nature of the investment in this category prohibits redemptions through the duration of the partnership, which ranges between 10 to 15 years. Distributions are received through the liquidation of underlying assets of the funds.

Venture Capital: This category includes investments in several limited partnership funds that invest in early-stage, high-potential startup companies or small businesses that do not have access to public funding. The nature of the investment in this category prohibits redemptions through the duration of the partnership, which ranges between 10 to 15 years. Distributions are received when underlying companies are exited via acquisition or Initial Public Offering.

Credit Risk: Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. At June 30, 2025, the Foundation securities held in domestic fixed income were rated AAA through A-2 by Standard and Poor's.

At June 30, 2025, the Finance Corporation money market mutual fund investments were rated AAAm by Standard and Poor's.

Concentration of Credit Risk: Concentration of credit risk is the risk of loss attributed to the magnitude of the investments in a single issuer. The Foundation maintains certain investment accounts with financial institutions which are not insured by the FDIC. These funds may be subject to insurance by Securities Investor Protection Corporation, subject to various limitations. At June 30, 2025, approximately $493,466,000 was held in these accounts. The Foundation believes that the number, diversity, and financial strength of the issuers mitigate the credit risks associated with all investments.

The Finance Corporation also maintains investment accounts with financial institutions that are not insured by the FDIC. These investments are made in accordance with the trust indenture. Money market fund shares are not guaranteed by the Federal government. Investments are reported at amortized cost of $5,470,801 at June 30, 2025, which is generally the equivalent of fair value. The Finance Corporation believes that the number, diversity, and financial strength of the issuers mitigate the credit risks associated with all investments.

All of the Finance Corporation's investments at June 30, 2025, are held with Regions Trust and are invested in money market funds. According to the bond indenture, the Finance Corporation can invest the bond proceeds in these investment vehicles; there are no stated limitations on the amount that can be invested in any one issuer. The short-term nature of the investments is due to liquidity needs, since those funds are being used for operating expenses and debt service payments.

Interest Rate Risk: Interest rate risk is the risk that changing interest rates will adversely affect the fair value of an investment. A portfolio's weighted average days to maturity (WAM) reflects the average maturity in days based on the final maturity or reset date, in the case of floating-rate instruments. WAM measures the sensitivity of the fund to interest rate changes. A portfolio's weighted average life (WAL) calculation is based on a security's stated final maturity date or, when relevant, the date of the next demand feature when the fund may receive payment of principal and interest. WAL reflects how a portfolio would react to deteriorating credit or tightening liquidity conditions. The Finance Corporation's money market mutual fund's WAM at June 30, 2025, is 25 days while the WAL is 75 days.

The Health Care Network reported investments in the JP Morgan money market at fair value of $21,964,169 as of June 30, 2025. This money market fund seeks to provide current income consistent with liquidity and stability of principal by investing in a portfolio of debt securities issued or guaranteed by the U.S. government or related agencies. These investments include repurchase agreements fully collateralized by US Treasury and government securities. The Health Care Network's WAM at June 30, 2025 is 60 days or less and the WAL is 120 days or less.

The Health Care Network reported investments at fair value totaling $1,118,164 at June 30, 2025, in the State Treasury Special Purpose Investment Account (SPIA) investment pool, representing ownership of a share of the pool, not the underlying securities. The SPIA carried a credit rating of AA-f by Standard & Poors, and had an effective duration of 3.33 years with a fair value factor of 1.0030 as of June 30, 2025.

5. RECEIVABLES

Accounts Receivable

Accounts receivable represent amounts for student tuition and fees, contract and grant reimbursements due from third parties, various sales and services provided to students and third parties, and interest accrued on investments and loans receivable.

As of June 30, 2025, the University reported the following amounts as accounts receivable, net of allowance for doubtful accounts:

Description	Amount
Student Tuition and Fees	$ 37,691,540
Contracts and Grants	28,023,398
Other	1,047,327
Total Accounts Receivable, Net	$ 66,762,265

Loans and Notes Receivable

Loans and notes receivable represent all amounts owed on promissory notes from debtors, including student loans made under the Federal Perkins Loan Program and other loan programs.

Allowance for Doubtful Receivables

Allowances for doubtful accounts, and loans and notes receivable are reported based on management's best estimate as of fiscal year end considering type, age, collection history, and other factors considered appropriate. Accounts receivable, and loans and notes receivable are reported net of allowances of $9,565,183 and $273,365, respectively, at June 30, 2025.

No allowance has been accrued for leases receivable because University management considers these to be fully collectible.

Leases Receivable

The University leases space in various buildings to external parties. The University records lease receivables and deferred inflows of resources based on the present value of expected receipts over the term of the respective leases. The expected receipts are discounted using the interest rate charged on the lease or using the University's incremental borrowing rate. Variable payments such as common area maintenance are excluded unless they are fixed in substance. During the fiscal year ended June 30, 2025 the University recognized lease revenue of $568,992 and interest of $59,767.

Total future minimum rentals to be received under lessor agreements are as follows:

Fiscal Year Ending June 30	Principal	Interest	Total
2026	$ 473,556	$ 28,087	$ 501,643
2027	209,585	17,520	227,105
2028	138,824	11,960	150,784
2029	101,545	8,193	109,738
2030	82,464	5,163	87,627
2031 - 2035	109,911	4,152	114,063
Total	$ 1,115,885	$ 75,075	$ 1,190,960

Discretely Presented Component Unit Lease Receivables

The University and Health Care Network are parties to a space leasing agreement for the Ambulatory Care Center with a term of 40 years, expiring in October 2035. For the year ended June 30, 2025, rent expense under this agreement amounted to $1 per year.

Furthermore, certain space within this facility was subleased. The Health Care Network recognized lease revenue of $540,063, interest revenue of $153,514, and common area maintenance income of $218,814, for a total $912,391 of lease-related revenue for the year ended June 30, 2025. This sublease runs through 2035, and has an option to renew for an additional 10-year period. Future minimum rentals will be increased by the Bureau Labor Statistics Consumer Price Index ("CPI") on an annual basis.

Future minimum rentals to be received on the sublease are as follows:

Fiscal Year Ending June 30	Principal	Interest	Common Area Maintenance	Total
2026	$ 350,957	$ 140,786	$ 218,814	$ 710,557
2027	374,934	127,631	218,814	721,379
2028	388,525	114,000	218,814	721,339
2029	402,608	99,875	218,814	721,297
2030	417,202	85,237	218,814	721,253
2031 - 2035	2,208,691	188,117	1,039,367	3,436,175
Total	$ 4,142,917	$ 755,646	$ 2,133,437	$ 7,032,000

6. DUE FROM STATE

The amount due from State consists of $30,653,899 of Public Education Capital Outlay, $40,196,373 of Capital Improvement Fee Trust Fund, and $154,315,219 General Revenues allocation for construction of University facilities.

7. DUE FROM AND TO COMPONENT UNITS/UNIVERSITY

The University's financial statements are reported for the fiscal year ended June 30, 2025. One component unit is not presented (see Note 1). Additionally, component units' due from and due to amounts include receivables and payables between the various component units. Accordingly, amounts reported by the University as due from and to component units on the statement of net position may not agree with amounts reported by the component units as due from and to the University.

8. CAPITAL ASSETS

Capital assets activity for the fiscal year ended June 30, 2025, is shown in the following table:

Description	Beginning Balance	Additions	Reductions	Ending Balance
Nondepreciable Capital Assets:				
Land	$ 38,042,129	$ -	$ -	$ 38,042,129
Works of Art and Historical Treasures	13,775,966	860,994	-	14,636,960
Construction in Progress	227,500,524	70,253,445	27,900,529	269,853,440
Total Nondepreciable Capital Assets	$ 279,318,619	$ 71,114,439	$ 27,900,529	$ 322,532,529
Depreciable Capital Assets:				
Buildings	$ 1,400,557,960	$ 27,094,228	$ -	$ 1,427,652,188
Infrastructure and Other Improvements	76,292,910	229,239	-	76,522,149
Furniture and Equipment	206,082,697	18,090,189	4,996,547	219,176,339
Library Resources	133,021,440	282,599	62,040	133,241,999
Leasehold Improvements	941,725	-	-	941,725
Computer Software	2,387,526	49,275	44,181	2,392,620
Amortizable Capital Assets:				
Right-to-Use Space Lease	42,628,849	-	2,998,839	39,630,010
Right-to-Use Equipment Lease	3,016,554	-	554,119	2,462,435
SBITA Assets	8,366,185	1,119,603	-	9,485,788
Total Depreciable/Amortizable Capital Assets	1,873,295,846	46,865,133	8,655,726	1,911,505,253
Less, Accumulated Depreciation:				
Buildings	561,675,894	34,846,400	-	596,522,294
Infrastructure and Other Improvements	35,670,908	4,122,247	-	39,793,155
Furniture and Equipment	140,143,600	14,097,621	4,901,284	149,339,937
Library Resources	124,367,069	2,570,551	62,040	126,875,580
Leasehold Improvements	751,195	12,702	-	763,897
Computer Software	2,091,680	132,842	44,180	2,180,342
Less, Accumulated Amortization:				
Right-to-Use Space Lease	16,337,739	5,311,055	1,671,588	19,977,206
Right-to-Use Equipment Lease	-	492,487	-	492,487
SBITA Assets	2,318,617	1,452,772	-	3,771,389
Total Accumulated Depreciation/Amortization	883,356,702	63,038,677	6,679,092	939,716,287
Total Depreciable/Amortizable Capital Assets, Net	$ 989,939,144	$ (16,173,544)	$ 1,976,634	$ 971,788,966

9. CURRENT UNEARNED REVENUE

Unearned revenue includes Public Education Capital Outlay appropriations for which the University had not yet received approval from the Florida Department of Education, as of June 30, 2025, to spend the funds.

Unearned revenue at June 30, 2025 includes contracts and grant payments received in advance, nonrefundable admission fees, prepaid stadium rental income received from the Finance Corporation, reservation system fees received prior to fiscal year-end related to subsequent accounting periods, land use fees, and athletic revenues.

As of June 30, 2025, the University reported the following amounts as current unearned revenue:

Description	Amount
State Capital Appropriations	$ 37,066,199
Contracts and Grants	19,538,909
Admission Fees	1,746,281
Stadium Rental Income	1,304,083
Reservation System Fees	161,779
Land Use Fees	52,381
Athletic Revenues	5,488
Total Current Unearned Revenue	$ 59,875,120

10. LONG-TERM LIABILITIES

Long-term liabilities of the University at June 30, 2025, include capital improvement debt payable, leases payable, subscription arrangements liability, compensated absences payable, other postemployment benefits payable, the long-term portion of unearned revenue, liability for self-insured claims, net pension liability, and other long-term liabilities.

Long-term liabilities activity for the fiscal year ended June 30, 2025, is shown below:

Description	Beginning Balance	Additions	Reductions	Ending Balance	Current Portion
Capital Improvement Debt Payable	$ 181,466,663	$ -	$ 8,701,528	$ 172,765,135	$ 8,281,528
Leases Payable	31,052,593	2,462,435	9,884,888	23,630,140	5,151,733
Subscription Arrangements Liability	6,360,513	1,119,603	1,542,209	5,937,907	2,277,429
Compensated Absences Payable	58,740,543	21,145,219	4,650,242	75,235,520	6,205,424
Other Postemployment Benefits Payable	280,627,857	248,490,312	221,616,941	307,501,228	8,746,881
Unearned Revenue	67,289,850	80,983,631	6,469,340	141,804,141	-
Liability for Self-Insured Claims	226,715	49,167	72,811	203,071	1,848
Net Pension Liability	332,414,875	118,547,590	143,012,326	307,950,139	287,706
Other Long-Term Liabilities	549,361	71,650	96,289	524,722	-
Total Long-Term Liabilities	$ 958,728,970	$ 472,869,607	$ 396,046,574	$1,035,552,003	$ 30,952,549

Capital Improvement Debt Payable

The University had the following capital improvement debt payable outstanding at June 30, 2025:

Capital Improvement Debt Type and Series	Amount of Original Debt	Amount Outstanding (1)	Interest Rates (Percent)	Maturity Date To
Student Housing Debt:				
2015A Student Apartments Refunding	$ 29,105,000	$ 15,775,521	3.00 - 3.625	2034
2020A Student Apartments	71,800,000	74,452,000	3.00 - 5.00	2050
2021A Student Apartments Refunding	46,365,000	39,480,054	2.00 - 5.00	2041
Total Student Housing Debt	147,270,000	129,707,575		
Parking Garage Debt:				
2019A Parking Garage Refunding	19,805,000	17,667,121	4.00 - 5.00	2039
2023A Parking Garage Refunding	24,835,000	25,390,439	4.00 - 5.00	2043
Total Parking Garage Debt	44,640,000	43,057,560		
Total Capital Improvement Debt	$ 191,910,000	$ 172,765,135		

Note: (1) Amount outstanding includes unamortized premiums and deferred losses on refunding issues.

The University has pledged a portion of future housing rental revenues, traffic and parking fees, and an assessed transportation fee per student to repay $191,910,000 of capital improvement (housing and parking) revenue bonds issued by the Florida Board of Governors on behalf of the University. Proceeds from the bonds provided financing to construct parking garages and student housing facilities. The bonds are payable solely from housing rental income, parking fees, and assessed transportation fees per student and are payable through 2050. The University has committed to appropriate each year from the housing rental income, parking fees, and assessed transportation fees per student amounts sufficient to cover the principal and interest requirements on the debt. Total principal and interest remaining on the debt is $213,979,156, and principal and interest paid for the current year totaled $13,914,826. During the 2024-25 fiscal year, housing rental income totaled $34,437,002, and parking fees totaled $15,191,860, comprised of traffic and parking fees totaling $4,820,075, and assessed transportation fees totaling $10,371,785.

Annual requirements to amortize all capital improvement debt outstanding as of June 30, 2025, are as follows:

Fiscal Year Ending June 30	Principal	Interest	Total
2026	$ 7,380,000	$ 5,724,825	$ 13,104,825
2027	7,715,000	5,385,925	13,100,925
2028	8,065,000	5,031,175	13,096,175
2029	7,080,000	4,657,831	11,737,831
2030	7,415,000	4,332,619	11,747,619
2031-2035	40,000,000	16,676,231	56,676,231
2036-2040	37,325,000	9,785,150	47,110,150
2041-2045	23,165,000	4,599,500	27,764,500
2046-2050	17,990,000	1,650,900	19,640,900
Subtotal	156,135,000	57,844,156	213,979,156
Net Premiums and Losses on Bond Refundings	16,630,135	-	16,630,135
Total	$ 172,765,135	$ 57,844,156	$ 230,609,291

Leases Payable

The University leases office equipment and space from external parties for various terms under long-term non-cancelable lease agreements. The leases expire at various dates through 2040 and provide for renewal options ranging from two years through five years. In accordance with GASB Statement No. 87, the University records right-to-use assets and lease liabilities based on the present value of expected payments over the lease term of the respective leases. The expected payments are discounted using the interest rate charged on the lease, if available, or are otherwise discounted using the University's incremental borrowing rate. Variable payments are excluded from the valuations unless they are fixed in substance. The University does not have any leases featuring payments tied to an index or market rate. The University does not have any leases subject to a residual value guarantee. Refer to the capital asset footnote for information relating to right-to-use assets and associated amortization.

Future minimum lease payments are as follows:

Fiscal Year Ending June 30	Principal	Interest	Total
2026	$ 5,151,733	$ 751,305	$ 5,903,038
2027	2,511,382	622,760	3,134,142
2028	1,393,468	564,370	1,957,838
2029	1,472,291	515,786	1,988,077
2030	1,019,279	471,200	1,490,479
2031 - 2035	6,194,239	1,712,725	7,906,964
2036 - 2040	5,887,748	451,351	6,339,099
Total	$ 23,630,140	$ 5,089,497	$ 28,719,637

Subscription Arrangements Liability

The University has three SBITAs for the right to use teaching, purchasing, and call center/management assets from IT vendors for various terms under long-term non-cancelable agreements. The SBITAs expire at various dates through 2031 and provide for renewal options of three years. In accordance with GASB Statement No. 96, the University records SBITA assets and liabilities based on the present value of expected payments over the term of the respective SBITA. The expected payments are discounted using the interest rate charged on the SBITA, if available, or are otherwise discounted using the University's incremental borrowing rate. Variable payments are excluded from the valuations unless they are fixed in substance. Refer to the capital asset footnote for information relating to SBITA assets and associated amortization.

