

PRELIMINARY OFFICIAL STATEMENT DATED JULY 8, 2026

This document is “deemed final” by the Issuer as of its date for purposes of, and except for certain omissions permitted by, SEC Rule 15c2-12(b)(1).

New Issue - Book-Entry Only

This Official Statement has been prepared by the Division of Bond Finance to provide information about the 2026A Bonds and the 2021B Bonds (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 & B.



\$245,000,000*
STATE OF FLORIDA
Board of Governors
University of Florida Dormitory Revenue Bonds
Series 2026A Bonds



Dated: Date of Delivery

Due: July 1, as shown on the inside front cover

Bond Ratings

AA (stable outlook) | Fitch Ratings
Aa2 (stable outlook) | Moody's Ratings
AA- (stable outlook) | S&P Global Ratings

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

The 2026A Bonds maturing on and after July 1, 2037, are subject to optional redemption as provided herein. Certain of the 2026A Bonds may be subject to mandatory redemption, contingent upon the exercise of the Term Bonds option. See “REDEMPTION PROVISIONS” herein for more complete information.

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 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 BONDS” 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 Parity Bonds hereafter issued. The aggregate principal amount of Bonds expected to be Outstanding subsequent to the issuance of the 2026A Bonds is \$467,700,000*.

Additional Bonds

Additional Parity 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 equal to at least 120% of the maximum annual debt service. This description of the requirements for the issuance of the Additional Parity Bonds is only a summary. See “ADDITIONAL PARITY BONDS” herein for more complete information.

Purpose

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

Interest Payment Dates

January 1 and July 1, commencing January 1, 2027.

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

It is anticipated that the 2026A Bonds will be available for delivery through the facilities of DTC in New York, New York approximately three weeks from the date bids are received.

**Bond Registrar/
Paying Agent**

U.S. Bank 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.

* Preliminary, subject to change.

MATURITY STRUCTURE

\$245,000,000*

<u>Initial CUSIP</u> ©	<u>Due Date</u>	<u>Principal Amount*</u>	<u>Interest Rate</u>	<u>Price or Yield</u>	<u>First Optional Redemption Date and Price</u>
	July 1, 2027	-			-
	July 1, 2028	-			-
	July 1, 2029	\$4,195,000			-
	July 1, 2030	4,405,000			-
	July 1, 2031	4,625,000			-
	July 1, 2032	4,855,000			-
	July 1, 2033	5,100,000			-
	July 1, 2034	5,355,000			-
	July 1, 2035	5,620,000			-
	July 1, 2036	5,905,000			-
	July 1, 2037	6,200,000			July 1, 2036 @100%
	July 1, 2038	6,510,000			July 1, 2036 @100
	July 1, 2039	6,835,000			July 1, 2036 @100
	July 1, 2040	7,175,000			July 1, 2036 @100
	July 1, 2041	7,535,000			July 1, 2036 @100
	July 1, 2042	7,910,000			July 1, 2036 @100
	July 1, 2043	8,305,000			July 1, 2036 @100
	July 1, 2044	8,720,000			July 1, 2036 @100
	July 1, 2045	9,160,000			July 1, 2036 @100
	July 1, 2046	9,615,000			July 1, 2036 @100
	July 1, 2047	10,095,000			July 1, 2036 @100
	July 1, 2048	10,600,000			July 1, 2036 @100
	July 1, 2049	11,130,000			July 1, 2036 @100
	July 1, 2050	11,685,000			July 1, 2036 @100
	July 1, 2051	12,270,000			July 1, 2036 @100
	July 1, 2052	12,885,000			July 1, 2036 @100
	July 1, 2053	13,530,000			July 1, 2036 @100
	July 1, 2054	14,205,000			July 1, 2036 @100
	July 1, 2055	14,915,000			July 1, 2036 @100
	July 1, 2056	15,660,000			July 1, 2036 @100

* Preliminary, subject to change.

**BIDS FOR THE 2026A BONDS WILL BE RECEIVED
AS PROVIDED IN THE NOTICE OF BOND SALE**

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
TIMOTHY M. 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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OFFICIAL STATEMENT
Relating to
\$245,000,000*
STATE OF FLORIDA
Board of Governors
University of Florida Dormitory Revenue Bonds
Series 2026A Bonds

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

INTRODUCTION

This Official Statement sets forth information relating to the sale and issuance of the \$245,000,000* State of Florida, Board of Governors, University of Florida 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”).

Proceeds of the 2026A Bonds will be used to finance the 2026 Project, fund capitalized interest, and pay costs of issuance of the 2026A Bonds. See “PURPOSE OF THE ISSUE” herein for more complete 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 payment of the Current 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 Parity Bonds issued hereafter. The aggregate principal amount of Outstanding Bonds subsequent to the issuance of the 2026A Bonds is expected to be \$467,700,000*. **The 2026A Bonds are not a general obligation 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 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
Website: <https://bondfinance.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.

* Preliminary, subject to change.

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, 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. The Division is also authorized to issue refunding bonds on behalf of any State agency by Section 215.79, Florida Statutes.

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 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 of the Division 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 Attorney General, and the Chief Financial Officer. 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 or its agencies. The Board of Administration also acts as the fiscal agent of the Board of Governors in administering various funds and accounts. 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 of the State University System of Florida (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 (collectively, 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.

The Board of Governors consists of 17 members, with 14 appointed by the Governor and three ex officio members. The appointed members must be confirmed by Florida Senate and serve staggered seven-year terms as provided by law. The Commissioner of Education, the President of the Advisory Council of Faculty Senates, and the Chair of the Florida Student Association serve as the ex officio members of the Board of Governors.

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<u>Board Members</u>	<u>Term Expires</u>
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:

Dr. Paul O. Burns – Interim Commissioner of Education
Kimberly Dunn – Chair, Advisory Council of Faculty Senates
Ian Seibert – 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 State University is administered by a board of trustees consisting of 13 members. 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 and serve staggered five-year terms as provided by law. The chair of the faculty senate and the president of the student body of each State University serve as the *ex officio* members of their board of trustees. See Appendix C – “University of Florida” for a list of the trustees serving on the University of Florida Board of Trustees.

Administrative Approval

By a resolution adopted on July 1, 2026, the Board of Governors authorized and requested the Division to proceed with the actions required for the issuance of the 2026A Bonds.

By a resolution adopted on January 10, 1989, as amended and restated on January 17, 2023 (the “Original Resolution”), and as amended and supplemented by a resolution adopted on June 9, 2026 (the “Eleventh Supplemental Resolution”), the Governing Board authorized the issuance and sale of the 2026A Bonds. Copies of the Original Resolution and the Eleventh Supplemental Resolution are attached hereto as Appendices A and B, 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 June 9, 2026.

DESCRIPTION OF THE 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 semiannually on January 1 and July 1 of each year, commencing January 1, 2027, until maturity or redemption. 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 H, “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 2027 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 any 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 successful bidder on the 2026A Bonds has the option of specifying that all of the principal amount of the 2026A Bonds scheduled to mature in any two or more consecutive years will, in lieu of maturing in each of such years, be considered to comprise a single maturity of such 2026A Bonds (a “Term Bond”) scheduled to mature in the latest of such years. Any Term Bonds specified pursuant to the Term Bonds option will be subject to mandatory redemption from the Sinking Fund by lot at par, plus accrued interest, without premium in each of the years and in the principal amounts set forth on the inside front cover (each an “Amortization Installment”). The successful bidder may exercise the above option one or more times. The final Official Statement will reflect which 2026A Bonds, if any, will be Term Bonds, subject to mandatory redemption by completion of the following paragraph and amortization table for each Term Bond:

The 2026A Bonds maturing on July 1, 20__ (the “20__ Term Bonds”), are subject to mandatory redemption in part, by lot at par, on July 1, 20__, and on each July 1 thereafter to and including July 1, 20__, at the principal amount of the 20__ Term Bonds to be redeemed, without premium, plus accrued interest, from Amortization Installments in the years and amounts as follows:

<u>Year</u>	<u>Principal Amount</u>	<u>Year</u>	<u>Principal Amount</u>
_____	\$ _____	_____	\$ _____
_____	_____	_____	_____

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

2026A Bonds

The 2026A Bonds are being issued to finance a portion of the cost of the 2026 Project, fund capitalized interest on the 2026A Bonds, and pay the costs of issuance of the 2026A Bonds.