Future minimum payments under SBITA and present value of the minimum payments are as follows:

Fiscal Year Ending June 30	Principal	Interest	Total
2026	$ 2,277,429	$ 130,700	$ 2,408,129
2027	1,340,543	82,383	1,422,926
2028	1,368,313	44,772	1,413,085
2029	340,675	20,453	361,128
2030	360,478	11,484	371,962
2031	250,469	2,415	252,884
Total	$ 5,937,907	$ 292,207	$ 6,230,114

Compensated Absences Payable

Employees earn the right to be compensated during absences for annual leave (vacation) and sick leave earned pursuant to Board of Governors' Regulations, University regulations, and bargaining agreements. Leave earned is accrued to the credit of the employee and records are kept on each employee's unpaid (unused) leave balance. The University reports a liability for the accrued leave; however, State noncapital appropriations fund only the portion of accrued leave that is used or paid in the current fiscal year. Although the University expects the liability to be funded primarily from future appropriations, generally accepted accounting principles do not permit the recording of a receivable in anticipation of future appropriations. At June 30, 2025, the estimated liability for compensated absences, which includes the University's share of the Florida Retirement System and FICA contributions, totaled $75,235,520. The current portion of the compensated absences liability, $6,205,424, is the amount expected to be paid in the coming fiscal year, and represents a historical percentage of leave used applied to the total accrued leave liability.

Other Postemployment Benefits Payable

The University follows GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, for certain postemployment healthcare benefits administered by the State Group Health Insurance Program.

General Information about the OPEB Plan

Plan Description. The Division of State Group Insurance's Other Postemployment Benefits Plan (OPEB Plan) is a multiple-employer defined benefit plan administered by the State of Florida. Pursuant to the provisions of Section 112.0801, Florida Statutes, all employees who retire from the University are eligible to participate in the State Group Health Insurance Program. Retirees and their eligible dependents shall be offered the same health and hospitalization insurance coverage as is offered to active employees at a premium cost of no more than the premium cost applicable to active employees. A retiree means any officer or employee who retires under a State retirement system or State optional annuity or retirement program or is placed on disability retirement and who begins receiving retirement benefits immediately after retirement from employment. In addition, any officer or employee who retires under the Florida Retirement System Investment Plan is considered a "retiree" if he or she meets the age and service requirements to qualify for normal retirement or has attained the age of 59.5 years and has the years of service required for vesting. The University subsidizes the premium rates paid by retirees by allowing them to participate in the OPEB Plan at reduced or blended group (implicitly subsidized) premium rates for both active and retired employees. These rates provide an implicit subsidy for retirees because retiree healthcare costs are generally greater than active employee healthcare costs. No assets are accumulated in a trust that meets the criteria in paragraph four of GASB Statement No. 75. The OPEB Plan contribution requirements and benefit terms necessary for the funding of the OPEB Plan each year is on a pay-as-you-go basis as established by the Governor's recommended budget and the General Appropriations Act. Retirees are required to enroll in the Federal Medicare (Medicare) program for their primary coverage as soon as they are eligible.

Benefits Provided. The OPEB Plan provides healthcare benefits for retirees and their dependents. The OPEB Plan only provides an implicit subsidy as described above.

Proportionate Share of the Total OPEB Liability

The University's proportionate share of the total OPEB liability of $307,501,228 was measured as of June 30, 2024 and was determined by an actuarial valuation as of July 1, 2024. At June 30, 2024, the University's proportionate share, determined by its proportion of total benefit payments made, was 3.01 percent, which decreased 0.34 percent from its proportionate share measured as of June 30, 2023.

Actuarial Assumptions and Other Inputs. The total OPEB liability was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.40 percent
Salary Increases	Varies by FRS class
Discount Rate	4.21 percent
Healthcare Cost Trend Rates PPO Plan	7.86 percent for 2025, decreasing to an ultimate rate of 4 percent for 2075 and years later for all employees in the Preferred Provider Option (PPO) Plan.
HMO Plan	7.68 percent for 2025, decreasing to an ultimate rate of 4 percent for 2075 and years later for all employees in the Health Maintenance Organization (HMO) Plan.
Retirees' Share of Benefit-related Costs	100 percent of projected health insurance premiums for retirees

The discount rate was based on the S&P Municipal 20-year High Grade Rate Index.

Mortality rates were based on the Pub-2010 mortality tables with fully generational improvement using Scale MP-2018.

The demographic actuarial assumptions for retirement, withdrawal, and disability incidence used in the July 1, 2024, valuation were updated based on those used in the actuarial valuation of the FRS Plan conducted by Milliman as of July 1, 2023, adopted by the FRS.

The following changes have been made since the prior valuation:

- Retirement Eligibility for Special Risk employees hired on or after July 1, 2011, is now age 55 with eight years of service or attainment of 25 years of service regardless of age (previously age 60 with eight years of service, or 30 years of service regardless of age).
- The maximum DROP participation period has been extended from 60 months (five years) to 96 months (eight years).
- The maximum DROP participation age and service requirements have been removed.
- Retirement rates and DROP entry rates were updated in conjunction with these changes.
- The discount rate was changed from 4.13% for the reporting period ended June 30, 2024, to 4.21% for the reporting period ending June 30, 2025.
- Also reflected as assumption changes are: updated health care costs and premiums based on Plan experience, updated claims aging rates, updated health care cost trends based on projected Plan experience, and an updated DROP participation period assumption to 48 months (four years) for those who have elected DROP.

Sensitivity of the University's Proportionate Share of the Total OPEB Liability to Changes in the Discount Rate. The following presents the University's proportionate share of the total OPEB liability, as well as what the University's proportionate share of the total OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower (3.21 percent) or 1 percentage point higher (5.21 percent) than the current rate:

	1% Decrease (3.21%)	Current Discount Rate (4.21%)	1% Increase (5.21%)
University's proportionate share of the total OPEB liability	$ 370,390,707	$ 307,501,228	$ 258,012,038

Sensitivity of the University's Proportionate Share of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates. The following table presents the University's proportionate share of the total OPEB liability, as well as what the University's proportionate share of the total OPEB liability would be if it were calculated using healthcare cost trend rates that is 1 percentage point lower or 1 percentage point higher than the current healthcare cost trend rates:

	1% Decrease	Healthcare Cost Trend Rates	1% Increase
University's proportionate share of the total OPEB liability	$ 251,115,251	$ 307,501,228	$ 383,024,833

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the fiscal year ended June 30, 2025, the University recognized OPEB expense of $1,941,395. At June 30, 2025, the University reported deferred outflows of resources and deferred inflow of resources related to OPEB from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ -	$ 22,705,892
Changes of assumptions or other inputs	45,333,493	85,994,491
Changes in proportion and differences between University benefit payments and proportionate share of benefit payments	24,962,694	29,157,560
Transactions subsequent to the measurement date	8,746,881	-
Total	$ 79,043,068	$ 137,857,943

Of the total amount reported as deferred outflows of resources related to OPEB, $8,746,881 resulting from transactions subsequent to the measurement date and before the end of the fiscal year will be included as a reduction of the total OPEB liability and included in OPEB expense in the year ended June 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Fiscal Year Ending June 30	Amount
2026	$ (14,505,753)
2027	(10,841,718)
2028	(14,679,769)
2029	(14,679,769)
2030	(12,937,639)
Thereafter	82,892
Total	$ (67,561,756)

Unearned Revenue

Long-term unearned revenue at June 30, 2025, includes Public Education Capital Outlay appropriations for which the University had not yet received approval from the Florida Department of Education to spend the funds. Also included are prepaid stadium rental income received from the Finance Corporation, a National Institute of Health Grant, and land use fees received prior to the fiscal year-end related to subsequent accounting periods.

As of June 30, 2025, the University reported the following amounts as long-term unearned revenue:

Description	Amount
State Capital Appropriations	$ 117,742,092
National Institute of Health Grant	13,500,000
Stadium Rental Income	9,019,909
Land Use Fees	1,542,140
Total Unearned Revenue	$ 141,804,141

Net Pension Liability

As a participating employer in the Florida Retirement System, the University recognizes its proportionate share of the collective net pension liabilities of the FRS cost-sharing multiple-employer defined benefit plans. As of June 30, 2025, the University's proportionate share of the net pension liabilities totaled $307,950,139.

Other Long-Term Liabilities

Primarily represent the University's liability for the Federal Capital Contribution (advance) provided to fund the University's Federal Perkins Loan program. This amount will ultimately be returned to the Federal Government should the University cease collecting Federal Perkins Loans or have excess cash in the loan program.

11. DISCRETELY PRESENTED COMPONENT UNITS DEBT ISSUES

Bonds Payable – FIU Athletics Finance Corporation

On December 1, 2009, the Finance Corporation issued $30,000,000 of Miami-Dade County Industrial Development Authority Revenue Bonds Series 2009A and $5,310,000 of Miami-Dade County Industrial Development Authority Taxable Revenue Bonds Series 2009B.

These bonds were issued and secured under and pursuant to the Trust Indenture. Repayments of the bonds will be payable from pledged revenues, which are all operating and nonoperating revenues. Principal payments for the bonds began March 1, 2010. Interest payments are made on a quarterly basis.

On December 21, 2016, the Finance Corporation entered into four amendments to the trust indenture between Miami-Dade Authority and the Trustee which authorized the reissuance of the Series 2009A Bonds through the issuance of four separate series of bonds. The first amendment authorizes the reissuance of $9,000,000 Series 2009A-1 Bond. The interest rate on the Series 2009A-1 Bonds shall be at a rate equal to 2.8 percent per annum. The second, third, and fourth amendments authorized the reissuance of separate series of the Series 2009A Bonds in a principal amount of $8,400,000 (Series 2009A-2), $8,400,000 (Series 2009A-3) and $4,200,000 (Series 2009A-4), respectively. The interest rates on these Series 2009A bonds shall be at a rate equal to the sum of 63.7 percent of the three-month SOFR plus 1.52 percent (1.40 percent plus 0.12 percent SOFR adjustment). The term SOFR adjustment is based on the difference between the LIBOR rate and the SOFR rate at the time of conversion and is used to ensure that the variable component of the loan continues to be synthetically fixed at the agreed upon rate.

On June 1, 2023 the Miami-Dade County Industrial Development Authority, as the Conduit Issuer, amended the 2009A Trust Indenture to reflect the termination of the LIBOR and the adoption of the SOFR as the loan's reference rate. The SOFR rate index was adopted by the Alternative Reference Rates Committee (ARRC) as the replacement rate index to the LIBOR. The ARRC is under the oversight of the Federal Reserve Board. Regions Bank modified the swap agreement to reflect the change in the Trust Indenture. The variable component of the loan is synthetically fixed at five percent.

On November 1, 2024, the Athletics Finance Corporation refinanced the outstanding Miami-Dade County Industrial Development Authority Revenue Bonds Series 2009A-2, Series 2009A-3 and Series 2009A-4 (Refunded Bonds) and paid the swap termination fee related to the Refunded Bonds and other costs associated with refinance. The net proceeds from the Refunding Bonds were $13,435,000. The Athletics Finance Corporation entered into a promissory note agreement for $14,167,800 with Regions Commercial Equipment Finance LLC with a taxable fixed interest of 5.6 percent and a maturity date of March 1, 2032 (2024 Note). Principal payments for the note began on March 1, 2025. Interest payments are made on a quarterly basis.

The 2024 Note and the Revenue Bond Series 2009A-1 are both secured by operating and nonoperating revenues. The 2024 Note is reported as notes payable and the Revenue Bond Series 2009A-1 is reported as bonds payable in the statement of net position.

Total principal due on the notes payable and bonds payable at June 30, 2025, was $12,840,700 and $5,345,000, respectively.

The Finance Corporation has funded a debt service reserve fund in accordance with the bond indenture requirement of maintaining an amount equal to the maximum allowable debt service on the bond in the current and any future fiscal year. This debt service reserve fund currently totals $3,148,754 and is included in restricted investments.

The aggregate maturities of these bonds as of June 30, 2025, are as follows:

Fiscal Year Ending June 30	Principal	Interest	Total
2026	$ 600,000	$ 151,739	$ 751,739
2027	630,000	134,705	764,705
2028	665,000	117,140	782,140
2029	675,000	97,942	772,942
2030	705,000	78,779	783,779
2031-2032	2,070,000	96,056	2,166,056
Total	$ 5,345,000	$ 676,361	$ 6,021,361

The aggregate maturities of this note as of June 30, 2025, are as follows:

Fiscal Year Ending June 30	Principal	Interest	Total
2026	$ 1,385,100	$ 699,688	$ 2,084,788
2027	1,443,100	621,310	2,064,410
2028	1,506,300	539,612	2,045,912
2029	1,580,200	454,224	2,034,424
2030	1,648,700	364,774	2,013,474
2031-2032	5,277,300	420,715	5,698,015
Total	$ 12,840,700	$ 3,100,323	$ 15,941,023

12. DERIVATIVE FINANCIAL INSTRUMENTS – DISCRETELY PRESENTED COMPONENT UNITS

The Finance Corporation entered into derivative instruments (i.e., interest rate swap agreement) to reduce their exposure to market risks from changing interest rates. For interest rate swap agreements, the differential to be paid or received is accrued and recognized as interest expense and may change as market interest rates change.

As mentioned above, in November 2024, the Finance Corporation entered into a loan agreement with Regions Commercial Equipment Finance LLC which facilitated the refinancing of the outstanding Miami-Dade County Industrial Development Authority Revenue Bonds. The proceeds from the loan were used to pay the swap termination fee in the amount of $613,000 and other costs associated with the refinancing in the amount of $119,800.

Since the interest rate swap was terminated, there is a zero balance reflected as deferred inflows of resources at June 30, 2025, in addition, there is no credit risk or basis risk.

13. RETIREMENT PLANS DEFINED BENEFIT PENSION PLANS

General Information about the Florida Retirement System (FRS)

The FRS was created in Chapter 121, Florida Statutes, to provide a defined benefit pension plan for participating public employees. The FRS was amended in 1998 to add the Deferred Retirement Option Program (DROP) under the defined benefit plan and amended in 2000 to provide a defined contribution plan alternative to the defined benefit plan for FRS members effective July 1, 2002. This integrated defined contribution pension plan is the FRS Investment Plan. Chapter 121, Florida Statutes, also provides for nonintegrated, optional retirement programs in lieu of the FRS to certain members of the Senior Management Service Class (SMSC) employed by the State and faculty and specified employees in the State university system. Chapter 112, Florida Statutes, established the Retiree Health Insurance Subsidy (HIS) Program, a cost-sharing multiple-employer defined benefit pension plan to assist retired members of any State-administered retirement system in paying the costs of health insurance.

Essentially all regular employees of the University are eligible to enroll as members of the State-administered FRS. Provisions relating to the FRS are established by Chapters 121 and 122, Florida Statutes; Chapter 112, Part IV, Florida Statutes; Chapter 238, Florida Statutes; and FRS Rules, Chapter 60S, Florida Administrative Code; wherein eligibility, contributions, and benefits are defined and described in detail. Such provisions may be amended at any time by further action from the Florida Legislature. The FRS is a single retirement system administered by the Florida Department of Management Services, Division of Retirement, and consists of two cost-sharing multiple-employer defined benefit plans and other nonintegrated programs. An annual comprehensive financial report of the FRS, which includes its financial statements, required supplementary information, actuarial report, and other relevant information, is available from the Florida Department of Management Services Web site (www.dms.myflorida.com).

The University's FRS and HIS pension expense totaled $36,413,925 for the fiscal year ended June 30, 2025.

FRS Pension Plan

Plan Description. The FRS Pension Plan (Plan) is a cost-sharing multiple-employer defined benefit pension plan, with a DROP for eligible employees. The general classes of membership are as follows:

- *Regular Class* - Members of the FRS who do not qualify for membership in the other classes.
- *Senior Management Service Class* (SMSC) - Members in senior management level positions.
- *Special Risk Clas*s - Members who are employed as law enforcement officers and meet the criteria to qualify for this class.