2026 Project

The 2026 Project consists of the construction of four undergraduate student residence hall buildings, totaling approximately 2,217 undergraduate beds and 670,000 gross square feet, on the University’s main campus. Construction on the first two buildings, comprising 1,101 beds, is set to commence in summer 2026 with completion expected in July 2028 and available for occupancy in August 2028 for the start of the fall 2028 semester. Construction on the second two buildings, comprising 1,116 beds, will commence shortly following the start of construction of the initial two buildings with completion targeted for December 2028 and opening expected in January 2029 for the start of the spring 2029 semester. The 2026 Project will have a mixture of single-occupancy semi-suites and double-occupancy semi-suites, residential support spaces, grab-and-go dining, and the Disability Resource Center located within a single building. The Disability Resource Center is funded by the State and is not included in the financing of the Project.

Construction of the 2026 Project will be delivered through a fee developer model, with the University providing oversight through its Division of Planning, Design and Construction. The University selected Balfour Beatty Campus Solutions as fee developer. The guaranteed maximum price (“GMP”) for the 2,217-bed project 2026 Project was finalized in May 2026 and totals \$394.99 million. The GMP is comprised of construction costs and services (\$314.63 million); professional fees (\$37.75 million); furniture, fixtures, and equipment (\$14.98 million); permits (\$1.53 million); and contingencies (\$26.10 million). After the issuance of the 2026A Bonds, the University plans to issue additional bonds to fund the remainder of the cost the 2026 Project in Fiscal Year 2026-27. The additional issuance to complete the financing of the 2026 Project is currently estimated at approximately \$159.1 million in principal, with the final bonding amount subject to change based on, among other things, the timing, couponing, and interest rate on the future issuance and the amount of funding for the 2026 Project generated by the 2026A Bonds. The maximum approved par amount for the second issuance is \$198 million.

The Project will be fully insured by the developer’s Builder’s Risk Policy for the duration of the project. In addition to compliance with all applicable codes and standards, applicable permits will be approved by the Division of State Fire Marshal and UF Environmental Health & Safety. The University has indicated that there are no known environmental risks present at the site.

2026 Project Construction Fund

The Resolution provides for the creation of and deposit of a portion of the net proceeds of the 2026A Bonds into the 2026 Project Construction Trust Fund (the “Construction Fund”), a trust fund in the State Treasury to be used only for the payment of the costs of construction of housing improvements on the campus of the University. The Registered Owners of the 2026A Bonds will have a lien on all the proceeds of such Bonds deposited in the Construction Fund until such moneys are applied as provided in the Resolution. Any moneys not immediately needed for construction of the 2026 Project may be temporarily invested and reinvested as provided in the Resolution. Withdrawals from the Construction Fund may be made as provided by law.

Funds remaining in the Construction Fund after completion of the 2026 Project will be applied to fixed capital outlay projects of the Housing System or deposited into the Sinking Fund, to be used for the purposes thereof. See “MISCELLANEOUS – Investment of Funds” below for policies governing the investment of the Construction Fund.

Estimated Sources and Uses of Funds

The table below presents estimated sources and uses of funds based on certain assumptions as to interest rates, costs of issuance, and purchase price, which will be determined upon the actual pricing of the 2026A Bonds.

Sources:	
Par Amount	\$245,000,000
Net Premium Bid ¹	14,989,804
Estimated Construction Fund Earnings ²	<u>5,330,392</u>
Total Sources.....	<u>\$265,320,197</u>
Uses:	
2026 Project	\$245,507,788
Capitalized Interest ³	19,395,833
Costs of Issuance.....	<u>416,575</u>
Total Uses	<u>\$265,320,197</u>

¹ Estimated original issue premium net of underwriter’s discount.
² Interest is estimated at 3.00% over the construction period.
³ Estimated capitalized interest on the 2026A Bonds through the July 1, 2028 debt service payment.

SECURITY FOR THE 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 amount of Bonds which are anticipated to be Outstanding subsequent to the issuance of the 2026A Bonds is \$467,700,000*. As used herein, the term “Bonds” includes the Outstanding Parity Bonds, the 2026A Bonds, and any Additional Parity Bonds hereafter issued.

The Pledged Revenues consist of the net revenues of the Housing System after deducting the Current Expenses from Gross Revenues. The Housing System derives its Gross Revenues from the room rental income and charges for services or space provided by the Housing System, which 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 “DEPARTMENT OF HOUSING AND RESIDENCE LIFE” below. The Current Expenses of the Housing System include all necessary operating expenses, current maintenance charges, expenses of reasonable upkeep, and properly allocated share of other charges incident to the operation of the Housing System. Current Expenses explicitly excludes general administrative charges of the University, expenses related to the operation of housing facilities that are not part of the Housing System, and payments into the R&R Fund.

Pledged Revenues resulting from the operation of the Housing System and the related debt service coverage ratios are set forth in “DEPARTMENT OF HOUSING AND RESIDENCE LIFE – Historical Debt Service Coverage” herein.

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 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 do 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 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. Upon collection, the University deposits the Gross Revenues of the Housing System into a trust fund (the “Revenue Fund”), which is administered in accordance with the Resolution and applicable laws. After providing for the payments required below, the University may use the remaining revenues on deposit in the Revenue Fund at the end of a Fiscal Year for 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) First, for the payment of all Current Expenses of the Housing System.
- (B) Next, for transfer to the Board of Administration for deposit in the following funds and accounts until there is accumulated a sufficient amount of money for the following purposes:
 - (1) for deposit in the Sinking Fund in an amount sufficient to pay the next installments of principal and interest to become due on all Bonds during the then current fiscal year, including Amortization Installments for any Term Bonds from the Bond Amortization Account; and
 - (2) for deposit in the Debt Service Reserve Account, or subaccounts therein, if necessary, in an amount which, together with other moneys available for such purposes, is sufficient to satisfy the Reserve Requirement, if applicable, on any Series of Bonds that are secured by subaccounts within the Debt Service Reserve Account

(or make the required installment payments for subaccounts that are funded over a 60-month period), except to the extent a Reserve Account Credit Facility has been provided for such Series of Bonds pursuant to the Resolution.

(3) for deposit to the Rebate Account, in an amount of moneys sufficient to pay the Rebate Amount.

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

In the event funds on deposit in the Sinking Fund are not sufficient to pay the principal or interest next coming due on the Bonds secured by a subaccount in the Debt Service Reserve Account, then on or before the Record Date the Board of Administration will transfer such amounts as may be necessary to pay such maturing principal or interest on the Bonds to the Sinking Fund from the appropriate subaccount of the Debt Service Reserve Account. Any withdrawals from the Debt Service Reserve Account will be subsequently restored from the first revenues available after all required payments for Current Expenses and current payments for the Sinking Fund, including any deficiencies for prior payments, have been made in full. In the event the moneys in the Sinking Fund and the appropriate subaccount of the Debt Service Reserve Account, if established therein, are not sufficient to pay the principal or interest next coming due on the Bonds, then moneys in said Building Maintenance and Equipment Reserve Fund in excess of the amount required shall be transferred to the Sinking Fund to the extent necessary to eliminate such deficiencies and to avoid a default.

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 and duties imposed upon the Board of Governors 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 from each person housed in or using the Housing System to produce sums sufficient to pay, when due, the requirements set forth in the Resolution.
- (D) That it will continue to collect the rentals charged to all regularly enrolled students and other tenants in the Housing System.

ADDITIONAL PARITY BONDS

Issuance of Additional Parity Bonds

Upon the request of the Board of Governors, the Resolution provides that the Division may issue Additional Parity Bonds may be issued, but only upon the following terms, restrictions, and conditions:

- (A) the proceeds derived from such Additional Parity Bonds will be used to acquire and construct capital improvements to the Housing System;
- (B) all previously authorized Bonds must have been issued and delivered, or the authority for the unused portion of such Bonds must have been canceled;
- (C) the Board of Governors must certify favorably to the advisability of the issuance of such Additional Parity Bonds;
- (D) the Board of Administration must approve the fiscal sufficiency of such Additional Parity Bonds;
- (E) the Board of Governors must execute certificates setting forth (1) the average annual amount of Pledged Revenues from the two Fiscal Years immediately preceding the issuance of the proposed Additional Parity Bonds, and (2)

the maximum annual debt service on the Bonds then Outstanding and the Additional Parity Bonds then proposed to be issued;

- (F) the Board of Governors and the University must be (1) 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 (2) currently, or if not currently, then will be, upon the issuance of such Additional Parity Bonds, in compliance with the covenants and provisions of the Resolution and any supplemental resolution adopted for the issuance of Additional Parity Bonds; and
- (G) the average annual amount of Pledged Revenues for the two immediately preceding Fiscal Years, as adjusted as provided for in the Resolution, must be at least equal to 120% (see “ADDITIONAL PARITY BONDS – Amendment to Additional Parity Bonds Test” herein) of the maximum annual debt service on (1) the Bonds then Outstanding, and (2) the Additional Parity Bonds then proposed to be issued.

The Resolution provides that for purposes of the Additional Parity Bonds test set forth in (G) above, the Pledged Revenues may be adjusted to reflect actual and proposed rate increases and rental rates derived from additions to the housing facilities or the acquisition of additional housing facilities. Specifically, the Pledged Revenues may be adjusted to reflect what the Pledged Revenues would have been if the approved increases to the rental rate, fees, and other charges been in effect, and the rental rates, fees, and other charges that would have been received by the additions to or acquisition of housing facilities during all of such two preceding Fiscal Years.

Additional Parity Bonds may be issued to refund Outstanding Bonds so long as the above requirements are complied with, except that if such refunding Bonds will have an Annual Debt Service Requirement that is lower in each Fiscal Year than the Annual Debt Service Requirement of the Bonds that they are refunding do not have to comply with the provisions of paragraphs (A), (C), (E), and (G) above.

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.

Amendment to Original Resolution Regarding Additional Parity Bonds

The Governing Board, on behalf of the Board of Governors, is amending Section 6.01(G) of the Original Resolution governing the issuance of Additional Parity Bonds. The amendment will reduce the average annual amount of Pledged Revenues required to issue Additional Parity Bonds from 125% to 120% of the Maximum Annual Debt Service on the Bonds then Outstanding and the Additional Parity Bonds then proposed to be issued. Pursuant to the Eleventh Supplemental Resolution, the amendment took effect on July 1, 2026, when the Outstanding State of Florida, Board of Governors, University of Florida Dormitory Revenue Refunding Bonds, Series 2016A, were redeemed. **By purchasing the 2026A Bonds, the Bond Holders of the 2026A Bonds and any subsequently issued Additional Parity Bonds consent to and approve the amendment.**

DEPARTMENT OF HOUSING AND RESIDENCE LIFE (Source: University of Florida)

Introduction

The Department of Housing and Residence Life (the “Department of Housing”) operates the University’s housing auxiliary and residential programs. The Department of Housing is part of the Division of Student Life and is a self-supporting agency of the University.

The mission of the Department of Housing is to provide well-maintained, inclusive, community-oriented facilities where residents and staff are empowered to learn, innovate, and succeed. The student housing program is an integral part of the University’s educational mission. The Department of Housing’s purpose is to aid in the on-going educational and developmental processes of each individual student resident within the Housing System. The Department of Housing directs and enhances the education and development of resident students through informal and structured living experiences.

Staffing

The Department of Housing employs a total of 330 full-time employees and 456 part-time student staff. Staff include custodians, maintenance technicians, clerical staff, administrators, student resident assistants, hall directors, and desk assistants.

Housing System Facilities

The Department of Housing currently operates on-campus student housing facilities that accommodate up to a total of 9,331 students (8,380 undergraduate and 951 graduate). These facilities are broken down into two main segments: housing facilities focused on undergraduate students (the “Residence Halls”), and housing facilities geared towards graduate students and students with families (the “Villages”) (collectively, the “Housing System”). In addition to the facilities that are part of the Housing System, the Department of Housing has affiliation agreements with two privately-owned facilities in close proximity to campus that provide 312 beds targeted towards undergraduate students and 437 apartment units targeted towards graduate students. These affiliated facilities are not part of the Housing System, and their revenues are not pledged to the 2026A Bonds or any bonds secured by Pledged Revenues. See “Other University-Affiliated Housing” herein for more information.

Residence Halls. The Department of Housing operates 23 Residence Halls for freshmen, transfer, and continuing students at the University. The Residence Halls include 17 traditional dormitory-style residence halls (predominantly shared bathrooms on each section/floor, with four traditional facilities also currently offering suite-style living arrangements with a bathroom adjoining two living units), three suite-style residence halls (bathroom adjoining two living units), and three apartment-style residence halls (shared living areas, kitchens, and bathrooms). The Residence Halls are outlined below, including details on the construction dates, current capacity, and number of rooms in each Residence Hall.

Housing System Residence Hall Facilities

<u>Residence Hall</u>	<u>Year Built (Renovated)</u>	<u>Capacity¹ (Beds)</u>	<u>Rooms</u>	<u>Residence Hall</u>	<u>Year Built (Renovated)</u>	<u>Capacity¹ (Beds)</u>	<u>Rooms</u>
Beaty Towers	1967	775	200	<i>(continued)</i>			
Broward	1954 (2014)	645	325	North	1950 (2005)	151	85
Buckman	1905 (2013)	137	82	Rawlings	1958	351	180
Cypress	2015	255	131	Reid	1950 (2004)	149	86
East	1961 (2009)	210	105	Riker	1950 (2003)	186	106
Fletcher	1939 (1984)	155	87	Sledd ²	1929 (2006)	180	115
Honors Village	2024	1,407	776	Springs	1995	476	286
Hume	2002	608	322	Thomas	1905 (2002)	179	109
Jennings	1961(2010)	477	249	Tolbert	1950 (2011)	221	127
Keys	1990	419	107	Weaver	1950 (2012)	167	98
Lakeside	2000	540	135	Yulee	1950 (2007)	<u>162</u>	<u>94</u>
Mallory	1950 (2006)	152	87	TOTAL		8,380	4,063
Murphree	1939 (2005)	378	171				

¹ Capacity shown in this table is the current capacity, which may be below the design capacity, as a result of beds that have been taken off-line as result of room reconfigurations and beds that are utilized by staff and for other non-revenue generating purposes.

² Sledd was most recently renovated in 2006, subsequent to a prior renovation in 1984.

Villages. In addition to housing undergraduate students in the Residence Halls, the Housing System offers housing options for family, single parent, and graduate students in the Villages, which currently consist of three apartment complexes across 47 total buildings. The Villages are detailed below including information on the construction dates, capacity, and number of apartments in each of the Villages.

Housing System Villages

<u>Village Housing Facility</u>	<u>Year Built (Renovated)</u>	<u>Capacity</u>	<u>Apartments</u>
Corry	1958 (2012-2015)	332	216
Diamond	1965 (2001)	300	200
Tanglewood	1973 ¹	<u>319</u>	<u>208</u>
TOTAL		951	624

¹ 100 units of the Tanglewood Apartments were completed in 1968.

Capital Improvement Plan and Housing Master Plan

The Department of Housing developed a Housing Master Plan in 2018-2019, which included a 10-year implementation strategy aligned with the University’s strategic objectives that prioritizes capital reinvestment in existing Housing System facilities, pursues new construction, and supports the financial strength of the Housing System. The Housing

Master Plan informed the strategy to develop the recently completed Honors Village Residence Hall (1,407 beds delivered in two phases in fall 2023 and fall 2024). The remaining investments identified during the early years of the plan were paused due to the COVID-19 pandemic. In spring 2024, the University identified the need to update the Housing Master Plan 10-year capital improvement strategy (“Capital Improvement Plan”) to reflect a newly commissioned facilities conditions report (completed in 2023), to reconfirm the University’s strategic priorities, and to ensure financial viability with an updated Housing System economic model. This updated Capital Improvement Plan serves as the basis for the 2026 Project.