Employees enrolled in the Plan prior to July 1, 2011, vest at six years of creditable service and employees enrolled in the Plan on or after July 1, 2011, vest at eight years of creditable service. All vested members, enrolled prior to July 1, 2011, are eligible for normal retirement benefits at age 62 or at any age after 30 years of service, except for members classified as special risk who are eligible for normal retirement benefits at age 55 or at any age after 25 years of service. All members enrolled in the Plan on or after July 1, 2011, once vested, are eligible for normal retirement benefits at age 65 or at any time after 33 years of creditable service, except for members classified as special risk who are eligible for normal retirement benefits at age 55 or at any age after 25 years of creditable service. Employees enrolled in the Plan may include up to four years of credit for military service toward creditable service. The Plan also includes an early retirement provision; however, there is a benefit reduction for each year a member retires before his or her normal retirement date. The Plan provides retirement, disability, death benefits, and annual cost of living adjustments to eligible participants.

The DROP, subject to provisions of Section 121.091, Florida Statutes, permits employees eligible for normal retirement under the Plan to defer receipt of monthly benefit payments while continuing employment with an FRS-participating employer. An employee may participate in DROP for a period not to exceed 96 months after electing to participate. During the period of DROP participation, deferred monthly benefits are held in the FRS Trust Fund and accrue interest. The net pension liability does not include amounts for DROP participants, as these members are considered retired and are not accruing additional pension benefits.

Benefits Provided. Benefits under the Plan are computed on the basis of age, and/or years of service, average final compensation, and credit service. Credit for each year of service is expressed as a percentage of the average final compensation. For members initially enrolled before July 1, 2011, the average final compensation is the average of the five highest fiscal years' earnings; for members initially enrolled on or after July 1, 2011, the average final compensation is the average of the eight highest fiscal years' earnings. The total percentage value of the benefit received is determined by calculating the total value of all service, which is based on retirement plan and/or the class to which the member belonged when the service credit was earned. Members are eligible for in-line-of-duty or regular disability and survivors' benefits.

The following table shows the percentage value for each year of service credit earned:

Class, Initial Enrollment, and Retirement Age/Years of Service	% Value
Regular Class members initially enrolled before July 1, 2011	
Retirement up to age 62 or up to 30 years of service	1.60
Retirement at age 63 or with 31 years of service	1.63
Retirement at age 64 or with 32 years of service	1.65
Retirement at age 65 or with 33 or more years of service	1.68
Regular Class members initially enrolled on or after July 1, 2011	
Retirement up to age 65 or up to 33 years of service	1.60
Retirement at age 66 or with 34 years of service	1.63
Retirement at age 67 or with 35 years of service	1.65
Retirement at age 68 or with 36 or more years of service	1.68
Senior Management Service Class	2.00
Special Risk Class	3.00

As provided in Section 121.101, Florida Statutes, if the member was initially enrolled in the Plan before July 1, 2011, and all service credit was accrued before July 1, 2011, the annual cost-of-living adjustment is three percent per year. If the member was initially enrolled before July 1, 2011, and has service credit on or after July 1, 2011, there is an individually calculated cost-of-living adjustment. The annual cost-of-living adjustment is a proportion of three percent determined by dividing the sum of the pre-July 2011 service credit by the total service credit at retirement multiplied by three percent. Plan members initially enrolled on or after July 1, 2011, will not have a cost-of-living adjustment after retirement.

Contributions. The Florida Legislature establishes contribution rates for participating employers and employees.

Contribution rates during the 2024-25 fiscal year were:

	Percent of Gross Salary	
Class	**Employee**	**Employer (1)**
Florida Retirement System, Regular	3.00	13.63
Florida Retirement System, Senior Management Service	3.00	34.52
Florida Retirement System, Special Risk	3.00	32.79
Deferred Retirement Option Program - Applicable to Members from All of the Above Classes	0.00	21.13
Florida Retirement System, Reemployed Retiree	(2)	(2)

Notes: (1) Employer rates include 2.00 percent for the postemployment health insurance subsidy. Also, employer rates, other than for DROP participants, include 0.06 percent for administrative costs of the Investment Plan.
(2) Contribution rates are dependent upon retirement class in which reemployed.

The University's contributions to the Plan totaled $34,778,850 for the fiscal year ended June 30, 2025.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions. At June 30, 2025, the University reported a liability of $225,288,991 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2024. The University's proportionate share of the net pension liability was based on the University's 2023-24 fiscal year contributions relative to the total 2023-24 fiscal year contributions of all participating members. At June 30, 2024, the University's proportionate share was 0.582372290 percent, which was a decrease of 0.034693261 from its proportionate share measured as of June 30, 2023.

For the year ended June 30, 2025, the University recognized pension expense of $31,991,310. In addition, the University reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Description	**Deferred Outflows of Resources**	**Deferred Inflows of Resources**
Differences Between Expected and Actual Experience	$ 22,760,236	$ -
Change of Assumptions	30,877,916	-
Net Difference Between Projected and Actual Earnings on FRS Plan Investments	-	14,973,878
Changes in Proportion and Differences Between University FRS Contributions and Proportionate Share of FRS Contributions	4,032,253	16,085,162
University FRS Contributions Subsequent to the Measurement Date	34,778,850	-
Total	$ 92,449,255	$ 31,059,040

The deferred outflows of resources related to pensions totaling $34,778,850, resulting from University contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the fiscal year ending June 30, 2026.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year Ending June 30	Amount
2026	$ (6,248,173)
2027	34,652,078
2028	(651,323)
2029	(2,558,311)
2030	1,417,094
Total	$ 26,611,365

Actuarial Assumptions. The total pension liability in the July 1, 2024, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.40 percent
Salary Increases	3.50 percent, average, including inflation
Investment rate of return	6.70 percent, net of pension plan investment expense, including inflation

Salary increases were changed from 3.25 percent in the previous valuation to 3.50 percent in the current valuation.

Mortality rates were based on the PUB-2010 base table, projected generationally with Scale MP-2021. This is a change from the previous valuation in which the mortality rates were based on the PUB-2010 base table, projected generationally with Scale MP-2018.

The actuarial assumptions used in the July 1, 2024, valuation were based on the results of an actuarial experience study for the period July 1, 2018, through June 30, 2023.

The long-term expected rate of return on pension plan investments was not based on historical returns, but instead is based on a forward-looking capital market economic model. The allocation policy's description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions, and includes an adjustment for the inflation assumption.

The target allocation and best estimates of arithmetic and geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation (1)	Annual Arithmetic Return	Compound Annual (Geometric) Return	Standard Deviation
Cash	1 %	3.3 %	3.3 %	1.1 %
Fixed Income	29 %	5.7 %	5.6 %	3.9 %
Global Equity	45 %	8.6 %	7 %	18.2 %
Real Estate (Property)	12 %	8.1 %	6.8 %	16.6 %
Private Equity	11 %	12.4 %	8.8 %	28.4 %
Strategic Investments	2 %	6.6 %	6.2 %	8.7 %
Total	100 %			
Assumed Inflation - Mean			2.4 %	1.5 %

Note: (1) As outlined in the Plan's investment policy

Discount Rate. The discount rate used to measure the total pension liability was 6.70 percent. The Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the total pension liability is equal to the long-term expected rate of return. The discount rate used in the 2024 valuation was unchanged from the previous valuation.

Sensitivity of the University's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate. The following table presents the University's proportionate share of the net pension liability calculated using the discount rate of 6.70 percent, as well as what the University's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (5.70 percent) or 1 percentage point higher (7.70 percent) than the current rate:

	1% Decrease (5.70%)	Current Discount Rate (6.70%)	1% Increase (7.70%)
University's Proportionate Share of the Net Pension Liability	$ 396,275,446	$ 225,288,991	$ 82,051,567

Pension Plan Fiduciary Net Position. Detailed information about the Plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State Administered Systems Annual Comprehensive Financial Report.

HIS Pension Plan

Plan Description. The HIS Pension Plan (HIS Plan) is a cost-sharing multiple-employer defined benefit pension plan established under section 112.363, Florida Statutes and may be amended by the Florida Legislature at any time. The benefit is a monthly payment to assist retirees of State-administered retirement systems in paying their health insurance costs and is administered by the Florida Department of Management Services, Division of Retirement.

Benefits Provided. For the fiscal year ended June 30, 2025, eligible retirees and beneficiaries received a monthly HIS payment of $7.50 for each year of creditable service completed at the time of retirement with a minimum HIS payment of $45 and a maximum HIS payment of $225 per month, pursuant to Section 112.363, Florida Statutes. To be eligible to receive a HIS Plan benefit, a retiree under a State-administered retirement system must provide proof of health insurance coverage, which can include Medicare.

Contributions. The HIS Plan is funded by required contributions from FRS participating employers as set by the Florida Legislature. Employer contributions are a percentage of gross compensation for all active FRS members. For the fiscal year ended June 30, 2025, the contribution rate was two percent of payroll pursuant to Section 112.363, Florida Statutes. The University contributed 100 percent of its statutorily required contributions for the current and preceding three years. HIS Plan contributions are deposited in a separate trust fund from which HIS payments are authorized. HIS Plan benefits are not guaranteed and are subject to annual legislative appropriation. In the event the legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or canceled.

The University's contributions to the HIS Plan totaled $5,121,925 for the fiscal year ended June 30, 2025.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions. At June 30, 2025, the University reported a liability of $82,661,148 for its proportionate share of the net pension liability. The current portion of the net pension liability is the University's proportionate share of benefit payments expected to be paid within one year, net of the University's proportionate share of the HIS Plan's fiduciary net position available to pay that amount. The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2024. The University's proportionate share of the net pension liability was based on the University's 2023-24 fiscal year contributions relative to the total 2023-24 fiscal year contributions of all participating members. At June 30, 2024, the University's proportionate share was 0.551038434 percent, which was an increase of 0.006161134 from its proportionate share measured as of June 30, 2023.

For the fiscal year ended June 30, 2025, the University recognized pension expense of $4,422,615. In addition, the University reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	$ 798,149	$ 158,722
Change of Assumptions	1,462,908	9,786,020
Net Difference Between Projected and Actual Earnings on HIS Plan Investments	-	29,896
Changes in Proportion and Differences Between University HIS Contributions and Proportionate Share of HIS Contributions	2,656,731	-
University HIS Contributions Subsequent to the Measurement Date	5,121,925	-
Total	$ 10,039,713	$ 9,974,638

The deferred outflows of resources totaling $5,121,925 resulting from University contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the fiscal year ending June 30, 2026.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year Ending June 30	Amount
2026	$ (355,883)
2027	(895,987)
2028	(1,776,002)
2029	(1,200,374)
2030	(638,116)
Thereafter	(190,488)
Total	$ (5,056,850)

Actuarial Assumptions. The total pension liability at July 1, 2024, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.40 percent
Salary Increases	3.50 percent, average, including inflation
Municipal Bond Rate	3.93 percent

Salary increases were changed from 3.25 percent in the previous valuation to 3.50 in the current valuation.

Mortality rates were based on the PUB-2010 base table, projected generationally with Scale MP-2021. This is a change from the previous valuation in which the mortality rates were based on the PUB-2010 base table, projected generationally with Scale MP-2018.

While an experience study had not been completed for the HIS Plan, the actuarial assumptions that determined the total pension liability for the HIS Plan were based on certain results of the most recent experience study for the FRS Plan.

Discount Rate. The discount rate used to measure the total pension liability was 3.93 percent. In general, the discount rate for calculating the total pension liability is equal to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the HIS benefit is essentially funded on a pay-as-you-go basis, the depletion date is considered to be immediate, and the single equivalent discount rate is equal to the municipal bond rate selected by the plan sponsor. The Bond Buyer General Obligation 20-Bond Municipal Bond Index was adopted as the applicable municipal bond index. The discount rate used in the 2024 valuation was updated from 3.65 percent to 3.93 percent.

Sensitivity of the University's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate. The following presents the University's proportionate share of the net pension liability calculated using the discount rate of 3.93 percent, as well as what the University's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (2.93 percent) or 1 percentage point higher (4.93 percent) than the current rate:

	1% Decrease (2.93%)	Current Discount Rate (3.93%)	1% Increase (4.93%)
University's Proportionate Share of the Net Pension Liability	$ 94,099,093	$ 82,661,148	$ 73,165,805

Pension Plan Fiduciary Net Position. Detailed information about the HIS Plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State Administered Annual Comprehensive Financial Report.

14. RETIREMENT PLANS DEFINED CONTRIBUTION PENSION PLANS

FRS Investment Plan

The SBA administers the defined contribution plan officially titled the FRS Investment Plan (Investment Plan). The Investment Plan is reported in the SBA's annual financial statements and in the State of Florida Annual Comprehensive Financial Report.

As provided in Section 121.4501, Florida Statutes, eligible FRS members may elect to participate in the Investment Plan in lieu of the FRS defined benefit plan. University employees already participating in the State University System Optional Retirement Program or DROP are not eligible to participate in the Investment Plan. Employer and employee contributions are defined by law, but the ultimate benefit depends in part on the performance of investment funds. Service retirement benefits are based upon the value of the member's account upon retirement. Benefit terms, including contribution requirements, are established and may be amended by the Florida Legislature. The Investment Plan is funded with the same employer and employee contributions, that are based on salary and membership class (Regular Class, Senior Management Service Class, etc.), as the FRS defined benefit plan. Contributions are directed to individual member accounts, and the individual members allocate contributions and account balances among various approved investment choices. Costs of administering the Investment Plan, including the FRS Financial Guidance Program, are funded through an employer contribution of 0.06 percent of payroll and by forfeited benefits of Investment Plan members.

Allocations to the Investment Plan member accounts during the 2024-25 fiscal year were as follows:

Class	Percent of Gross Compensation
Florida Retirement System, Regular	11.30
Florida Retirement System, Senior Management Service	12.67
Florida Retirement System, Special Risk Regular	19.00

For all membership classes, employees are immediately vested in their own contributions and are vested after one year of service for employer contributions and investment earnings regardless of membership class. If an accumulated benefit obligation for service credit originally earned under the FRS Pension Plan is transferred to the FRS Investment Plan, the member must have the years of service required for FRS Pension Plan vesting (including the service credit represented by the transferred funds) to be vested for these funds and the earnings on the funds. Nonvested employer contributions are placed in a suspense account for up to five years. If the employee returns to FRS-covered employment within the five-year period, the employee will regain control over their account. If the employee does not return within the five-year period, the employee will forfeit the accumulated account balance. For the fiscal year ended June 30, 2025, the information for the amount of forfeitures was unavailable from the SBA; however, management believes that these amounts, if any, would be immaterial to the University.

After termination and applying to receive benefits, the member may rollover vested funds to another qualified plan, structure a periodic payment under the Investment Plan, receive a lump-sum distribution, leave the funds invested for future distribution, or any combination of these options. Disability coverage is provided in which the member may either transfer the account balance to the FRS Pension Plan when approved for disability retirement to receive guaranteed lifetime monthly benefits under the FRS Pension Plan, or remain in the Investment Plan and rely upon that account balance for retirement income.

The University's Investment Plan pension expense totaled $15,062,401 for the fiscal year ended June 30, 2025.

State University System Optional Retirement Program

Section 121.35, Florida Statutes, provides for an Optional Retirement Program (Program) for eligible university instructors and administrators. The Program is designed to aid State universities in recruiting employees by offering more portability to employees not expected to remain in FRS for eight or more years.

The Program is a defined contribution plan, which provides full and immediate vesting of all contributions submitted to the participating companies on behalf of the participant. Employees in eligible positions can make an irrevocable election to participate in the Program, rather than the FRS, and purchase retirement and death benefits through contracts provided by certain insurance carriers. The employing university contributes 5.14 percent of the participant's salary to the participant's account, 4.84 percent to cover the unfunded actuarial liability of the FRS pension plan, and 0.01 percent to cover administrative costs for a total of 9.99 percent, and employees contribute three percent of the employee's salary. Additionally, the employee may contribute, by payroll deduction, an amount not to exceed the percentage contributed by the University to the participant's annuity account. The contributions are invested in the company or companies selected by the participant to create a fund for the purchase of annuities at retirement.

The University's contributions to the Program totaled $26,973,156 and employee contributions totaled $12,889,964 for the 2024-25 fiscal year.