Housing System Expansion. The 2026A Bonds are being issued to partially fund the 2026 Project. See “PURPOSE OF THE ISSUE –2026 Project” herein for a description of the Project. A second bond issuance is anticipated in Fiscal Year 2026-27 and will provide the remaining necessary funds to complete the Project. Upon completion of the 2026 Project, the University will continue to evaluate the implementation of future phases of the Housing Master Plan, which may include new construction, renovation, demolition, or a combination thereof.

Renovations and Maintenance. The Department of Housing employs dedicated personnel to perform general maintenance work on the Housing System facilities and budgets approximately \$6.0 million annually for such work. The Department of Housing also budgets over \$5.0 million for annual repair and replacement and minor renovations as building systems and aesthetic improvements (i.e. paint, flooring, FF&E) need updating.

Maintenance and Equipment Reserve Fund. The Housing System Maintenance and Equipment Reserve Fund (the “R&R Fund”) established by the Resolution 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. As of June 30, 2025, the available balance in the R&R Fund was approximately \$2.2 million.

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 Life and the Director of Risk Management review all insurance policies on an annual basis.

Demand for On-Campus Housing

The University’s Residence Halls have experienced strong demand historically, with communities consistently at 99% occupancy each academic year. With recent enrollment growth at the University and competitive pricing relative to the off-campus market, demand for on-campus housing currently exceeds inventory by approximately 1,600 beds.

Occupancy Statistics

The following table provides the occupancy rates for the fall semester for the Residence Halls for the last five academic years, based on the number of students residing in the Residence Halls as of the first week of the respective fall semester.

Fall Semester Occupancy Analysis for Residence Halls

<u>Fall</u>	<u>Capacity</u> ¹	<u>Occupancy</u>	<u>Occupancy as a % of Capacity</u>	<u>Total Students</u>	<u>% of Students Residing on Campus</u>
2021	7,598	7,529	99.1%	38,172	19.7%
2022	7,598	7,533	99.1	38,011	19.8
2023 ²	8,257	8,089	98.0	38,347	21.1
2024 ³	9,002	8,941	99.3	39,844	22.4
2025 ⁴	8,380	8,313	99.2	40,767	20.4

¹ Capacity excludes beds which are used by live-in student staff.
² Increase in capacity due to opening of Honors Village buildings 1 and 3.
³ Increase in capacity due to opening of Honors Village buildings 2 and 4.
⁴ Decrease in capacity due to closing of Graham, Simpson, and Trusler Halls.

Occupancy rates for the 624 apartments in the Villages have averaged 92% over the past five years, with a continual waiting list. The occupancy percentage is affected by the time required to prepare apartments between tenants; once apartments are posted as available for lease they are typically leased immediately.

On-Campus Housing Rental Rates

During the preparation of the annual budget for the Housing System, information from other institutions as well as local rental market rates are gathered and evaluated alongside the compiled budget model to determine if a proposal to adjust rental rates is necessary. The proposed budget model, including any proposals for a rental rate increase, is then presented to the Campus Housing Committee for discussion and endorsement. Following the Committee's endorsement of the new rental rate, the Vice President for Student Affairs submits the proposed rates to the Board of Trustees for final approval. 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 table below shows selected historical and projected rental rates for the predominant Residence Hall room types in the Housing System and is not a comprehensive list of all rental rates and room configurations. On December 4, 2020, the Board of Trustees approved a rental rate increase of up to 4.5% per year from Fiscal Year 2021-22 through Fiscal Year 2025-26. On December 7, 2023, the Board of Trustees extended the approved rental rate increase through Fiscal Year 2029-30 and approved an additional increase of 2% annually, for a total annual increase of 6.5%. On December 12, 2024, the Board of Trustees approved an additional increase of 4% annually, bringing the total approved rental rate increase to 10.5% annually from Fiscal Year 2025-26 through Fiscal Year 2029-30. Additionally, the University's Board of Trustees adopted a resolution on December 4, 2025, which established the initial average rental rate for the 2026 Project at \$6,682 per semester. **The projected rental rates set forth below include the approved 10.5% annual rental rate increases for Fiscal Year 2025-26 through Fiscal Year 2029-30.**

Schedule of Historical and Projected Residence Hall Rental Rates per Student per Semester (Predominant Room Types)

	Historical Rates					Current and Projected Rates (subject to change)				
	Fiscal Year					Fiscal Year				
	2021-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
<u>Traditional</u> ¹										
Single Room	\$2,804	\$2,930	\$3,062	\$3,200	\$3,408	\$3,766	\$4,161	\$4,598	\$5,081	\$5,615
Double Room	2,648	2,767	2,892	3,022	3,218	3,556	3,929	4,342	4,798	5,302
Triple Room	2,336	2,441	2,551	2,665	2,838	3,136	3,465	3,829	4,231	4,675
<u>Murphree</u>										
Double Room	2,815	2,942	3,074	3,212	3,421	3,780	4,177	4,616	5,101	5,637
Triple Room	2,455	2,565	2,680	2,801	2,983	3,296	3,642	4,024	4,447	4,914
<u>Hume and Cypress (Suites)</u>										
Single Room	3,783	3,953	4,131	4,317	4,589	5,081	5,614	6,203	6,854	7,574
Double Room	3,574	3,735	3,903	4,079	4,344	4,800	5,304	5,861	6,476	7,156
<u>Springs (Suites)</u>										
Single Room	3,282	3,430	3,584	3,746	3,989	4,408	4,871	5,382	5,947	6,571
Double Room	3,060	3,198	3,342	3,492	3,719	4,109	4,540	5,017	5,544	6,126
<u>Lakeside (Apartments)</u>										
Single Bedroom	3,429	3,583	3,744	3,912	4,166	4,603	5,086	5,620	6,210	6,862
<u>Keys (Apartments)</u>										
Single Bedroom	3,174	3,317	3,466	3,174	3,857	4,262	4,709	5,203	5,749	6,353
<u>Honors Village</u>										
Single Room	-	-	-	4,317	4,589	5,081	5,614	6,203	6,854	7,574
Double Room	-	-	-	4,079	4,344	4,800	5,304	5,861	6,476	7,156
<u>2026 Project (Suites)</u>										
Single Room	-	-	-	-	-	-	-	-	7,164	7,916
Double Room	-	-	-	-	-	-	-	-	6,769	7,480

¹ Includes the following Residence Hall Facilities: Broward, Buckman, East, Jennings, Mallory, Murphree, North, Rawlings, Reid, Riker, Sledd, Thomas, Tolbert, Weaver, and Yulee.

The Villages offer efficiency (studio), one bedroom, two bedroom, and townhouse apartment options. Monthly rental rates for the Villages ranged from \$589 to \$906 in Fiscal Year 2024-25, with that range projected to increase to \$969 to \$1,492 by Fiscal Year 2029-30. Rental rates vary based on the facility, apartment configuration, and specific room features. See "Comparison of Off-Campus Housing Rates" below for information on how these rates compare to off-campus housing options.

Payment and Collection of Rent

The University requires students to either pay the semester housing fee in full or obtain an approved fee deferral request prior to occupancy. The University has implemented a net-check system to facilitate the collection of housing fees from students receiving financial aid awards which automatically deducts the full amount owed from the student's financial aid award prior to disbursement of financial aid. Students who receive insufficient financial aid are required to pay the difference in advance of occupancy. Release from the housing agreement and refunds are available in limited to circumstances. The collection rate for all Housing System fees, based on the outstanding balances at the end of each semester, has averaged 99% of the fees assessed for the five most recent fall and spring semesters.

Other University-Affiliated Housing

The University entered into an agreement with Signet Real Estate Group ("Signet") in 2014 related to Infinity Hall, a 312-bed suite-style residence facility intended to serve undergraduate students that is located near the main campus of the University. Under the agreement, Signet independently developed, financed, and constructed Infinity Hall, while the Department of Housing is responsible for managing its occupancy. Signet sold Infinity Hall to Harrison Street Real Estate ("HSRE") in 2020. The University markets Infinity Hall to students in the same manner as the Residence Halls that comprise the Housing System and enters into contracts with students on behalf of HSRE. Additionally, the Department of Housing manages the hiring of staff to establish and oversee the implementation of the residence life programmatic aspects for Infinity Hall; the University provides a Resident Director and is responsible for maintaining a 24/7 support desk. HSRE maintains ownership of the facility and responsibility for all facility management.

Additionally, the University is affiliated with The Continuum, an apartment style housing facility with 437 units targeted towards graduate and professional students located near the University's main campus. Provident Group-Continuum Properties ("Provident") financed, constructed, and equipped The Continuum. Through an affiliation agreement entered into in 2010 between the University and Provident, the Department of Housing markets and promotes The Continuum as a University-affiliated housing option for students and oversees the implementation of student programmatic activities at the facility. The University has no oversight of the operations or occupancy management of the facility, and Provident is responsible for all operation and maintenance of The Continuum.

While Infinity Hall and The Continuum are located in close proximity to the University's campus and are marketed by the Department of Housing to University students, they are not part of the Housing System, and their revenues are not pledged to the repayment of the 2026A Bonds or any bonds secured by the Pledged Revenues. The University has determined that the effects of the affiliation agreements with Infinity Hall and The Continuum on the operation and performance of the Housing System is negligible, if any.

Comparison of Off-Campus Housing Rates

The University currently offers highly competitive rental rates in relation to the off-campus housing market. The on-campus rental rates charged to students include all utilities, furniture, data connectivity, nighttime security, and residence life staff. The University also offers academic year housing contracts (e.g., for fall and spring semesters only), whereas students who live in off-campus housing are required to sign annual (12-month) housing contracts.

The University surveyed 40 off-campus apartments located within a one-mile radius of the University which are primarily marketed to students. The average monthly cost for an off-campus studio or one-bedroom apartment is \$1,629 or \$1,752, respectively. Additionally, the average cost of a room in an off-campus two-, three-, or four-bedroom apartment is \$1,182, \$1,101, or \$1,024, per month, per student, respectively. The off-campus facilities are predominantly unfurnished. Off-campus communities most commonly offer water/sewer and internet in their base rental rate, but do not include electricity. Currently, the rental rate for a room in a typical, furnished, air-conditioned apartment-style Residence Hall averages approximately \$917 per month per student (based on a 4.5-month semester); this is 33% below (\$1,337 per month average across all unit configurations) the average off-campus apartment bedroom for the comparative inventory.

Budgetary Process

The Housing System budget process begins each spring. Various units in the Department of Housing identify specific needs for the upcoming fiscal year, including maintenance and repair projects, equipment needs, and strategic initiatives. The Director of Finance utilizes this information to build a budget model alongside the Senior Director for Housing. The ensuing discussions ensure that needs and initiatives are assessed for alignment to broader University goals and financial feasibility. The budget figures are based upon actuals from the prior year and the current year, anticipated and projected changes in the current year, and major projects that are scheduled. The following table sets forth the Department of Housing's operating budget

and actual results for Fiscal Year 2023-24 and Fiscal Year 2024-25, and budget for Fiscal Year 2025-26 which have been prepared by the University on a cash basis for internal management purposes and have not been audited.

Housing System Operating Budget

	Fiscal Year 2023-24			Fiscal Year 2024-25			Fiscal Year 2025-26
	<u>Budgeted</u>	<u>Actual</u>	<u>Variance</u>	<u>Budgeted</u>	<u>Actual</u>	<u>Variance</u>	<u>Budgeted</u>
Operating Revenue							
Rents and Other Revenues	\$63,545,583	\$64,338,195	\$792,612	\$73,684,673	\$74,627,987	\$943,314	\$75,863,375
Total Operating Income	\$63,545,583	\$64,338,195	\$792,612	\$73,684,673	\$74,627,987	\$943,314	\$75,863,375
Operating Expenses							
Salaries and Related Benefits	\$26,513,467	\$23,172,754	(\$3,340,713)	\$26,868,296	\$24,029,698	(\$2,838,598)	\$24,441,893
Utilities	8,501,820	8,526,826	25,006	8,891,200	9,034,626	143,426	9,071,260
Repair, Maintenance, Equipment	9,701,493	6,371,949	(3,329,544)	12,110,663	7,898,717	(4,211,946)	11,197,777
Administrative Overhead	3,617,595	3,617,595	-	3,849,846	3,849,846	-	4,015,126
Other Expenses	<u>2,603,273</u>	<u>2,200,007</u>	<u>(403,266)</u>	<u>2,535,180</u>	<u>2,321,917</u>	<u>(213,263)</u>	<u>2,389,845</u>
Total Operating Expenditures	\$50,937,648	\$43,889,131	(\$7,048,517)	\$54,255,185	\$47,134,804	(\$7,120,381)	\$51,115,901
Income before Transfers	\$12,607,935	\$20,449,064	\$7,841,129	\$19,429,488	\$27,493,183	\$8,063,695	\$24,747,474
Transfers							
Capital Contributions/R&R	(\$4,959,200)	(\$7,436,127)	(\$2,476,927)	(\$4,840,000)	\$8,019,689	\$12,859,689	(\$5,425,000)
Debt Service	<u>(5,697,500)</u>	<u>(5,212,500)</u>	<u>485,000</u>	<u>(17,388,150)</u>	<u>(13,682,294)</u>	<u>3,705,856</u>	<u>(17,379,900)</u>
Total Transfers	(\$10,656,700)	(\$12,648,627)	(\$1,991,927)	(\$22,228,150)	(\$5,662,605)	\$16,565,545	(\$22,804,900)
Net Position Increase/(Decrease)	\$1,951,235	\$7,800,437	\$5,489,202	(\$2,798,662)	\$21,830,578	\$24,629,240	\$1,942,574

Discussion of Budget to Actual Results for Fiscal Years 2023-24 and 2024-25. In Fiscal Year 2023-24, total revenue was as expected and reflects the planned occupancy for the fall 2023 and spring 2024 semesters. Total expenses were 16% below budget. The variance in Salaries and Related Benefits was driven by staff vacancies, including the postponement of filling positions for Honors Village buildings 2 and 4, which did not open until August 2024. The variance in Repair, Maintenance, and Equipment was a result of several projects increasing in scope to become capital projects, as well as delays in acquiring furniture for summer replacement. The increase in project scope is reflected in Capital Contributions, which were 16% over budget. The variance in Other Expenses reflects savings from the decommissioning of Housing's localized IT servers, which led to the termination of various infrastructure and maintenance contracts. Additionally, there was a significant decrease in freight costs for the year.

In Fiscal Year 2024-25, total revenue was as expected and reflects the planned occupancy for the fall 2024 and spring 2025 semesters. Total expenses were 15% below budget. The variance in Salaries and Related Benefits was driven by staff vacancies and turnover, including an intentional reduction in workforce as we prepared for the closures of Graham, Simpson, and Trusler Halls. The variance in Repair, Maintenance, and Equipment was a result of expanding the scope of several projects, making them capital projects. Additionally, there was an intentional reduction in expenses for Graham, Simpson, and Trusler Halls in preparation for taking them offline in August 2025. The variances in Capital Contributions/R&R and Debt Service are a direct result of using the remaining proceeds of the 2021A Bonds, after completion of the 2021A Project, to reimburse or pay for over 70 capital projects of the Housing System, as well as using these funds to pay a portion of the July 1, 2025, debt service payment. This returned funding back to the Housing System and positively impacted the Housing System's unrestricted fund balance.

Discussion of Fiscal Year 2025-26 Budget. The Fiscal Year 2025-26 budget reflects the decrease in capacity for the Housing System coupled with an increase in rental rates and stable expenses. Budgeted revenue continues to reflect 96% occupancy for the fall 2025 and spring 2026 semesters. Budgeted expenses assume a reduction in workforce from the closure of Graham, Simpson, and Trusler Halls, leading to stable projections for Salaries, Utilities, and Other Expenses. The budgeted figure for Repair, Maintenance, and Equipment is indicative of planned projects across the Housing System. Lastly, the budgeted Transfers figure reflects planned capital reinvestments and the annual debt service payment for the Housing System.