15. CONSTRUCTION COMMITMENTS

The University's major construction commitments at June 30, 2025, were as follows:

Project Description	Total Commitment	Completed to Date	Balance Committed
Herbert Wertheim College of Medicine Academic Health Sciences/Clinical Facility	$ 105,000,000	$ 1,643,911	$ 103,356,089
Engineering Building II	33,499,854	977,603	32,522,251
Graham Center Expansion	31,733,926	220,510	31,513,416
Auxiliary Minor Projects	111,911,415	82,190,622	29,720,793
Deferred Building Maintenance	30,691,242	14,108,937	16,582,305
Nondenominational Chapel	25,886,388	17,616,775	8,269,613
Residential Dining Facility	7,882,674	240,845	7,641,829
University Student Housing	10,103,663	3,050,781	7,052,882
City of Miami Beach Bond/ Wolfsonian Expansion	5,530,290	194,936	5,335,354
MMC Aquatic Center	5,000,000	-	5,000,000
Subtotal	367,239,452	120,244,920	246,994,532
Projects with Balance Committed Under $3 Million	171,363,513	149,608,520	21,754,993
Total	$ 538,602,965	$ 269,853,440	$ 268,749,525

16. RELATED PARTY TRANSACTIONS

FIU Athletics Finance Corporation

The University and the Finance Corporation entered into two 25-year ground sublease agreements dated April 1, 2007, rendering the rights to the Finance Corporation to issue a series of capital improvement bonds of which a portion of the proceeds, along with contributions from the University, was used to finance a stadium improvement project located on University premises. Under this agreement, the Finance Corporation prepaid to the University, for rental of the premises, the sum of $31,937,211.

The following schedule by years represents management's best estimate of future minimum rental expense that will be recognized for these sublease agreements:

Fiscal Year Ending June 30	Amount
2026	$ 1,304,083
2027	1,304,083
2028	1,304,083
2029	1,304,083
2030	1,304,083
2031-2033	3,803,577
Total Minimum Payments Required	$ 10,323,992

Health Care Network

Effective November 28, 2023, an agreement was executed by the FIU Board of Trustees, Herbert Wertheim College of Medicine, and FIU Health with Baptist Health South Florida, Inc. ("Baptist") to develop an academic medical center enterprise that will drive clinical, research and education growth for the benefit of residents of South Florida. The agreement is effective through November 2033 with two automatic extensions of five years each.

For the year ended June 30, 2025, total revenues earned under the terms of the agreement were as follows:

Description	Amount
Research Support	$ 5,050,000
Academic Mission Support	5,000,000
Reimbursements for Net Operating Losses Related to Ambulatory Care Center	3,741,374
Reimbursements for GME	1,631,953
Reimbursements for PSAs	1,242,103
Reimbursements for Neuropathology Lab	595,981
Administrative Overhead Revenue	250,142
Total Revenues Earned Under Baptist Agreement	$ 17,511,553

17. GIFT AGREEMENT - FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC. - RELATED PARTY TRANSACTION

The Wolfsonian, Inc. (Wolfsonian), was established in 1986 to create and operate a museum and research center in Miami Beach, Florida, and to support a comprehensive program focused on the collection, exhibition, interpretation, preservation, research and publication of the decorative, or design and architectural arts. The Wolfsonian has been loaned the Mitchell Wolfson, Jr. collection of nearly 27,000 objects of art and rare books dating from the late nineteenth to the mid-twentieth century. It encompasses furniture, sculpture, paintings, books, graphics, and other works of art on paper, as well as archives relating to the period. Through a series of academic study and fellowship programs, national and international traveling exhibitions, and scholarly initiatives, the Wolfsonian promotes public education and awareness of the social, historical, technological, political, economic, and artistic material culture of Europe and America in the 1885-1945 period.

On July 1, 1997, the Foundation entered into a gift agreement (Agreement) with Mitchell Wolfson, Jr., the Wolfsonian, and the University, whereby Mitchell Wolfson, Jr. agreed to donate all rights, title, and interest in and to all objects constituting the Mitchell Wolfson, Jr. Collection of Decorative and Propaganda Arts to the Foundation, subject to a loan agreement made and entered into by the Wolfsonian and Mr. Wolfson, Jr. dated July 29, 1991. The loan agreement was extended through to July 2031, at which time it can be renewed for an additional period of ten years.

The Foundation has elected to exercise the option of not capitalizing the items that meet the definition of “collection” as prescribed by accounting principles generally accepted in the United States. Therefore, the fair value of the donated Collection of Decorative and Propaganda Arts is not reflected in the University's financial statements. Purchases of collection items are recorded as decreases in unrestricted net position in the year in which the items are acquired, or as temporarily or permanently restricted net position if the assets used to purchase the items are restricted by donors. Proceeds from deaccessions or insurance recoveries are reflected as increases in the appropriate net position classes.

As a result of the Agreement, the Wolfsonian amended its articles of incorporation and bylaws to provide that all its directors be appointed and removed at any time with or without cause by the Foundation, to effect a transfer of complete control of all of the assets, interest, and obligations of the Wolfsonian to the Foundation. On May 26, 1999, the Foundation passed a revision to the bylaws of the Wolfsonian to make the Foundation the sole voting member of the Wolfsonian.

The gifts are conditional upon the provisions outlined in the Agreement including, but not limited to, the Foundation continuing the museum and educational activities and operations that were conducted by the Wolfsonian. As a result of the Agreement, the University and Foundation have assumed all administrative functions and operating costs of the Wolfsonian.

The most significant of the obligations under the Agreement is for the University to provide the Wolfsonian with the same financial support from its general budget, as provided to other departments, and to continue the museum and educational activities and operations of the Wolfsonian. The University provided support of approximately $2.9 million during the 2024-25 fiscal year for Wolfsonian expenses which included salaries, equipment, administrative expenses, insurance premiums for the art collection, and building security. In addition, the University provided support of approximately $0.3 million during the 2024-25 fiscal year for utilities, repairs, and maintenance expenses for buildings used by the Wolfsonian.

18. RISK MANAGEMENT PROGRAMS

The University is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Pursuant to Section 1001.72(2), Florida Statutes, the University participates in State self-insurance programs providing insurance for property and casualty, workers' compensation, general liability, fleet automotive liability, Federal Civil Rights, and employment discrimination liability. During the 2024-25 fiscal year, for property losses, the State retained the first $2 million per occurrence for all perils except named windstorm and flood. The State retained the first $2 million per occurrence with an annual aggregate retention of $40 million for named windstorm and flood losses. After the annual aggregate retention, losses in excess of $2 million per occurrence were commercially insured up to $62.5 million for named windstorm and flood through February 14, 2025, and increased to $75.25 million starting February 15, 2025. For perils other than named windstorm and flood, losses in excess of $2 million per occurrence were commercially insured up to $237.5 million through February 14, 2025, and increased to $350 million starting February 15, 2025; and losses exceeding those amounts were retained by the State. No excess insurance coverage is provided for workers' compensation, general and automotive liability, Federal Civil Rights and employment action coverage; all losses in these categories are completely self-insured by the State through the State Risk Management Trust Fund established pursuant to Chapter 284, Florida Statutes. Payments on tort claims are limited to $200,000 per person, and $300,000 per occurrence as set by Section 768.28(5), Florida Statutes. Calculation of premiums considers the cash needs of the program and the amount of risk exposure for each participant. Settlements have not exceeded insurance coverage during the past three fiscal years.

Pursuant to Section 110.123, Florida Statutes, University employees may obtain healthcare services through participation in the State group health insurance plan or through membership in a health maintenance organization plan under contract with the State. The State's risk financing activities associated with State group health insurance, such as risk of loss related to medical and prescription drug claims, are administered through the State Employees Group Health Insurance Trust Fund. It is the practice of the State not to purchase commercial coverage for the risk of loss covered by this Fund. Additional information on the State's group health insurance plan, including the actuarial report, is available from the Florida Department of Management Services, Division of State Group Insurance.

University Self-Insurance Program

The Florida International University College of Medicine Self-Insurance Program was established pursuant to Section 1004.24, Florida Statutes, on June 18, 2009. The Self-Insurance Program provides professional and general liability protection for the Florida International University Board of Trustees for claims and actions arising from the clinical activities of the College of Medicine faculty, staff, and resident physicians. Liability protection is afforded to the students of the College. The Self-Insurance Program provides legislative claims bill protection.

The University is protected for losses that are subject to Section 768.28, Florida Statutes, to the extent of the waiver of sovereign immunity as described in Section 768.28(5), Florida Statutes. The Self-Insurance Program also provides $1,000,000 per legislative claims bills inclusive of payments made pursuant to Section 768.28, Florida Statutes; $250,000 per occurrence of protection for the participants that are not subject to the provisions of Section 768.28, Florida Statutes; $250,000 per claim protection for participants who engage in approved community service or act as Good Samaritans; and student professional liability coverage not to exceed a per occurrence limit of $1,000,000 if such limits are required by an affiliated hospital or healthcare affiliate.

The Self-Insurance Program's estimated liability for unpaid claims at fiscal year-end is the result of management and actuarial analysis and includes an amount for claims that have been incurred but not reported.

Changes in the balances of claims liability for the Self-Insurance Program during the 2023-24 and 2024-25 fiscal years are presented in the following table:

Fiscal Year Ended	Claims Liabilities Beginning of Year	Current Claims and Changes in Estimates	Claim Payments	Claims Liabilities End of Year
June 30, 2024	$ 222,187	$ 42,391	$ (37,863)	$ 226,715
June 30, 2025	226,715	25,522	(49,166)	203,071

19. FUNCTIONAL DISTRIBUTION OF OPERATING EXPENSES

The functional classification of an operating expense (instruction, research, etc.) is assigned to a department based on the nature of the activity, which represents the material portion of the activity attributable to the department. For example, activities of academic departments for which the primary departmental function is instruction may include some activities other than direct instruction such as research and public service. However, when the primary mission of the department consists of instructional program elements, all expenses of the department are reported under the instruction classification. The operating expenses on the statement of revenues, expenses, and changes in net position are presented by natural classifications.

The following are those same expenses presented in functional classifications as recommended by NACUBO:

Functional Classification	Amount
Instruction	$ 408,800,949
Research	211,763,202
Public Services	15,005,365
Academic Support	127,668,325
Student Services	81,983,370
Institutional Support	116,184,782
Operation and Maintenance of Plant	66,172,199
Scholarships, Fellowships, and Waivers	183,202,435
Depreciation	63,038,677
Auxiliary Enterprises	73,918,710
Total Operating Expenses	**$ 1,347,738,014**

20. SEGMENT INFORMATION

A segment is defined as an identifiable activity (or grouping of activities) that has one or more bonds or other debt instruments outstanding with a revenue stream pledged in support of that debt. In addition, the activity's related revenues, expenses, gains, losses, assets, and liabilities are required to be accounted for separately.

The following financial information for the University's Housing and Parking facilities represents identifiable activities for which one or more bonds are outstanding:

Condensed Statement of Net Position

	Housing Facilities	Parking Facilities
Assets		
Current Assets	$ 37,415,471	$ 15,179,543
Capital Assets, Net	206,126,060	85,217,907
Other Noncurrent Assets	48,145	1,323,351
Total Assets	243,589,676	101,720,801
Liabilities		
Current Liabilities	10,039,287	2,100,567
Noncurrent Liabilities	123,755,175	41,404,854
Total Liabilities	133,794,462	43,505,421
Net Position		
Net Investment in Capital Assets	76,418,488	42,199,144
Restricted - Expendable	91,888	1,323,380
Unrestricted	33,284,838	14,692,856
Total Net Position	$ 109,795,214	$ 58,215,380

Condensed Statement of Revenues, Expenses, and Changes in Net Position

	Housing Facilities	Parking Facilities
Operating Revenues	$ 34,437,002	$ 15,191,860
Depreciation Expense	(6,585,083)	(3,599,764)
Other Operating Expenses	(18,209,799)	(10,104,385)
Operating Income	9,642,120	1,487,711
Nonoperating Revenues (Expenses):		
Nonoperating Revenue	6,908,291	2,808,732
Interest Expense	(3,659,024)	(1,554,273)
Net Nonoperating Revenue/Expenses	3,249,267	1,254,459
Income Before Transfers	12,891,387	2,742,170
Net Transfers	99,469	(53,315)
Increase in Net Position	12,990,856	2,688,855
Net Position, Beginning of Year	96,804,358	55,526,525
Net Position, End of Year	$ 109,795,214	$ 58,215,380

Condensed Statement of Cash Flows

	Housing Facilities	Parking Facilities
Net Cash Provided (Used) by:		
Operating Activities	$ 16,214,182	$ 4,623,502
Noncapital Financing Activities	51,979	-
Capital and Related Financing Activities	(17,474,813)	(5,050,814)
Investing Activities	3,460,527	(16,298)
Net Increase (Decrease) in Cash and Cash Equivalents	2,251,875	(443,610)
Cash and Cash Equivalents, Beginning of Year	5,439,335	3,668,493
Cash and Cash Equivalents, End of Year	$ 7,691,210	$ 3,224,883

21. DISCRETELY PRESENTED COMPONENT UNITS

The University has five component units. As discussed in Note 1, the financial activities of the Research Foundation are not included in the component units' columns of the financial statements. The remaining four component units comprise one hundred percent of the transactions and account balances of the aggregate discretely presented component units' columns of the financial statements.

The following financial information is from the most recently available audited financial statements for the component units:

Condensed Statement of Net Position
Direct-Support Organizations

	Florida International University Foundation, Inc.	FIU Athletics Finance Corporation	Florida International University Academic Health Center Health Care Network Faculty Group Practice, Inc.	Florida International University Children's Alliance for Research and Education, Inc.	Total
Assets					
Current Assets	$ 36,068,144	$ 6,112,239	$ 32,353,520	$ 4,134,585	$ 78,668,488
Capital Assets, Net	7,386,435	-	1,510,113	-	8,896,548
Other Noncurrent Assets	494,234,567	12,168,663	3,791,960	-	510,195,190
Total Assets	537,689,146	18,280,902	37,655,593	4,134,585	597,760,226
Liabilities					
Current Liabilities	5,869,273	4,535,714	4,144,040	322,523	14,871,550
Noncurrent Liabilities	10,392,116	17,052,841	53,635	-	27,498,592
Total Liabilities	16,261,389	21,588,555	4,197,675	322,523	42,370,142
Deferred Inflows of Resources	294,905	-	3,888,813	-	4,183,718
Net Position					
Net Investment in Capital Assets	6,960,076	-	1,510,113	-	8,470,189
Restricted Nonexpendable	219,872,372	-	-	-	219,872,372
Restricted Expendable	204,562,413	-	9,622,749	-	214,185,162
Unrestricted	89,737,991	(3,307,653)	18,436,243	3,812,062	108,678,643
Total Net Position	$ 521,132,852	$ (3,307,653)	$ 29,569,105	$ 3,812,062	$ 551,206,366

Condensed Statement of Revenues, Expenses, and Changes in Net Position Direct-Support Organizations

	Florida International University Foundation, Inc.	FIU Athletics Finance Corporation	Florida International University Academic Health Center Health Care Network Faculty Group Practice, Inc.	Florida International University Children's Alliance for Research and Education, Inc.	Total
Operating Revenues	$ 33,729,203	$ 6,820,596	$ 21,480,334	$ -	$ 62,030,133
Depreciation Expense	(167,186)	-	(11,397)	-	(178,583)
Operating Expenses	(64,755,643)	(3,135,459)	(11,083,537)	(1,202,286)	(80,176,925)
Operating (Loss) Income	(31,193,626)	3,685,137	10,385,400	(1,202,286)	(18,325,375)
Net Nonoperating Revenues (Expenses)					
Investment Income	66,713,909	224,192	906,813	14,348	67,859,262
Interest Expense	(205,833)	(845,296)	-	-	(1,051,129)
Other Nonoperating Revenues (Expenses)	15,129,986	(2,150,483)	105,406	5,000,000	18,084,909
Net Nonoperating Revenues/(Expenses)	81,638,062	(2,771,587)	1,012,219	5,014,348	84,893,042
Increase in Net Position	50,444,436	913,550	11,397,619	3,812,062	66,567,667
Net Position, Beginning of Year	470,688,416	(4,221,203)	18,171,486	-	484,638,699
Net Position, End of Year	$ 521,132,852	$ (3,307,653)	$ 29,569,105	$ 3,812,062	$ 551,206,366

SCHEDULE OF THE UNIVERSITY'S PROPORTIONATE SHARE OF THE TOTAL OTHER POSTEMPLOYMENT BENEFITS LIABILITY

	2024 (1)	2023 (1)	2022 (1)	2021 (1)	2020 (1)
University's Proportion of the Total Other Postemployment Benefits Liability	3.01 %	3.35 %	3.35 %	3.40 %	3.43 %
University's Proportionate Share of the Total Other Postemployment Benefits Liability	$307,501,228	$280,627,857	$262,426,832	$358,187,113	$352,563,977
University's Covered Payroll	$519,352,930	$468,730,623	$459,617,718	$449,423,678	$441,956,666
University's Proportionate Share of the Total Other Postemployment Benefits Liability as a Percentage of its Covered Payroll	59.21 %	59.87 %	57.10 %	79.70 %	79.77 %

(1) The amounts presented for each fiscal year were determined as of June 30.

Notes to Required Supplementary Information:

No assets are accumulated in a trust that meets the criteria in paragraph four of GASB Statement No. 75 to pay related benefits. The University's June 30, 2025, proportionate share of the total OPEB liability decreased slightly from the prior fiscal year as a result of changes to assumptions as discussed below.

Changes in Assumptions. In 2025, the following changes have been made:

- The extension of maximum DROP participation from 60 months (five years) to 96 months (eight years) for all groups and the removal of the DROP entry window.
- Eligibility was updated, previously members became eligible at 60 with eight years of credited service or with 30 years of Credited Service. Eligibility is now age 55 with eight years of credited service or with 25 years of Credited Service.
- In conjunction with the plan changes above retirement rates and DROP entry rates were updated in alignment with the actuarial valuation of the FRS conducted by Milliman as of July 1, 2023.
- The assumed claims and premiums reflect the actual claims information that was provided as well as the premiums that are actually being charged to participants. The recent claims experience and changes in demographics of the population resulted in pharmacy claims costs higher than projected and lower premium rates than expected, resulting in an increase in liabilities.
- Age-related claims were updated to use aging factors developed in a new study, which more accurately account for the way in which claims cost vary with age.
- Medical trend assumptions were updated to rates consistent with the August 2024 Report on Financial Outlook of the Plan and actuarial judgment. This resulted in a small increase in the liability.
- The discount rate was updated to the mandated discount rate based on a 20-year S&P Municipal Bond Index as of the measurement date, increasing from 4.13% to 4.21%. Refer to Note 10 to the financial statements for further detail.

OTHER REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE UNIVERSITY'S PROPORTIONATE SHARE OF THE TOTAL OTHER POSTEMPLOYMENT BENEFITS LIABILITY

	2019 (1)	2018 (1)	2017 (1)
University's Proportion of the Total Other Postemployment Benefits Liability	3.18 %	2.57 %	2.57 %
University's Proportionate Share of the Total Other Postemployment Benefits Liability	$402,994,810	$271,175,000	$277,334,000
University's Covered Payroll	$426,565,567	$402,854,082	$388,298,438
University's Proportionate Share of the Total Other Postemployment Benefits Liability as a Percentage of its Covered Payroll	94.47 %	67.31 %	71.42 %

OTHER REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE UNIVERSITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY - FLORIDA RETIREMENT SYSTEM PENSION PLAN

	2024 (1)	2023 (1)	2022 (1)	2021 (1)	2020 (1)
University's Proportion of the FRS Net Pension Liability	0.58%	0.62%	0.65%	0.63%	0.62%
University's Proportionate Share of the FRS Net Pension Liability	$225,288,991	$245,881,092	$243,533,889	$ 47,237,454	$270,111,316
University's Covered Payroll (2)	$492,188,455	$468,730,623	$459,617,718	$449,423,678	$441,956,666
University's Proportionate Share of the FRS Net Pension Liability as a Percentage of its Covered Payroll	45.77 %	52.46 %	52.99 %	10.51 %	61.12 %
FRS Plan Fiduciary Net Pension as a Percentage of the FRS Total Pension Liability	83.70 %	82.38 %	82.89 %	96.40 %	78.85 %

(1) The amounts presented for each fiscal year were determined as of June 30.

(2) Covered payroll includes defined benefit plan actives, investment plan members, State university system optional retirement program members, and members in DROP because total employer contributions are determined on a uniform basis (blended rate) as required by Part III of Chapter 121, Florida Statutes.

Notes to Required Supplementary Information:

Change of Assumptions. In 2024, salary increases including inflation increased from 3.25 percent to 3.5 percent and the mortality assumptions were updated.

FLORIDA INTERNATIONAL UNIVERSITY

OTHER REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF THE UNIVERSITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY - FLORIDA RETIREMENT SYSTEM PENSION PLAN

	2019 (1)	2018 (1)	2017 (1)	2016 (1)	2015 (1)
University's Proportion of the FRS Net Pension Liability	0.64%	0.62%	0.58%	0.58%	0.57%
University's Proportionate Share of the FRS Net Pension Liability	$219,045,078	$186,930,731	$172,260,097	$145,845,435	$ 73,303,925
University's Covered Payroll (2)	$426,565,567	$402,854,082	$388,298,438	$370,763,486	$355,458,891
University's Proportionate Share of the FRS Net Pension Liability as a Percentage of its Covered Payroll	51.35 %	46.40 %	44.36 %	39.34 %	20.62 %
FRS Plan Fiduciary Net Pension as a Percentage of the FRS Total Pension Liability	82.61 %	84.26 %	83.89 %	84.88 %	92.00 %

OTHER REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF UNIVERSITY CONTRIBUTIONS -
FLORIDA RETIREMENT SYSTEM PENSION PLAN

	2025 (1)	2024 (1)	2023 (1)	2022 (1)	2021 (1)
Contractually Required FRS Contribution	$ 34,778,850	$ 32,977,607	$ 29,684,822	$ 27,929,542	$ 23,822,815
FRS Contributions in Relation to the Contractually Required Contribution	(34,778,850)	(32,977,607)	(29,684,822)	(27,929,542)	(23,822,815)
FRS Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -
University's Covered Payroll (2)	$519,352,930	$492,188,455	$468,730,623	$459,617,718	$449,423,678
FRS Contributions as a Percentage of Covered Payroll	6.70 %	6.70 %	6.33 %	6.08 %	5.30 %

(1) The amounts presented for each fiscal year were determined as of June 30.

(2) Covered payroll includes defined benefit plan actives, investment plan members, State university system optional retirement program members, and members in DROP because total employer contributions are determined on a uniform basis (blended rate) as required by Part III of Chapter 121, Florida Statutes.

Notes to Required Supplementary Information:

Change of Assumptions. In 2024, salary increases including inflation increased from 3.25 percent to 3.5 percent and the mortality assumptions were updated.

FLORIDA INTERNATIONAL UNIVERSITY
OTHER REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF UNIVERSITY CONTRIBUTIONS - FLORIDA RETIREMENT SYSTEM PENSION PLAN

	2020 (1)	2019 (1)	2018 (1)	2017 (1)	2016 (1)
Contractually Required FRS Contribution	$ 20,706,730	$ 19,721,988	$ 17,686,866	$ 15,160,433	$ 14,085,792
FRS Contributions in Relation to the Contractually Required Contribution	(20,706,730)	(19,721,988)	(17,686,866)	(15,160,433)	(14,085,792)
FRS Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -
University's Covered Payroll (2)	$441,956,666	$426,565,567	$402,854,082	$388,298,438	$370,763,486
FRS Contributions as a Percentage of Covered Payroll	4.69 %	4.62 %	4.39 %	3.90 %	3.80 %

OTHER REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF THE UNIVERSITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY - HEALTH INSURANCE SUBSIDY PENSION PLAN

	2024 (1)	2023 (1)	2022 (1)	2021 (1)	2020 (1)
University's Proportion of the HIS Net Pension Liability	0.55%	0.54%	0.53%	0.53%	0.52%
University's Proportionate Share of the HIS Net Pension Liability	$ 82,661,148	$ 86,533,783	$ 56,610,696	$ 65,172,184	$ 63,843,336
University's Covered Payroll (2)	$212,059,929	$188,602,098	$188,456,096	$182,271,803	$178,126,318
University's Proportionate Share of the HIS Net Pension Liability as a Percentage of its Covered Payroll	38.98 %	45.88 %	30.04 %	35.76 %	35.84 %
HIS Plan Fiduciary Net Pension as a Percentage of the HIS Total Pension Liability	4.80 %	4.12 %	4.81 %	3.56 %	3.00 %

(1) The amounts presented for each fiscal year were determined as of June 30.

(2) Covered payroll includes defined benefit plan actives, investment plan members, and members in DROP.

Notes to Required Supplementary Information:

Change of Assumptions. In 2024, the municipal rate used to determine total pension liability increased from 3.65 percent to 3.93 percent and the demographic and coverage election assumptions were updated.

OTHER REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF THE UNIVERSITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY - HEALTH INSURANCE SUBSIDY PENSION PLAN

	2019 (1)	2018 (1)	2017 (1)	2016 (1)	2015 (1)
University's Proportion of the HIS Net Pension Liability	0.52%	0.50%	0.49%	0.48%	0.47%
University's Proportionate Share of the HIS Net Pension Liability	$ 58,182,613	$ 53,094,937	$ 52,274,414	$ 56,235,698	$ 48,191,110
University's Covered Payroll (2)	$168,199,711	$156,730,885	$168,353,927	$147,667,524	$140,089,301
University's Proportionate Share of the HIS Net Pension Liability as a Percentage of its Covered Payroll	34.59 %	33.88 %	31.05 %	38.08 %	34.40 %
HIS Plan Fiduciary Net Pension as a Percentage of the HIS Total Pension Liability	2.63 %	2.15 %	1.64 %	0.97 %	0.50 %

FLORIDA INTERNATIONAL UNIVERSITY
OTHER REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF UNIVERSITY CONTRIBUTIONS - HEALTH INSURANCE SUBSIDY PENSION PLAN

	2025 (1)	2024 (1)	2023 (1)	2022 (1)	2021 (1)
Contractually Required HIS Contribution	$ 5,121,925	$ 4,665,254	$ 3,584,299	$ 3,234,096	$ 3,122,998
HIS Contributions in Relation to the Required HIS Contribution	(5,121,925)	(4,665,254)	(3,584,299)	(3,234,096)	(3,122,998)
HIS Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -
University's Covered Payroll (2)	$247,759,426	$212,059,929	$188,602,098	$188,456,096	$182,271,803
HIS Contributions as a Percentage of Covered Payroll	2.07 %	2.20 %	1.90 %	1.72 %	1.71 %

(1) The amounts presented for each fiscal year were determined as of June 30.

(2) Covered payroll includes defined benefit plan actives, investment plan members, and members in DROP.

Notes to Required Supplementary Information:

Change of Assumptions. In 2024, the municipal rate used to determine total pension liability increased from 3.65 percent to 3.93 percent and the demographic and coverage election assumptions were updated.

FLORIDA INTERNATIONAL UNIVERSITY

OTHER REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF UNIVERSITY CONTRIBUTIONS -

HEALTH INSURANCE SUBSIDY PENSION PLAN

	2020 (1)	2019 (1)	2018 (1)	2017 (1)	2016 (1)
Contractually Required HIS Contribution	$ 3,013,138	$ 2,887,500	$ 2,720,447	$ 2,587,349	$ 2,473,222
HIS Contributions in Relation to the Required HIS Contribution	(3,013,138)	(2,887,500)	(2,720,447)	(2,587,349)	(2,473,222)
HIS Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -
University's Covered Payroll (2)	$178,126,318	$168,199,711	$156,730,885	$168,353,927	$147,667,524
HIS Contributions as a Percentage of Covered Payroll	1.69 %	1.72 %	1.74 %	1.54 %	1.67 %

Sherrill F. Norman, CPA
Auditor General

AUDITOR GENERAL
STATE OF FLORIDA

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The President of the Senate, the Speaker of the
House of Representatives, and the
Legislative Auditing Committee

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the Florida International University, a component unit of the State of Florida, and its aggregate discretely presented component units as of and for the fiscal year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the University's basic financial statements, and have issued our report thereon dated February 27, 2026, included under the heading **INDEPENDENT AUDITOR'S REPORT**. Our report includes a reference to other auditors who audited the financial statements of the aggregate discretely presented component units, as described in our report on the University's financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

Report on Internal Control Over Financial Reporting

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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the University's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, rules, 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 University'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 University's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Respectfully submitted,

Sherrill F. Norman

Sherrill F. Norman, CPA
Tallahassee, Florida
February 27, 2026
Audit Report No. 2026-118


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FIU FLORIDA INTERNATIONAL UNIVERSITY

ANNUAL REPORT 2024-2025

Florida International University

Housing System

Financial Statements

For the Fiscal Years Ended
June 30, 2025 and June 30, 2024

Unaudited

Florida International University

Housing System

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Florida International University
Housing System
Management's Discussion and Analysis

The management's discussion and analysis (MD&A) introduces the Florida International University's Housing System Annual Financial Statements and provides an overview of the Housing System financial activities during the fiscal year ended June 30, 2025, and should be read in conjunction with the financial statements and notes hereto. This overview is required by the Governmental Accounting Standards Board (GASB) Statement No. 35. The MD&A, and financial statements and notes hereto, are the responsibility of University Management. The MD&A contains financial activity of the University's Housing System for the fiscal years ended June 30, 2025, and June 30, 2024.

FINANCIAL HIGHLIGHTS

The Housing System's assets totaled $243.6 million at June 30, 2025. Total assets increased by $9.4 million or 4 percent as compared to the 2023-24 fiscal year. The increase was primarily due to an increase of $2.3 million in cash and $3.4 million in investments, and a net increase in capital assets balances of $3.6 million. The investment increase was mainly associated with the investments the Housing System utilized during the year and a $5.7 million unrealized gain associated with the investments. Capital asset net increases were the result of capitalization of building improvements for the Lakeview South interior refresh, University Park Towers renovations, as well as increases in construction in progress for Lakeview North and South stucco repairs, Parkview exterior repairs, University Park Towers millwork and cabinet replacement, and pre-construction costs associated with the planned new dormitory. This net increase was offset by resulting annual depreciation.

Total liabilities were $133.8 million at June 30, 2025, compared to $137.4 million at June 30, 2024. The decrease of $3.6 million resulted primarily from a decrease of $6.9 million in capital improvement debt payable, which was offset by increases of $3.1 million and $0.1 million in construction contracts payable and compensated absences, respectively. The increase in construction contracts payable was the result of construction in progress for the Lakeview South stucco repairs, University Park Towers millwork and cabinet repairs, Parkview Housing exterior repairs, and pre-construction costs associated with the planned new dormitory. The increase in compensated absences was the result of a change in the University's sick leave policy whereby eligible employees with ten years of service are now paid one-fourth of sick leave up to 480 hours. In addition, there was a slight increase in salaries and wages payable due to a 3.5 percent salary increase.

The Housing System's total net position of $109.8 million at the end of the year represents an increase of $13 million or 13.4 percent from the total beginning net position of $96.8 million. The total net position consisted primarily of $76.4 million of net investment in capital assets and $33.3 million unrestricted.

THE STATEMENT OF NET POSITION

The statement of net position reflects the assets and liabilities of the Housing System, using the accrual basis of accounting, and presents the financial position of the Housing System at a specified time. The difference between total assets and total liabilities, equals net position, which is one indicator of the Housing System's current financial condition. The changes in net position that occur over time indicate improvement or deterioration in the Housing System's financial condition.

The following summarizes the Housing System's assets, liabilities, and net position at June 30:

Condensed Statements of Net Position at June 30
(In Millions)

	2025	2024
Assets		
Current Assets	$ 37.4	$ 31.3
Capital Assets, Net	206.1	202.5
Other Noncurrent Assets	0.1	0.4
Total Assets	243.6	234.2
Liabilities		
Current Liabilities	10.0	7.4
Noncurrent Liabilities	123.8	130.0
Total Liabilities	133.8	137.4
Net Position		
Net Investment in Capital Assets	76.4	66.0
Restricted	0.1	0.4
Unrestricted	33.3	30.4
Total Net Position	$ 109.8	$ 96.8

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

The statement of revenues, expenses, and changes in net position presents the Housing System's revenues 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.

The following summarizes the Housing System's activity for the 2024-25 and 2023-24 fiscal years:

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

	2025	2024
Operating Revenues	$ 34.4	$ 33.9
Less, Operating Expenses	24.8	25.5
Operating Income	9.6	8.4
Net Nonoperating Revenues (Expenses)	3.3	(3.0)
Income Before Transfers	12.9	5.4
Transfers In	0.1	-
Increase in Net Position	13.0	5.4
Net Position, Beginning of Year	96.8	91.4
Net Position, End of Year	$ 109.8	$ 96.8

Operating Revenues

GASB Statement No. 35 categorizes revenues as either operating or nonoperating. Operating revenues generally result from exchange transactions where each of the parties to the transaction either gives or receives something of equal or similar value.