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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 Housing System for Fiscal Years 2020-21 through 2024-25. The Housing System Revenue Fund financial statements were prepared by the University for internal management purposes as an integral part of the University's financial statements and have not been independently audited. 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. A copy of the University's audited financial statements and the Housing System Revenue Fund financial statements for Fiscal Year 2024-25 are attached hereto as Appendix D and E, respectively.

The information provided in the following two tables was prepared using 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.

Department of Housing – Housing System Revenue Fund Historical Summary of Statement of Net Position

	Fiscal Year Ended June 30,				
	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
CURRENT ASSETS					
Pooled Cash and Investments	\$10,629,142	\$16,794,383	\$21,387,423	\$28,192,165	\$50,183,502
Accounts Receivable	6,294	418,123	580,779	581,434	386,634
Net Student Receivables	1,188,600	248,283	81,833	487,862	446,579
Notes Receivables	37,607	-	-	-	-
Inventories	308,947	371,547	370,296	115,045	-
Total Current Assets	<u>\$12,170,590</u>	<u>\$17,832,336</u>	<u>\$22,420,331</u>	<u>\$29,376,506</u>	<u>\$51,016,715</u>
NON-CURRENT ASSETS					
Notes Receivable – Non-Current	\$300,857	-	-	-	-
Furniture & Equipment	8,281,783	8,260,661	8,264,704	4,902,593	2,194,562
Less: Accumulated Depreciation	<u>(6,993,394)</u>	<u>(7,392,416)</u>	<u>(7,729,803)</u>	<u>(4,515,430)</u>	<u>(1,870,355)</u>
Total Non-Current Assets	<u>\$1,589,246</u>	<u>\$868,245</u>	<u>534,901</u>	<u>387,163</u>	<u>324,207</u>
TOTAL ASSETS	<u>\$13,759,836</u>	<u>\$18,700,581</u>	<u>\$22,955,232</u>	<u>\$29,763,669</u>	<u>\$51,340,922</u>
CURRENT LIABILITIES					
Accounts Payable	\$758,803	\$1,220,771	1,490,737	1,744,125	1,567,733
Unearned Rent	<u>3,153,034</u>	<u>2,128,750</u>	<u>1,720,393</u>	<u>722,261</u>	<u>722,653</u>
Total Current Liabilities	<u>\$3,911,837</u>	<u>\$3,349,521</u>	<u>\$3,211,130</u>	<u>\$2,466,386</u>	<u>\$2,290,386</u>
TOTAL LIABILITIES	<u>\$3,911,837</u>	<u>\$3,349,521</u>	<u>\$3,211,130</u>	<u>\$2,466,386</u>	<u>\$2,290,386</u>
NET POSITION					
Invested in Capital Assets Net of Related Debt	\$1,288,389	\$868,245	534,901	387,163	324,207
Restricted Expendable on Capital Projects	2,175,177	2,175,177	2,175,177	2,175,177	2,175,177
Unrestricted	<u>6,384,433</u>	<u>12,307,638</u>	<u>17,034,024</u>	<u>24,734,943</u>	<u>46,551,152</u>
Total Net Position	<u>\$9,847,999</u>	<u>\$15,331,060</u>	<u>\$19,744,102</u>	<u>\$27,297,283</u>	<u>\$49,050,536</u>
TOTAL LIABILITIES AND NET POSITION	<u>\$13,759,836</u>	<u>\$18,700,581</u>	<u>\$22,955,232</u>	<u>\$29,763,669</u>	<u>\$51,340,922</u>

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**Department of Housing – Housing System Revenue Fund
Statement of Revenues, Expenditures, and Other Changes**

	Fiscal Year Ended June 30,				
	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
OPERATING REVENUES					
Housing System Rental Revenue	\$40,160,254 ¹	\$54,566,051	\$56,546,855	\$64,328,525	\$74,630,345
OPERATING EXPENSES					
Salaries and Related Fringe Benefits	\$20,955,737	\$22,794,134	21,766,441	23,172,754	24,029,698
Utilities	6,130,017	6,558,013	7,454,269	8,526,826	9,034,626
Repairs and Maintenance	2,710,524	4,773,883	5,455,325	5,418,904	6,002,229
Small Furniture and Equipment	619,130	925,629	1,758,262	953,045	1,896,488
Depreciation	483,859	422,345	356,008	247,256	77,325
Administrative Overhead	4,889,746	4,205,496	3,967,708	3,617,595	3,849,846
Other Expenses	<u>879,938</u>	<u>1,011,538</u>	<u>2,342,375</u>	<u>2,200,007</u>	<u>2,321,917</u>
Total Expenditures	\$36,668,951	\$40,691,038	\$43,100,388	\$44,136,387	\$47,212,129
OPERATING INCOME	<u>\$3,491,573</u>	<u>\$13,875,013</u>	<u>\$13,446,467</u>	<u>\$20,192,138</u>	<u>\$27,418,216</u>
NON-OPERATING REVENUES (EXPENSES)					
CARES Act	-	\$4,032,390	-	-	-
Miscellaneous	472,728	62,307	-	-	-
Financial Scholarship Transfer	(92,887)	(72,694)	(11,827)	-	-
(Loss) Gain on Equipment Disposals	<u>(26,212)</u>	<u>(4,634)</u>	<u>211</u>	<u>9,670</u>	<u>(2,358)</u>
Total Non-operating Revenue (Expenses)	\$353,629	\$4,017,369	(\$11,616)	\$9,670	(\$2,358)
INCOME BEFORE TRANSFERS	<u>\$3,845,202</u>	<u>\$17,892,382</u>	<u>\$13,434,851</u>	<u>\$20,201,808</u>	<u>\$27,415,858</u>
TRANSFERS					
Capital Contributions to Plant Fund	(556,397)	(5,791,595)	(2,662,177)	(7,436,127)	8,019,689
Debt Service Transfer	<u>(6,898,612)</u>	<u>(6,597,726)</u>	<u>(6,379,632)</u>	<u>(5,212,500)</u>	<u>(13,682,294)</u>
Total Transfers	(\$7,455,009)	(\$12,389,321)	(\$9,041,809)	(\$12,648,627)	(\$5,662,605)
NET ASSETS					
Net Change in Net Assets	<u>(\$3,609,807)</u>	<u>\$5,503,061</u>	<u>\$4,393,042</u>	<u>\$7,553,181</u>	<u>\$21,753,253</u>
Net Assets, Beginning of Year	<u>\$13,457,806</u>	<u>\$9,847,999</u>	<u>\$15,351,060</u>	<u>\$19,744,102</u>	<u>\$27,297,283</u>
Net Assets, End of Year	<u>\$9,847,999</u>	<u>\$15,351,060</u>	<u>\$19,744,102</u>	<u>\$27,297,283</u>	<u>\$49,050,536</u>

¹ Fiscal Year 2020-21 revenues were affected by the COVID-19 pandemic, with reduced System capacity and occupancy resulting in markedly lower revenues compared to the fiscal years preceding and succeeding the pandemic.

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

From Fiscal Year 2020-21 to Fiscal Year 2024-25, operating revenues of the Housing System increased by \$34.4 million, or 86%, from \$40.1 million to \$74.6 million. The increase in operating revenue is a result of continued strong occupancy, annual rental rate increases beginning in Fiscal Year 2021-22, and the addition of the Honors Village Complex.

Operating expenses increased from \$36.7 million in Fiscal Year 2020-21 to \$47.2 million in Fiscal Year 2024-25. The increase in salaries reflects the addition of Honors Village and the cost-of-living increases related to staffing. The increase in utilities captures the rise in commodity costs post-COVID and the addition of the Honors Village Complex. Repairs and maintenance, FF&E expenses, and other expenses have remained relatively stable post-COVID.

From Fiscal Year 2020-21 to Fiscal Year 2024-25 net assets increased from \$9.8 million to \$49.0 million. This change captures a period of recovery post-COVID, the impact of partially opening Honors Village ahead of schedule and during the capitalized interest period of the 2021A Bonds, and funds being set aside for capital reinvestment projects in the coming decade.