The following summarizes the operating revenues by source that were used to fund operating activities for the 2024-25 and 2023-24 fiscal years:

Operating Revenues
For the Fiscal Years Ended June 30
(In Millions)

	2025	2024
Housing System Rental and Other Fees	$ 34.4	$ 33.9

The operations of the Housing System depend primarily on revenues collected from room rentals, conference rental fees, concession revenues (laundry and vending activity), processing fees and interest income that provide additional revenue. Net revenues of the Housing System are the primary source of pledged revenues for the outstanding debt issuances. Operating revenues totaled $34.4 million for the fiscal year 2024-25, which are fairly consistent with the fiscal year 2023-24, showing a slight increase of $0.5 million.

Operating Expenses

Expenses are categorized as operating or nonoperating. The majority of the Housing System expenses are operating expenses as defined by GASB Statement No. 35. GASB gives financial reporting entities the choice of reporting operating expenses in the functional or natural classifications. The Housing System has chosen to report the expenses in their natural classification on the statement of revenues, expenses, and changes in net position.

The following summarizes the operating expenses by natural classifications for the 2024-25 and 2023-24 fiscal years:

Operating Expenses
For the Fiscal Years Ended June 30
(In Millions)

	2025	2024
Compensation and Employee Benefits	$ 8.6	$ 8.2
Services and Supplies	6.3	7.6
Utilities and Communications	3.3	3.2
Depreciation	6.6	6.5
Total Operating Expenses	$ 24.8	$ 25.5

Operating expenses totaled $24.8 million, representing a decrease of $0.7 million from the 2023-24 fiscal year. Services and supplies expenses decreased from the 2023-24 fiscal year because there were one-time expenses related to the Lakeview Hall renovations, new software license for the Housing reservation system, and a housing demand study that the Housing System did not have for the 2024-25 fiscal year. Offsetting the decrease were higher expenses for compensation and employee benefits services of $0.4 million resulting from a 3.5 percent salary increase plus a $2,000 one-time bonus for eligible employees as well as increases in compensated absences as discussed in the financial highlights section. Finally, there was an increase in depreciation expense of $0.1 million resulting from the capitalization of Lakeview South interior refresh.

Nonoperating Revenues and Expenses

Nonoperating revenues and expenses reported during the fiscal year 2024-25 consist of investment income, other nonoperating revenues, and interest expense on capital asset-related debt. The net nonoperating revenue increase is primarily attributed to the investment income which increased approximately $6 million, mostly from $5.9 million of unrealized gain on investments. Additionally, there was a slight decrease of $0.3 million for interest expense related to the payment of capital improvement debt.

THE STATEMENT OF CASH FLOWS

The statement of cash flows provides information about the Housing System's financial results by reporting the major sources and uses of cash and cash equivalents. This statement will assist in evaluating the Housing System'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 provided by the operating activities of the Housing System. Cash flows from capital and related financing activities include all plant funds and related long-term debt activities. Cash flows from investing activities show the net source and use of cash related to purchasing or selling investments, and earning income on those investments. Cash flows from noncapital financing activities include those activities not covered in other sections.

The following summarizes cash flows for the 2024-25 and 2023-24 fiscal years:

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

	2025	2024
Cash Provided (Used) by:		
Operating Activities	$ 16.2	$ 14.6
Noncapital Financing Activities	0.1	-
Capital and Related Financing Activities	(17.5)	(15.5)
Investing Activities	3.5	0.2
Net Increase (Decrease) in Cash and Cash Equivalents	2.3	(0.7)
Cash and Cash Equivalents, Beginning of Year	5.4	6.1
Cash and Cash Equivalents, End of Year	$ 7.7	$ 5.4

Major sources of funds came from Housing System operations $34.4 million. Major uses of funds were payments to suppliers $9.6 million, payments to employees $8.5 million, purchases of capital assets $7 million, payments for principal on capital improvement debt payable $6.2 million, and payments for interest on capital improvement debt payable $4.3 million.

Capital Assets

At June 30, 2025 the Housing System had $285.7 million in capital assets, less accumulated depreciation of $79.6 million, for net capital assets of $206.1 million. Depreciation charges for the current fiscal year totaled $6.6 million.

Capital Assets, Net at June 30
(In Millions)

	2025	2024
Construction in Progress	12.3	6.6
Buildings	192.5	194.4
Furniture and Equipment	1.3	1.5
Capital Assets, Net	$ 206.1	$ 202.5

Debt Administration

As of June 30, 2025 the Housing System had $129.7 million in outstanding capital improvement debt payable.

The following table summarizes the outstanding long-term debt by type at June 30:

Long-Term Debt, at June 30
(In Millions)

	2025	2024
Capital Improvement Debt Payable	$ 129.7	$ 136.6

The Housing System is committed to improving student life on campus by increasing housing facilities and upgrading existing facilities to meet student needs.

REQUESTS FOR INFORMATION

Questions concerning information provided in the MD&A, and financial statements and notes thereto, or requests for additional financial information should be addressed to the Interim Chief Financial Officer and Senior Vice President for Finance and Administration, David Snider, Jr., at Florida International University, 11200 Southwest 8th Street, Miami, Florida 33199.

Florida International University
Housing System
Statements of Net Position (Unaudited)
June 30, 2025 and 2024

	2025	2024
ASSETS		
Current Assets:		
Cash and Cash Equivalents	$ 7,691,210	$ 5,439,335
Investments	28,643,709	24,930,080
Accounts Receivable, Net	1,080,527	939,860
Interest Receivable	25	1,189
Total Current Assets	37,415,471	31,310,464
Noncurrent Assets:		
Restricted Investments	48,145	365,990
Furniture and Equipment	2,848,045	2,805,972
Buildings	270,542,110	266,182,508
Construction in Progress	12,325,477	6,560,648
Accumulated Depreciation	(79,589,572)	(73,012,308)
Total Noncurrent Assets	206,174,205	202,902,810
Total Assets	243,589,676	234,213,274
LIABILITIES		
Current Liabilities:		
Accounts Payable	284,603	310,984
Construction Contracts Payable	3,186,906	70,139
Salaries and Wages Payable	173,567	114,226
Other Current Liabilities	28	21
Long-Term Liabilities - Current Portion		
Capital Improvement Debt Payable	6,357,701	6,857,701
Compensated Absences Payable	36,482	32,476
Total Current Liabilities	10,039,287	7,385,547
Noncurrent Liabilities:		
Capital Improvement Debt Payable	123,349,874	129,707,575
Compensated Absences Payable	405,301	315,794
Total Noncurrent Liabilities	123,755,175	130,023,369
Total Liabilities	133,794,462	137,408,916
NET POSITION		
Net Investment in Capital Assets	76,418,488	65,971,545
Restricted for Expendable		
Debt Service	48,169	57,538
Capital Projects	43,719	409,595
Unrestricted	33,284,838	30,365,680
TOTAL NET POSITION	$ 109,795,214	$ 96,804,358

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

Florida International University
Housing System
Statements of Revenues, Expenses, and Changes in Net Position (Unaudited)
For the Fiscal Years Ended June 30, 2025 and 2024

	2025	2024
REVENUES		
Operating Revenues:		
Housing System Rental and Other Fees	$ 34,437,002	$ 33,897,782
Total Operating Revenues	34,437,002	33,897,782
EXPENSES		
Operating Expenses:		
Compensation and Employee Benefits	8,635,888	8,154,604
Services and Supplies	6,287,548	7,636,046
Utilities and Communications	3,274,863	3,146,376
Scholarships, Fellowships, and Waivers	11,500	12,500
Depreciation	6,585,083	6,524,236
Total Operating Expenses	24,794,882	25,473,762
Operating Income	9,642,120	8,424,020
NONOPERATING REVENUES (EXPENSES)		
Investment Income	6,856,312	883,880
Other Nonoperating Revenues	51,979	30,666
Interest on Capital Asset-Related Debt	(3,659,024)	(3,952,274)
Net Nonoperating Revenue (Expenses)	3,249,267	(3,037,728)
Income Before Transfers	12,891,387	5,386,292
Transfers In (Out)	99,469	(3,039)
Increase in Net Position	12,990,856	5,383,253
Net Position, Beginning of Year	96,804,358	91,421,105
Net Position, End of Year	$ 109,795,214	$ 96,804,358

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

Florida International University
Housing System
Statements of Cash Flows (Unaudited)
For the Fiscal Years Ended June 30, 2025 and 2024

	2025	2024
CASH FLOWS FROM OPERATING ACTIVITIES		
Sales and Services of Housing System	$ 34,437,002	$ 33,897,782
Changes in Other Accounts Receivable	(139,502)	(492,015)
Payments to Employees	(8,483,033)	(8,149,874)
Payments to Suppliers for Goods and Services	(9,588,785)	(10,624,995)
Payments to Students for Scholarships and Fellowships	(11,500)	(12,500)
Net Cash Provided by Operating Activities	16,214,182	14,618,398
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Advances from Other Funds	51,979	30,666
Net Cash Provided by Noncapital Financing Activities	51,979	30,666
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Purchase or Construction of Capital Assets	(6,958,088)	(5,004,822)
Principal Paid on Capital Debt	(6,220,000)	(5,865,000)
Interest Paid on Capital Debt	(4,296,725)	(4,589,975)
Net Cash Used by Capital and Related Financing Activities	(17,474,813)	(15,459,797)
CASH FLOWS FROM INVESTING ACTIVITIES		
Net Change in Investments	2,473,180	(704,401)
Investment Income	987,347	883,868
Net Cash Provided by Investing Activities	3,460,527	179,467
Net Increase (Decrease) in Cash and Cash Equivalents	2,251,875	(631,266)
Cash and Cash Equivalents, Beginning of Year	5,439,335	6,070,601
Cash and Cash Equivalents, End of Year	$ 7,691,210	$ 5,439,335
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
Operating Income	$ 9,642,120	$ 8,424,020
Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities:		
Depreciation Expense	6,585,083	6,524,236
Change in Assets and Liabilities		
Accounts Receivable, Net	(139,502)	(492,013)
Accounts Payable	(26,382)	157,430
Accrued Salaries and Wages	59,342	18,061
Other Current Liabilities	8	(4)
Accrued Compensated Absences Current and Noncurrent	93,513	(13,332)
Net Cash Provided by Operating Activities	$ 16,214,182	$ 14,618,398
Unrealized gains on investments were recognized as an increase to investment income on the statement of revenues, expenses, and changes in net position, but are not cash transactions for the statement of cash flows.	$ 5,868,965	$ 13

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

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The financial statements of the Housing System are an integral part of the financial statements of Florida International University (the University). The University is a part of the State University System and accordingly, the University is governed, regulated, and coordinated by the Florida Board of Governors and the University's Board of Trustees.

Basis of Presentation

The Housing System's accounting policies conform with accounting principles generally accepted in the United States of America applicable to public colleges and universities as prescribed by GASB. The National Association of College and University Business Officers (NACUBO) also provides the University with recommendations prescribed in accordance with generally accepted accounting principles promulgated by GASB. GASB allows public universities various reporting options. The Housing System has elected to report as an entity engaged in only business-type activities. This election requires the adoption of the accrual basis of accounting and entitywide reporting including the following components:

- 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

Measurement Focus and Basis of Accounting

Basis of accounting refers to when revenues, expenses, assets, deferred outflows of resources, liabilities, and deferred inflows of resources, 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 Housing System'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, liabilities, and deferred inflows of resources resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Revenues, expenses, gains, losses, assets, deferred outflows of resources, liabilities, and deferred inflows of resources resulting from nonexchange activities are generally recognized when all applicable eligibility requirements, including time requirements, are met. The University and the Housing System follow 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. When both restricted and unrestricted resources are available to fund certain programs, it is the Housing System's policy to first apply the restricted resources to such programs, followed by the use of the unrestricted resources.

The statement of cash flows is presented using the direct method in compliance with GASB Statement No. 9, *Reporting Cash Flows of Proprietary and Nonexpendable Trust Funds and Governmental Entities That Use Proprietary Fund Accounting.*

Cash and Cash Equivalents

Cash and cash equivalents consist of cash on hand and cash in demand accounts. University cash deposits including those pertaining to the Housing System are held in banks qualified as public depositories under Florida law. All such deposits are insured by Federal depository insurance, up to specified limits, or collateralized with securities held in Florida's multiple financial institution collateral pool required by Chapter 280, Florida Statutes. 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.

Capital Assets

The Housing System's capital assets consist of buildings, furniture and equipment, and construction in progress. These assets are capitalized and recorded at cost at the date of acquisition. Additions, improvements, and other outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. The University has a capitalization threshold of $5,000 for tangible personal property and $100,000 for buildings, leasehold improvements and other improvements. Depreciation is computed on the straight-line basis over the following estimated useful lives:

- Buildings – 20 to 50 years
- Furniture and Equipment – 3 to 20 years

Noncurrent Liabilities

Noncurrent liabilities include capital improvement debt payable and compensated absences payable. Capital improvement debt is reported net of unamortized premiums and deferred losses on refunding. The University including the Housing System amortizes debt premiums over the life of the debt using the straight-line method. Deferred losses on refundings are amortized over the life of the old debt or new debt (whichever is shorter) using the straight-line method.

2. CHANGE IN ACCOUNTING PRINCIPLE

The Housing System implemented GASB Statement No. 101, *Compensated Absences*, which updates the recognition and measurement guidance for compensated absences and requires that liabilities for compensated absences be recognized for (1) leave that has not been used and (2) leave that has been used but not yet paid in cash or settled through noncash means. At implementation on July 1, 2024, the beginning balance of the compensated absences was not affected by this change in accounting principle.

3. INVESTMENTS

Investments attributed to the Housing System are reported at the market value of $28,691,854 and $25,296,070 at June 30, 2025 and 2024, respectively.

Section 1011.42(5), Florida Statutes, authorizes universities to invest funds with the State Treasury and State Board of Administration (SBA), and requires that universities comply with the statutory requirements governing investment of public funds by local governments. Accordingly, universities are subject to the requirements of Chapter 218, Part IV, Florida Statutes. The University Board of Trustees has adopted a written investment policy providing that surplus funds of the University shall be invested in those institutions and instruments permitted under provisions of Florida Statutes. Pursuant to Section 218.415(16), Florida Statutes, the University is authorized to invest in the Florida PRIME investment pool administered by the SBA; Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency; 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; and other investments approved by the Housing 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.

The Housing System 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. Level 1 inputs are quoted prices in active markets for identical assets, Level 2 inputs are significant other observable inputs, and Level 3 inputs are significant unobservable inputs.

The Housing System's recurring fair value measurements as of June 30, 2025 for SBA debt service accounts and certain fixed income and bond mutual funds are valued using quoted market prices (Level 1 inputs), and investments with the State Treasury which are valued based on the University's share of the pool, (Level 3 inputs). The Housing System's investment in money market funds are reported at amortized cost according to GASB Statement No. 72.

The Housing System's recurring fair value measurements for the SBA Debt Service Accounts totaling $48,145 and $56,349 and Fixed Income Bond and Mutual Funds totaling $25,229,768 and $0 at June 30, 2025 and 2024, respectively, are reported at fair value as a Level 1 input according to GASB Statement No. 72. The Housing System's investment in money market funds as of June 30, 2025 reported at amortized cost totaling $3,413,941 and $25,239,721 at June 30, 2025 and 2024, respectively.

State Board of Administration Debt Service Accounts

The Housing System reported investments totaling $48,145 and $56,349 at June 30, 2025 and 2024, respectively, in the SBA Debt Service Accounts. These investments are used to make debt service payments on bonds issued by the State Board of Education for the benefit of the Housing System. The Housing System's investments consist of United States Treasury securities, with maturity dates of six months or less, and are reported at fair value. The Housing System relies on policies developed by the SBA for managing interest rate risk or credit risk for these accounts. Disclosures for the Debt Service Accounts are included in the notes to financial statements of the State's Annual Comprehensive Financial Report.

Fixed Income and Bond Mutual Funds

The University invested in various mutual funds in accordance with the University investment policy. The following risks apply to the Housing System's fixed income and bond mutual fund investments:

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(6), Florida Statutes, the Housing System's investments in securities must provide sufficient liquidity to pay obligations as they come due. The future maturities of the securities held in the fixed income and bond mutual funds at June 30, 2025, are as follows:

Debt Investment Maturities

		Investment Maturities (In Years)			
Type of Investment	**Fair Value**	**Less Than 1**	**1-5**	**6-10**	**More Than 10**
Short Term Bond Fund	$ 25,229,768	$ 1,993,351	$ 23,211,187	$ 25,230	$ -

Credit Risk: Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. At June 30, 2025, the securities held in the fixed income and bond mutual funds had credit quality ratings by a nationally-recognized agency (i.e., Standard & Poor's or Moody's), as follows:

Debt Investment Credit Quality Ratings

Type of Investment	Fair Value	AAA / Aaa	AA / Aa	A	BBB / Baa to Not Rated
Short Term Bond Fund	$ 25,229,768	$ 11,807,430	$ 1,084,871	$ 4,137,646	$ 8,199,821

Concentration of Credit Risk: Concentration of credit risk is the risk of loss attributed to the magnitude of the Housing investment in a single issuer. The University has no formal policy on concentration of credit risk.

4. RECEIVABLES

Accounts Receivable

Accounts receivable represents amounts due from students for rental of dormitories and auxiliary services provided. The Housing System's accounts receivable totaled $1,642,320 and $1,349,690 at June 30, 2025 and 2024, respectively.

Allowance for Doubtful Receivables

Allowances for doubtful accounts are reported based on management's best estimate as of fiscal year-end considering type, age, collection history, and other factors considered appropriate. The Housing System's accounts receivable are reported net of allowances of $561,793 and $409,830, at June 30, 2025 and 2024, respectively.

5. CAPITAL ASSETS

The Housing System's capital asset activity for the year ended June 30, 2025, is shown below:

Description	Beginning Balance	Additions	Reductions	Ending Balance
Nondepreciable Capital Assets:				
Construction in Progress	$ 6,560,648	$ 10,124,431	$ 4,359,602	$ 12,325,477
Depreciable Capital Assets:				
Buildings	$ 266,182,508	$ 4,359,602	$ -	$ 270,542,110
Furniture and Equipment	2,805,972	56,091	14,018	2,848,045
Total Depreciable Capital Assets	268,988,480	4,415,693	14,018	273,390,155
Less, Accumulated Depreciation:				
Buildings	71,737,255	6,353,186	-	78,090,441
Furniture and Equipment	1,275,053	231,897	7,819	1,499,131
Total Accumulated Depreciation	73,012,308	6,585,083	7,819	79,589,572
Total Depreciable Capital Assets, Net	$ 195,976,172	$ (2,169,390)	$ 6,199	$ 193,800,583

6. LONG-TERM LIABILITIES

Long-term liabilities of the Housing System at June 30, 2025, include capital improvement debt payable and compensated absences payable.

Capital Improvement Debt Payable

The University issued, through the Division of Bond Finance, capital improvement debt payable totaling $147,270,000 from the 2015A, 2020A, and 2021A Refunding capital improvement debt payable series amounting to $29,105,000, $71,800,000, and $46,365,000, respectively. The purpose of this capital improvement debt payable is to finance the construction of dormitories on the Modesto A. Maidique Campus. The capital improvement debt payable is secured by the revenues of the Housing System and may additionally be secured by other revenues that are deemed to be necessary and legally available.

The State Board of Administration administers the principal and interest payments, investment of sinking fund resources, and compliance with reserve requirements.

The Housing System had the following capital improvement debt payable outstanding at June 30, 2025:

Capital Improvement Debt Type and Series	Amount of Original Debt	Amount Outstanding (1)	Interest Rates (Percent)	Maturity Date To
2015A Student Apartments Refunding	$ 29,105,000	$ 15,775,521	3.00 - 3.625	2034
2020A Student Apartments	71,800,000	74,452,000	3.00 - 5.00	2050
2021A Student Apartments Refunding	46,365,000	39,480,054	2.00 - 5.00	2041
Total	$ 147,270,000	$ 129,707,575		

Note: (1) Amount outstanding includes unamortized premiums and deferred losses on refunding issues.

The Housing System has pledged a portion of future housing rental revenues to repay $147,270,000 of capital improvement revenue bonds issued by the Florida Board of Governors on behalf of the University. Proceeds from the bonds provided financing to construct student housing facilities. The bonds are payable solely from housing rental income and are payable through 2050. The Housing System has committed to appropriate each year from the housing rental income amounts sufficient to cover the principal and interest requirements on the debt. Total principal and interest remaining on the debt is $158,749,806, and principal and interest paid for the current year totaled $10,516,725. Housing rental income totaled $34,437,002 and $33,897,782 for fiscal years June 30, 2025 and 2024, respectively.

The Housing System's annual requirements to amortize all capital improvement debt outstanding as of June 30, 2025, are as follows:

Fiscal Year Ending June 30	Principal	Interest	Total
2026	$ 5,720,000	$ 3,985,725	$ 9,705,725
2027	5,970,000	3,729,825	9,699,825
2028	6,235,000	3,462,325	9,697,325
2029	5,160,000	3,180,481	8,340,481
2030	5,395,000	2,951,269	8,346,269
2031-2035	28,460,000	11,218,531	39,678,531
2036-2040	24,450,000	7,161,250	31,611,250
2041-2045	17,860,000	4,169,500	22,029,500
2046-2050	17,990,000	1,650,900	19,640,900
Subtotal	117,240,000	41,509,806	158,749,806
Plus: Net Premiums and Losses on Bond Refundings	12,467,575	-	12,467,575
Total	$ 129,707,575	$ 41,509,806	$ 171,217,381

Compensated Absences Payable

Employees earn the right to be compensated during absences for annual leave (vacation) and sick leave earned pursuant to Board of Governors regulations, University regulations, and bargaining agreements. Leave earned is accrued to the credit of the employee and records are kept on each employee’s unpaid (unused) leave balance. The University reports a liability for the accrued leave; however, State noncapital appropriations fund only the portion of accrued leave that is used or paid in the current fiscal year. Although the University expects the liability to be funded primarily from future appropriations, generally accepted accounting principles do not permit the recording of a receivable in anticipation of future appropriations. The Housing System's estimated liability for compensated absences, which includes the Housing System's share of the Florida Retirement System and FICA contributions, was $441,783 and $348,270 at June 30, 2025 and 2024, respectively. The current portion of the compensated absences liability is based on the amount expected to be paid in the coming fiscal year and represents a historical percentage of leave used applied to total accrued leave liability.

APPENDIX I

FORM OF
CONTINUING DISCLOSURE AGREEMENT

This Continuing Disclosure Agreement (the "Disclosure Agreement") is executed and delivered by the Board of Governors of the State of Florida (the "Board"), Florida International University (the "University") and the Division of Bond Finance of the State Board of Administration of Florida (the "Division") in connection with the issuance of $237,290,000 State of Florida, Board of Governors, Florida International University Dormitory Revenue Bonds, Series 2026A (the "Bonds"). This Disclosure Agreement is being executed and delivered pursuant to Section 5.03 of the resolution adopted by the Governor and Cabinet, as the Governing Board of the Division (the "Governing Board"), on February 24, 2026, authorizing the issuance of the Bonds (the "Eleventh Supplemental Resolution"). The Board, the University, and the Division covenant and agree as follows:

SECTION 1. PURPOSE OF THE DISCLOSURE AGREEMENT. This Disclosure Agreement is being executed and delivered by the Board, the University and the Division for the benefit of the Registered Owners and Beneficial Owners of the Bonds and in order to assist the Participating Underwriters in complying with Rule 15c2-12 (the "Rule") of the Securities and Exchange Commission (the "SEC"). It shall inure solely to the benefit of the Board, the University, the Division, the Registered Owners, the Beneficial Owners and the Participating Underwriters.

SECTION 2. DEFINITIONS. In addition to the definitions set forth in the Resolution (the Original Resolution, adopted on by the Governing Board June 9, 1998, as amended by a resolution adopted by the Governing Board on September 23, 1998, as amended by the Second Supplemental Resolution adopted by the Governing Board on August 10, 2004, the Fourth Supplemental Resolution adopted by the Governing Board on September 20, 2011, and the Sixth Supplemental Resolution adopted by the Governing Board on March 20, 2012, and as supplemented by the Eleventh Supplemental Resolutions), which apply to any capitalized term used in this Disclosure Agreement, the following capitalized terms shall have the following meanings:

"Beneficial Owner" shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

"Financial Obligation" shall mean a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) a guarantee of (a) or (b). The term financial obligation does not include municipal securities as to which a final official statement has been otherwise provided to the Municipal Securities Rulemaking Board (the "MSRB") under the Rule.

"Participating Underwriter" shall mean any of the original underwriters of the Bonds required to comply with the Rule in connection with offering of the Bonds.

SECTION 3. CONTINUING DISCLOSURE.

(A) Information To Be Provided. The Board and the University assume all responsibilities for any continuing disclosure as described below. In order to comply with the Rule, the Board and the University hereby agree to provide or cause to be provided the information set forth below, or such other information as may be required, from time to time, to be provided by the Rule or the Division. The Division will be responsible for the filing of the information required by the Rule.

(1) Financial Information and Operating Data. For fiscal years ending on June 30, 2026, and thereafter, annual financial information and operating data shall be provided within nine months after the end of the University's fiscal year. Such information shall include:

(a) Housing System Occupancy Statistics;
(b) Housing System Rental Rates;
(c) Housing System Collection Rates;
(d) Housing System Financial Statements (Summary of Revenues and Expenditures and Balance Sheet Summary);
(e) Debt Service Coverage;
(f) Investment of Funds;
(g) University Financial Statements; and

(h) Litigation.

(2) Audited Financial Statements. If not submitted as part of the annual financial information, a copy of the University's audited financial statements, prepared in accordance with generally accepted accounting principles, will be provided when and if available.

(3) Material Events Notices. Notice of the following events relating to the Bonds will be provided in a timely manner not in excess of ten business days after the occurrence of the event:

(a) principal and interest payment delinquencies;
(b) non-payment related defaults, if material;
(c) unscheduled draws on debt-service reserves reflecting financial difficulties;
(d) unscheduled draws on credit enhancements reflecting financial difficulties;
(e) substitution of credit or liquidity providers, or their failure to perform;
(f) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security;
(g) modifications to rights of security holders, if material;
(h) bond calls, if material, and tender offers;
(i) defeasances;
(j) release, substitution or sale of property securing repayment of the securities, if material;
(k) rating changes;
(l) bankruptcy, insolvency, receivership or similar event of the obligated person;
(m) the consummation of merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; and
(n) appointment of a successor or additional trustee or the change of name of a trustee, if material.
(o) incurrence of a Financial Obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the obligated person, any of which affect security holders, if material; and
(p) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties.

(4) Failure to Provide Annual Financial Information; Remedies.

(a) Notice of the failure of the Board or the University to provide the information required by paragraphs (A)(1) or (A)(2) of this Section will be provided in a timely manner.

(b) The Board and the University acknowledge that their undertaking pursuant to the Rule set forth in this Section is for the benefit of the Beneficial Owners and Registered Owners of the Bonds and shall be enforceable only by such Beneficial Owners and Registered Owners; provided that the right to enforce the provisions of such undertaking shall be conditioned upon the same enforcement restrictions as are applicable to the information undertakings in the Resolution and shall be limited to a right to obtain specific enforcement of the Board's and the University's obligations hereunder.

(B) Method of Providing Information.

(1)(a) Annual financial information and operating data described in paragraph 3(A)(1) and the audited financial statements described in paragraph 3(A)(2) shall be transmitted to the Municipal Securities Rulemaking Board (hereafter "MSRB") using the MSRB's Electronic Municipal Market Access System ("EMMA") or by such other method as may be subsequently determined by the MSRB.

(b) Material event notices described in paragraph 3(A)(3) and notices described in paragraph 3(A)(4) shall also be transmitted to the MSRB using EMMA or by such other method as may be subsequently determined by the MSRB.

(2)(a) Information shall be provided to the MSRB in an electronic format as prescribed by the MSRB, either directly, or indirectly through an indenture trustee or a designated agent.

(b) All documents provided to the MSRB shall be accompanied by identifying information as prescribed by the MSRB.

(C) If this Disclosure Agreement is amended to change the operating data or financial information to be disclosed, the annual financial information containing amended operating data or financial information will explain, in narrative form, the reasons for the amendment and the impact of the change in the type of operating data or financial information being provided.

(D) The Board's and the University's obligations hereunder shall continue until such time as the Bonds are no longer Outstanding or until the Board and the University shall otherwise no longer remain obligated on the Bonds.

(E) This Disclosure Agreement may be amended or modified so long as:

(1) any such amendments are not violative of any rule or regulation of the SEC or MSRB, or other federal or state regulatory body;

(2) the amendment may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of the obligated person, or type of business conducted;

(3) this Disclosure Agreement, as amended, would have complied with the requirements of Rule 15c2-12 of the SEC at the time of the primary offering, after taking into account any amendments or interpretations of the rule, as well as any change in circumstances; and

(4) the amendment does not materially impair the interests of Beneficial Owners or Registered Owners, as determined either by parties unaffiliated with the issuer or obligated person (such as bond counsel), or by approving vote of the Beneficial Owners and Registered Owners pursuant to the terms of the Resolution at the time of the amendment.

SECTION 4. ADDITIONAL INFORMATION. If, when submitting any information required by this Disclosure Agreement, the Board or the University chooses to include additional information not specifically required by this Disclosure Agreement, neither the Board nor the University shall have any obligation to update such information or include it in any such future submission.

Dated this 7th day of May, 2026.

FLORIDA BOARD OF GOVERNORS

By ______________________________
Alan Levine, Chair

DIVISION OF BOND FINANCE

By ______________________________
Assistant Secretary

FLORIDA INTERNATIONAL UNIVERSITY

By ______________________________
Jeanette Nuñez, President

On the date of issuance of the 2026A Bonds in definitive form, Bryant Miller Olive, P.A., Bond Counsel, proposes to render its approving opinion in substantially the following form:

[Date of Delivery]

Board of Governors
Tallahassee, Florida

Division of Bond Finance of the State Board of Administration of Florida
Tallahassee, Florida

Ladies and Gentlemen:

We have served as Bond Counsel to the Division of Bond Finance of the State Board of Administration of Florida (the "Division of Bond Finance") and we have examined certified copies of the proceedings of the Board of Governors (the "Board"), the Division of Bond Finance of the State Board of Administration of Florida (the "Division of Bond Finance"), the State Board of Administration of the State of Florida, applicable provisions of the Constitution and laws of the State of Florida, and other proofs submitted to us relative to the issuance and sale of:

$237,290,000
STATE OF FLORIDA
BOARD OF GOVERNORS
FLORIDA INTERNATIONAL UNIVERSITY
DORMITORY REVENUE BONDS
SERIES 2026A
Dated May 7, 2026
(the "2026A Bonds")

The 2026A Bonds are being issued by the Division of Bond Finance in the name of and on behalf of the Board for the purposes of (i) financing a portion of the costs of the 2026A Project (as defined in the hereinafter defined Resolution), (ii) funding capitalized interest, and (iii) paying costs associated with the issuance of the 2026A Bonds, under the authority of and in full compliance with the Constitution and statutes of the State of Florida (the "State"), including particularly Sections 215.57-215.83, Florida Statutes, Section 1010.62, Florida Statutes, and other applicable provisions of law. The principal of, premium, if any, and interest on the 2026A Bonds will be secured by and payable solely from a pledge of the Pledged Revenues (as defined in the hereinafter defined Resolution) on a parity with the Outstanding Bonds and any Additional Bonds (each as defined in the hereinafter defined Resolution).

In rendering this opinion, we have relied upon representations of the Division of Bond Finance in the Resolution and the Board in the Board Resolution (as defined herein) and in the certified proceedings and other certifications of public officials and others furnished to us, without undertaking to verify the same by independent investigation. We have not undertaken an independent audit, examination, investigation or inspection of such matters and have relied solely on the facts, estimates, and circumstances described in such proceedings and certifications. We have assumed the genuineness of signatures on all documents and instruments, the authenticity of documents submitted as originals and the conformity to originals of documents submitted as copies.

The 2026A Bonds do not constitute a general obligation of the State or any political subdivision thereof within the meaning of any constitutional, statutory or other limitation of indebtedness and the owners thereof shall never have the right to compel the exercise of any ad valorem taxing power or taxation in any form on any real or personal property for the payment of the principal of or interest on the 2026A Bonds.

The opinions set forth below are expressly limited to, and we opine only with respect to, the laws of the State and the federal income tax laws of the United States of America.