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

	Fiscal Year Ending June 30				
	<u>2020-21¹</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>
Housing System Gross Revenues					
Housing System Rental Revenue	\$40,160,524	\$54,566,051	\$56,546,855	\$64,328,525	\$74,630,345
Less: Current Expenses					
Operating Expenses	\$36,668,951	\$40,691,038	\$43,100,388	\$44,136,387	\$47,212,129
Less: Depreciation	(483,859)	(422,345)	(356,008)	(247,256)	(77,325)
Less: Administrative Overhead	<u>(4,889,746)</u>	<u>(4,205,496)</u>	<u>(3,967,708)</u>	<u>(3,617,595)</u>	<u>(3,849,846)</u>
Total Current Expenses ²	\$31,295,346	\$36,063,197	\$38,776,672	\$40,271,536	\$43,284,958
Pledged Revenues	\$8,865,178	\$18,502,854	\$17,770,183	\$24,056,989	\$31,345,387
Total Annual Debt Service	\$6,893,363	\$6,571,761	\$6,580,000	\$5,600,967	\$17,388,150
Maximum Annual Debt Service³	\$17,483,763	\$17,483,763	\$17,388,150	\$17,388,150	\$17,388,150
Debt Service Coverage Ratios					
Annual Debt Service Coverage	1.29x	2.82x	2.70x	4.30x	1.80x
Maximum Annual Debt Service Coverage	0.51x	1.06x	1.02x	1.38x	1.80x

Source: Revenue and expenditures were provided by the University and have not been audited.

¹ Fiscal Year 2020-21 Pledged Revenues were adversely impacted by the COVID-19 pandemic, which reduced capacity and demand for the Housing System.

² The Current Expenses line item in the table above includes approximately \$300,000 annually of personnel costs related to Infinity Hall. Under the Resolution, costs incurred related to facilities that are not part of the Housing System are excluded from Current Expenses and the payment of debt service has priority over the payment of those costs.

³ Maximum Annual Debt Service for Fiscal Years 2020-21 through 2022-23 includes debt service on the 2021A Bonds. Interest on the 2021A Bonds through Fiscal Year 2023-24 was paid with capitalized interest funded by a deposit of proceeds of the 2021A Bonds, which funded the construction of the Honors Village Residence Hall.

Projected Pledged Revenues and Debt Service Coverage

Projections of Pledged Revenues and debt service coverage ratios for the next five fiscal years are provided in the following table. Projected revenues are based on assumed rental rate increases of 10.5% for Fiscal Year 2025-26 through Fiscal Year 2029-30. The Pledged Revenues take into account the Project opening in Fiscal Year 2028-29, and certain other Housing System facilities being taken off-line concurrent with the opening thereof, as discussed above in "Capital Improvement Plan and Housing Master Plan." **The projections of future operating results have been prepared by the University based upon the most recent available information, 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.**

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**University of Florida Housing System
Projected Debt Service Coverage**

	Fiscal Year Ending June 30				
	<u>2025-26</u>	<u>2026-27</u>	<u>2027-28</u>	<u>2028-29</u>	<u>2029-30</u>
Housing System Gross Revenues					
Housing System Rental Revenue	\$76,893,000	\$82,900,000	\$91,146,000	\$114,039,000	\$132,622,000
Current Expenses¹	\$45,804,000	\$47,178,000	\$48,593,000	\$55,791,000	\$60,210,000
Pledged Revenues	\$31,089,000	\$35,722,000	\$42,553,000	\$58,248,000	\$72,412,000
Annual Debt Service on the Outstanding Bonds	\$17,379,900	\$15,562,913	\$15,564,913	\$14,856,663	\$14,852,663
Estimated Debt Service on the 2026A Bonds ²	-	-	4,083,333	16,445,000	16,445,250
Estimated Additional Bonds for 2026 Project ³	-	-	-	<u>9,355,208</u>	<u>10,680,000</u>
Total Estimated Annual Debt Service	\$17,379,900	\$15,562,913	\$19,648,246	\$40,656,871	\$41,977,913
Estimated Maximum Annual Debt Service⁴	\$17,385,150	\$41,977,913	\$41,977,913	\$41,977,913	\$41,977,913
Debt Service Coverage Ratios					
Annual Debt Service	1.79x	2.30x	2.17x	1.43x	1.73x
Maximum Annual Debt Service ⁵	1.79x	0.85x	1.01x	1.39x	1.73x

¹ The Current Expenses line item in the table above includes approximately \$300,000 annually of personnel costs related to Infinity Hall. Under the Resolution, costs incurred related to facilities that are not part of the Housing System are excluded from Current Expenses and the payment of debt service has priority over the payment of those costs.

² Interest payments on the 2026A Bonds due in Fiscal Years 2026-27 through 2027-28 will be paid from 2026A Bond proceeds.

³ In addition to the 2026A Bonds, the University anticipates issuing approximately \$159.1 million of Additional Bonds in Fiscal Year 2026-27 to provide the remaining necessary funding for the 2026 Project. Projected debt service on the Additional Bonds is estimated using a fixed 5% interest rate, level annual debt service, and a final maturity of July 1, 2056. The estimated debt service for the additional 2026 Project bonding is net of capitalized interest through January 1, 2029. The par amount and annual debt service of the additional bonding is estimated and subject to change based on, among other things, the timing, couponing, and interest rate on the additional bonding, and the amount of funding for the 2026 Project generated by the 2026A Bonds. The maximum approved par amount for the second issuance is \$198 million.

⁴ Estimated Maximum Annual Debt Service, after the issuance of the 2026A Bonds and the estimated additional bonding for the 2026 Project, occurs in Fiscal Year 2029-30.

⁵ Estimated Maximum Annual Debt Service Coverage Ratio calculation in Fiscal Year 2026-27 through 2027-28 includes full debt service on the 2026A Bonds and the estimated additional bonding for the 2026 Project. However, a portion of the debt service due on the 2026A Bonds through July 1, 2028 will be paid with capitalized interest funded by a deposit of proceeds of the 2026A Bonds into the Sinking Fund, and a portion of the debt service on the estimated additional bonding for the 2026 Project through January 1, 2029 is anticipated to be paid by capitalized interest. The 2026 Project is expected to be open during Fiscal Year 2028-29, generating additional revenues to pay debt service at that time.

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SCHEDULE OF ESTIMATED DEBT SERVICE

The table below shows the debt service on the on the Bonds which will be Outstanding subsequent to the issuance of the 2026A Bonds, as well as the estimated debt service on the 2026A Bonds, the estimated additional bonds for the 2026 Project anticipated to be issued in Fiscal Year 2026-27, and the total estimated debt service.