Based on our examination, we are of the opinion that, under existing law:

1. The proceedings and proofs show lawful authority for issuance and sale of the 2026A Bonds pursuant to the Constitution and statutes of the State and pursuant to resolutions authorizing the issuance and sale of the 2026A Bonds duly adopted by the Governing Board of the Division of Bond Finance on June 9, 1998, as amended and supplemented on September 23, 1998, August 10, 2004, September 20, 2011, and March 20, 2012, and supplemented on February 24, 2026 (collectively, the "Resolution") and a resolution of the Board adopted on January 29, 2026 (the "Board Resolution").

2. The 2026A Bonds (i) have been duly authorized, executed, and delivered by the Division of Bond Finance and the Board and (ii) are valid and binding special obligations of the Board enforceable in accordance with their terms, payable solely from the Pledged Revenues in the manner and to the extent provided in the Resolution.

3. The 2026A Bonds and the income thereon are not subject to any State tax except estate taxes imposed by Chapter 198, Florida Statutes, as amended, and net income and franchise taxes imposed by Chapter 220, Florida Statutes, as amended.

4. Interest on the 2026A Bonds is excludable from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), and is not an item of tax preference for purposes of the federal alternative minimum tax; however, interest on the 2026A Bonds may be taken into account for the purpose of computing the alternative minimum tax imposed on certain corporations. We express no opinion regarding other federal tax consequences caused by the ownership of or the receipt of interest on or the disposition of the 2026A Bonds. The opinion set forth in the preceding sentence is subject to the condition that the Division of Bond Finance and the Board comply with all requirements of the

Code that must be satisfied subsequent to the issuance of the 2026A Bonds in order that the interest thereon be, and continue to be, excludable from gross income for federal income tax purposes. The Division of Bond Finance and the Board have covenanted in the Resolution to comply with all such requirements. Failure to comply with certain of such requirements may cause interest on the 2026A Bonds to be included in gross income for federal income tax purposes retroactively to the date of issuance of the 2026A Bonds.

It is to be understood that the rights of the owners of the 2026A Bonds and the enforceability thereof may be subject to the exercise of judicial discretion in accordance with general principles of equity, to the valid exercise of the sovereign police powers of the State of Florida and of the constitutional powers of the United States of America and to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted.

For purposes of this opinion, we have not been engaged or undertaken to review and, therefore, express no opinion herein regarding the accuracy, completeness, or adequacy of the Official Statement or any other offering material relating to the 2026A Bonds. This opinion should not be construed as offering material, an offering circular, prospectus, or official statement and is not intended in any way to be a disclosure statement used in connection with the sale or delivery of the 2026A Bonds. Furthermore, we are not passing on the accuracy or sufficiency of any CUSIP numbers appearing on the 2026A Bonds. In additions, we have not been engaged to and, therefore, express no opinion as to compliance by the Division of Bond Finance or the underwriter or underwriters with any federal or state statute, regulation or ruling with respect to the sale and distribution of the 2026A Bonds or regarding the perfection or priority of the lien on the Pledged Revenues created by the Resolution. Further, we express no opinion regarding federal income or state tax consequences arising with respect to the 2026A Bonds other than as expressly set forth herein.

Our opinions expressed herein are predicated upon present law, facts and circumstances, and we assume no affirmative obligation to update the opinions expressed herein if such laws, facts or circumstances change after the date hereof.

Respectfully submitted,

BRYANT MILLER OLIVE P.A.

PROVISIONS FOR BOOK-ENTRY ONLY SYSTEM OR REGISTERED BONDS

The Depository Trust Company and Book-Entry Only System

THE INFORMATION IN THIS SECTION CONCERNING DTC AND DTC'S BOOK-ENTRY SYSTEM HAS BEEN OBTAINED FROM SOURCES THAT THE DIVISION OF BOND FINANCE (THE "DIVISION") BELIEVES TO BE RELIABLE; HOWEVER, THE DIVISION TAKES NO RESPONSIBILITY FOR THE ACCURACY THEREOF.

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered bonds registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered certificate will be issued for each maturity of the Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities and Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants" and together with Direct Participants, the "Participants"). DTC has a rating of AA+ from S&P Global Ratings. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission.

Purchases of the Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond (a "Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which such Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Bonds, except in the event that use of the book-entry system is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in Beneficial Ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners.

Redemption notices shall be sent to DTC. If less than all of the Bonds within a maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Bonds unless authorized by a Direct Participant in accordance with DTC's procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Division as soon as practicable after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds and principal and interest payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detailed information from the Bond Registrar/Paying Agent, on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, (nor its nominee), the Bond Registrar/Paying Agent, the Division, or the Board of Governors, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds and principal and interest to Cede & Co. (or such other nominee as may be **requested** by an authorized representative of DTC) is the responsibility of the Bond Registrar/Paying Agent; disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services with respect to the Bonds at any time by giving reasonable notice to the Division or Bond Registrar/Paying Agent and discharging its responsibilities with respect thereto under applicable law. The Division may decide to discontinue use of the system of book-entry transfers for the Bonds through DTC (or a successor securities depository). Under such circumstances, in the event that a successor securities depository is not obtained, certificates for the Bonds will be printed and delivered as provided in the documents authorizing the issuance and sale of the Bonds.

For every transfer and exchange of beneficial interests in the Bonds, the Beneficial Owner may be charged a sum sufficient to cover any tax, fee or other government charge that may be imposed in relation thereto.

So long as Cede & Co., as nominee of DTC, is the registered owner of the Bonds, references herein to the Registered Owners or Holders of the Bonds shall mean Cede & Co. and not mean the Beneficial Owners of the Bonds unless the context requires otherwise.

The Division, the Board of Governors, and the Bond Registrar/Paying Agent will not have any responsibility or obligation with respect to:

(i) the accuracy of the records of DTC, its nominee or any DTC Participant or any successor securities depository, participants thereof or nominee thereof with respect to any beneficial ownership interest in the Bonds;

(ii) the delivery to any DTC Participant or participant of any successor securities depository or any other person, other than a registered owner, as shown in the Bond Register, of any notice with respect to any Bond, including, without limitation, any notice of redemption;

(iii) the payment to any DTC Participant or participant of any successor securities depository or any other person, other than a registered owner, as shown in the Bond Register, of any amount with respect to the principal of, premium, if any, or interest on the Bonds, or the purchase price of, any Bond;

(iv) any consent given by DTC or any successor securities depository as registered owner; or

(v) the selection by DTC or any DTC Participant or by any successor depository or its participants of the beneficial ownership interests in the Bonds for partial redemption.

So long as the Bonds are held in book-entry only form, the Division, the Board of Governors, and the Bond Registrar/Paying Agent may treat DTC and any successor Securities Depository as, and deem DTC and any successor Securities Depository to be, the absolute owner of the Bonds for all purposes whatsoever, including, without limitation:

(i) the payment of the principal of, premium, if any, and interest on the Bonds;

(ii) giving notices of redemption and other matters with respect to the Bonds;

(iii) registering transfers with respect to the Bonds; and

(iv) the selection of the beneficial ownership interests in the Bonds for partial redemption.

Payment, Registration, Transfer and Exchange

The following provisions shall only be applicable if the book-entry-only system of registration is discontinued; for provisions which are applicable while the book-entry only system of registration is in effect, see "Book-Entry Only System" above.

The Division, the Board of Governors, and the Bond Registrar/Paying Agent may treat the Registered Owner of any Bond as the absolute owner for all purposes, whether or not such Bond is overdue, and will not be bound by any notice to the contrary.

Principal of and premium, if any, on the Bonds will be payable upon presentation and surrender of the Bonds when due at the corporate trust office of U.S. Bank Trust Company, National Association, as Bond Registrar/Paying Agent.

Each Bond will be transferable or exchangeable only upon the registration books by the Registered Owner or an attorney duly authorized in writing, upon surrender of such Bond to the Bond Registrar/Paying Agent together with a written instrument of transfer (if so required) satisfactory in form to the Division of Bond Finance and the Bond Registrar/Paying Agent, duly executed by the Registered Owner or a duly authorized attorney. Upon surrender to the Bond Registrar/Paying Agent for transfer or exchange of any Bond, duly endorsed for transfer or accompanied by an assignment in accordance with the Resolution, the Bond Registrar/Paying Agent will deliver in the name of the transferee(s) a fully registered Bond of authorized denomination of the same maturity for the aggregate principal amount which the Registered Owner is entitled to receive.

Neither the Division nor the Bond Registrar/Paying Agent may charge the Registered Owner or transferee for any expenses incurred in making any exchange or transfer of the Bonds. However, the Division and the Bond Registrar/Paying Agent may require payment from the Registered Owner of a sum sufficient to cover any tax, fee, or other governmental charge that may be imposed in relation thereto. Such governmental charges and expenses must be paid before any such new Bond is delivered.

The Bond Registrar/Paying Agent will not be required to issue, transfer, or exchange any Bonds on the Record Date.

MUNICIPAL BOND INSURANCE POLICY

ISSUER: [NAME OF ISSUER]

Policy No: _____

MEMBER: [NAME OF MEMBER]

BONDS: $__________ in aggregate principal amount of [NAME OF TRANSACTION] [and maturing on]

Effective Date: _________

Risk Premium: $__________
Member Surplus Contribution: $ _________
Total Insurance Payment: $_________

BUILD AMERICA MUTUAL ASSURANCE COMPANY ("BAM"), for consideration received, hereby UNCONDITIONALLY AND IRREVOCABLY agrees to pay to the trustee (the "Trustee") or paying agent (the "Paying Agent") for the Bonds named above (as set forth in the documentation providing for the issuance and securing of the Bonds), for the benefit of the Owners or, at the election of BAM, directly to each Owner, subject only to the terms of this Policy (which includes each endorsement hereto), that portion of the principal of and interest on the Bonds that shall become Due for Payment but shall be unpaid by reason of Nonpayment by the Issuer.

On the later of the day on which such principal and interest becomes Due for Payment or the first Business Day following the Business Day on which BAM shall have received Notice of Nonpayment, BAM will disburse (but without duplication in the case of duplicate claims for the same Nonpayment) to or for the benefit of each Owner of the Bonds, the face amount of principal of and interest on the Bonds that is then Due for Payment but is then unpaid by reason of Nonpayment by the Issuer, but only upon receipt by BAM, in a form reasonably satisfactory to it, of (a) evidence of the Owner's right to receive payment of such principal or interest then Due for Payment and (b) evidence, including any appropriate instruments of assignment, that all of the Owner's rights with respect to payment of such principal or interest that is Due for Payment shall thereupon vest in BAM. A Notice of Nonpayment will be deemed received on a given Business Day if it is received prior to 1:00 p.m. (New York time) on such Business Day; otherwise, it will be deemed received on the next Business Day. If any Notice of Nonpayment received by BAM is incomplete, it shall be deemed not to have been received by BAM for purposes of the preceding sentence, and BAM shall promptly so advise the Trustee, Paying Agent or Owner, as appropriate, any of whom may submit an amended Notice of Nonpayment. Upon disbursement under this Policy in respect of a Bond and to the extent of such payment, BAM shall become the owner of such Bond, any appurtenant coupon to such Bond and right to receipt of payment of principal of or interest on such Bond and shall be fully subrogated to the rights of the Owner, including the Owner's right to receive payments under such Bond. Payment by BAM either to the Trustee or Paying Agent for the benefit of the Owners, or directly to the Owners, on account of any Nonpayment shall discharge the obligation of BAM under this Policy with respect to said Nonpayment.

Except to the extent expressly modified by an endorsement hereto, the following terms shall have the meanings specified for all purposes of this Policy. "Business Day" means any day other than (a) a Saturday or Sunday or (b) a day on which banking institutions in the State of New York or the Insurer's Fiscal Agent (as defined herein) are authorized or required by law or executive order to remain closed. "Due for Payment" means (a) when referring to the principal of a Bond, payable on the stated maturity date thereof or the date on which the same shall have been duly called for mandatory sinking fund redemption and does not refer to any earlier date on which payment is due by reason of call for redemption (other than by mandatory sinking fund redemption), acceleration or other advancement of maturity (unless BAM shall elect, in its sole discretion, to pay such principal due upon such acceleration together with any accrued interest to the date of acceleration) and (b) when referring to interest on a Bond, payable on the stated date for payment of interest. "Nonpayment" means, in respect of a Bond, the failure of the Issuer to have provided sufficient funds to the Trustee or, if there is no Trustee, to the Paying Agent for payment in full of all principal and interest that is Due for Payment on such Bond. "Nonpayment" shall also include, in respect of a Bond, any payment made to an Owner by or on behalf of the Issuer of principal or interest that is Due for Payment, which payment has been recovered from such Owner pursuant to the United States Bankruptcy Code in accordance with a final, nonappealable order of a court having competent jurisdiction. "Notice" means delivery to BAM of a notice of claim and certificate, by certified mail, email or telecopy as set forth on the attached Schedule or other acceptable electronic delivery, in a form satisfactory to BAM, from and signed by an Owner, the Trustee or the Paying Agent, which notice shall specify (a) the person or entity making the claim, (b) the Policy Number, (c) the claimed amount, (d) payment instructions and (e) the date such claimed amount becomes or became Due for Payment. "Owner" means, in respect of a Bond, the person or entity who, at the time of Nonpayment, is entitled under the terms of such Bond to payment thereof, except that "Owner" shall not include the Issuer, the Member or any other person or entity whose direct or indirect obligation constitutes the underlying security for the Bonds.

BAM may appoint a fiscal agent (the "Insurer's Fiscal Agent") for purposes of this Policy by giving written notice to the Trustee, the Paying Agent, the Member and the Issuer specifying the name and notice address of the Insurer's Fiscal Agent. From and after the date of receipt of such notice by the Trustee, the Paying Agent, the Member or the Issuer (a) copies of all notices required to be delivered to BAM pursuant to this Policy shall be simultaneously delivered to the Insurer's Fiscal Agent and to BAM and shall not be deemed received until received by both and (b) all payments required to be made by BAM under this Policy may be made directly by BAM or by the Insurer's Fiscal Agent on behalf of BAM. The Insurer's Fiscal Agent is the agent of BAM only, and the Insurer's Fiscal Agent shall in no event be liable to the Trustee, Paying Agent or any Owner for any act of the Insurer's Fiscal Agent or any failure of BAM to deposit or cause to be deposited sufficient funds to make payments due under this Policy.

To the fullest extent permitted by applicable law, BAM agrees not to assert, and hereby waives, only for the benefit of each Owner, all rights (whether by counterclaim, setoff or otherwise) and defenses (including, without limitation, the defense of fraud), whether acquired by subrogation, assignment or otherwise, to the extent that such rights and defenses may be available to BAM to avoid payment of its obligations under this Policy in accordance with the express provisions of this Policy. This Policy may not be canceled or revoked.

This Policy sets forth in full the undertaking of BAM and shall not be modified, altered or affected by any other agreement or instrument, including any modification or amendment thereto. Except to the extent expressly modified by an endorsement hereto, any premium paid in respect of this Policy is nonrefundable for any reason whatsoever, including payment, or provision being made for payment, of the Bonds prior to maturity. THIS POLICY IS NOT COVERED BY THE PROPERTY/CASUALTY INSURANCE SECURITY FUND SPECIFIED IN ARTICLE 76 OF THE NEW YORK INSURANCE LAW. THIS POLICY IS ISSUED WITHOUT CONTINGENT MUTUAL LIABILITY FOR ASSESSMENT.

In witness whereof, BUILD AMERICA MUTUAL ASSURANCE COMPANY has caused this Policy to be executed on its behalf by its Authorized Officer.

BUILD AMERICA MUTUAL ASSURANCE COMPANY

By: ____

Authorized Officer

Notices (Unless Otherwise Specified by BAM)

Email:
claims@buildamerica.com
Address:
28 Liberty Street, 59th Floor
New York, New York 10005
Telecopy:
212-962-1524 (attention: Claims)

FLORIDA

ENDORSEMENT TO

MUNICIPAL BOND INSURANCE POLICY

NO.

This Policy is not covered by the Florida Insurance Guaranty Association created under Part II of Chapter 631 of the Florida Insurance Code.

Nothing herein shall be construed to waive, alter, reduce or amend coverage in any other section of the Policy. If found contrary to the Policy language, the terms of this Endorsement supersede the Policy language

IN WITNESS WHEREOF, BUILDAMERICA MUTUAL ASSURANCE COMPANY has caused this policy to be executed on its behalf by its Authorized Officer.

BUILD AMERICA MUTUAL ASSURANCE COMPANY

By

____

Authorized Officer