Fiscal Year Ending June 30	Outstanding Bonds	Estimated Debt Service on the 2026A Bonds¹			Estimated Additional Debt Service for 2026 Project³	Estimated Total Debt Service
		Principal	Interest²	Total		
2027	\$15,562,913	-	-	-	-	\$15,562,913
2028	15,564,913	-	\$4,083,333	\$4,083,333	-	19,648,246
2029	14,856,663	\$4,195,000	12,250,000	16,445,000	\$9,355,208	40,656,871
2030	14,852,663	4,405,000	12,040,250	16,445,250	10,680,000	41,977,913
2031	14,848,413	4,625,000	11,820,000	16,445,000	10,682,000	41,975,413
2032	13,185,063	4,855,000	11,588,750	16,443,750	10,681,750	40,310,563
2033	13,182,963	5,100,000	11,346,000	16,446,000	10,679,000	40,307,963
2034	11,782,413	5,355,000	11,091,000	16,446,000	10,678,500	38,906,913
2035	11,782,813	5,620,000	10,823,250	16,443,250	10,679,750	38,905,813
2036	11,782,013	5,905,000	10,542,250	16,447,250	10,682,250	38,911,513
2037	11,780,213	6,200,000	10,247,000	16,447,000	10,680,500	38,907,713
2038	11,781,663	6,510,000	9,937,000	16,447,000	10,679,250	38,907,913
2039	11,781,063	6,835,000	9,611,500	16,446,500	10,683,000	38,910,563
2040	11,783,263	7,175,000	9,269,750	16,444,750	10,681,000	38,909,013
2041	11,782,963	7,535,000	8,911,000	16,446,000	10,683,000	38,911,963
2042	11,780,013	7,910,000	8,534,250	16,444,250	10,683,250	38,907,513
2043	11,784,263	8,305,000	8,138,750	16,443,750	10,681,250	38,909,263
2044	11,780,013	8,720,000	7,723,500	16,443,500	10,681,500	38,905,013
2045	11,781,150	9,160,000	7,287,500	16,447,500	10,683,250	38,911,900
2046	11,782,450	9,615,000	6,829,500	16,444,500	10,680,750	38,907,700
2047	11,783,800	10,095,000	6,348,750	16,443,750	10,678,500	38,906,050
2048	11,783,850	10,600,000	5,844,000	16,444,000	10,680,750	38,908,600
2049	11,779,750	11,130,000	5,314,000	16,444,000	10,681,500	38,905,250
2050	11,781,350	11,685,000	4,757,500	16,442,500	10,680,000	38,903,850
2051	11,783,200	12,270,000	4,173,250	16,443,250	10,680,500	38,906,950
2052	-	12,885,000	3,559,750	16,444,750	10,682,000	27,126,750
2053	-	13,530,000	2,915,500	16,445,500	10,678,500	27,124,000
2054	-	14,205,000	2,239,000	16,444,000	10,679,250	27,123,250
2055	-	14,915,000	1,528,750	16,443,750	10,683,000	27,126,750
2056	-	15,660,000	783,000	16,443,000	10,678,500	27,121,500
Total	\$314,129,825	\$245,000,000	\$219,538,083	\$464,538,083	\$297,737,708	\$1,076,405,617

¹ Preliminary, subject to change.

² Excludes a portion of the interest payments on the 2026A Bonds due through July 1, 2028, which will be paid from proceeds of the 2026A Bonds.

³ In addition to the 2026A Bonds, the University anticipates issuing approximately \$159.1 million of Additional Bonds in Fiscal Year 2026-27 to provide the remaining necessary funding for the 2026 Project. Projected debt service on the Additional Bonds has been estimated using a fixed 5% interest rate, level annual debt service, and a final maturity of July 1, 2056. The estimated debt service for the additional 2026 Project bonding is net of capitalized interest through January 1, 2029. The par amount and annual debt service of the additional bonding is estimated and subject to change based on, among other things, the timing, couponing, and interest rate on the additional bonding, and the amount of funding for the 2026 Project generated by the 2026A Bonds. The maximum approved par amount for the second issuance is \$198 million.

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 Board of Governors, the Division, the Board of Administration, and the University 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 purposes of 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 2026A Bonds. Prospective purchasers of 2026A Bonds should be aware that the ownership of 2026A 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 2026A 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 2026A Bonds; (iii) the inclusion of interest on 2026A 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 2026A 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 2026A 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 Board of Governors, the Division, and the University, 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 2026A 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 2026A Bonds. Any amount so withheld would be refunded or allowed as a credit against the federal income tax of such owner of 2026A Bonds. This withholding generally applies if the owner of 2026A 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 20__ through 20__, both inclusive (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 20__ through 20__, both inclusive (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

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 2026 Project Construction Fund to pay the costs of the 2026 Project. 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.

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 Protection ("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.

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.

Bond Ratings

Fitch Ratings, Moody’s Ratings, and S&P Global Ratings, (herein referred to collectively as “Rating Agencies”), have assigned their municipal bond ratings of AA (stable outlook), Aa2 (stable outlook), and AA- (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 Division, the Board of Governors, and the University furnished to such Rating Agencies certain information and material in respect to the State 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 G.

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 F, 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

_____ (the “2026A Underwriter”) has agreed to purchase the 2026A Bonds at an aggregate purchase price of \$_____ (which represents the par amount of the 2026A Bonds [plus] [minus] an original issue [premium] [discount] of \$_____ and minus the 2026A Underwriter’s discount of \$_____). The 2026A Underwriter may offer and sell the 2026A Bonds to certain dealers (including dealers depositing bonds into investment trusts), 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

J. BEN WATKINS III
Director, Division of Bond Finance

BOARD OF GOVERNORS of the
STATE UNIVERSITY SYSTEM

ALAN LEVINE
Chair, Board of Governors

RESOLUTION

WHEREAS, on January 10, 1989, the Governor and Cabinet, sitting as the Governing Board of the Division of Bond Finance of the State of Florida Department of General Services (now the Division of Bond Finance of the State Board of Administration of Florida, the “Division”), approved a resolution authorizing the issuance of bonds to finance the costs of construction of a student housing facility, and associated costs; and

WHEREAS, such resolution was amended and restated on April 25, 1989, was amended by subsequent resolutions adopted on June 13, 1989, October 20, 1992, and May 11, 1993, and was restated on June 13, 2000 (the “Original Resolution”); and

WHEREAS, the Original Resolution, was further amended by subsequent resolutions adopted on September 10, 2011, March 20, 2012, and May 4, 2021; and

WHEREAS, as of the date hereof, the Outstanding Bonds consist of Outstanding State of Florida, Board of Governors, University of Florida Dormitory Revenue Bonds, Series 2013A; the Outstanding State of Florida, Board of Governors, University of Florida Dormitory Revenue Refunding Bonds, Series 2016A; the Outstanding State of Florida, Board of Governors, University of Florida Dormitory Revenue Bonds, Series 2021A; and the Outstanding State of Florida, Board of Governors, University of Florida Dormitory Revenue Refunding Bonds, Series 2021B; and

WHEREAS, such Original Resolution, as previously amended, is further amended to cure ambiguities, correct, and supplement provisions therein as follows, and, in accordance with Section 9.02 thereof, such amendments may be made without seeking the consent of the Holders of more than fifty percent in principal amount of the Outstanding Bonds. Language to be added to the Original Resolution is indicated by underlining, and language to be deleted is indicated by ~~strike through~~.

(1) The definitions of the following terms set forth in Section 1.04 are hereby amended to read as follows:

“Outstanding” shall mean, when used with reference to the Bonds, 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).

“Project Costs” shall mean the actual costs of the 1989 Project and the actual costs of any project financed through the issuance of Additional Parity Bonds, including costs of construction; materials, labor, furnishings, equipment, and apparatus; 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 1989 Project or any project financed through the issuance of Additional Parity Bonds; advances by the Board of Governors for renovation or construction; reimbursement for prior authorized expenditures; interest on the Bonds for a reasonable period after date of delivery thereof, if necessary; an amount sufficient to establish adequate reserves; architect and engineering fees; legal fees; 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 1989 Project or any project financed through the issuance of Additional Parity Bonds and the financing thereof.

(2) The definitions of the following terms are hereby added to Section 1.04:

“Defeasance Obligations” means, 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.

“Maximum Annual Debt Service” shall mean, at any time, the maximum remaining amount (with respect to the particular Series of Bonds, or all Bonds, as the case may be), required to be deposited into the Sinking Fund during the then current or any succeeding Fiscal Year. For the purpose of calculating the deposits to be made into a subaccount in the Reserve Account, the Maximum Annual Debt Service shall mean, at any time, the maximum remaining amount, if any, required to be deposited in the then current or any succeeding Fiscal Year into the Sinking Fund with respect to the Bonds for which such subaccount has been established. 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.

(3) Subsection 9.06(A) is hereby amended to read as follows:

Section 9.06. DEFEASANCE. (A) If, at any time, the Board of Governors shall have paid, or shall have made provision for payment of, the principal, interest, and redemption premiums, if any, with respect to the Bonds or any portion thereof, then, and in that event, the pledge of and lien on the funds pledged in favor of the holders of such Bonds shall be no longer in effect. For purposes of the preceding sentence, deposit of sufficient cash and/or ~~Federal Securities (i.e., direct obligations of the United States Government)~~ Defeasance Obligations in irrevocable trust with ~~a banking institution, trust company, or~~ the Board of Administration for the sole benefit of the Bond Holders in an aggregate principal amount which, together with other monies lawfully available therefor and, when invested in Defeasance Obligations, interest to accrue thereon, will be sufficient to make timely payment of the principal, interest, and redemption premiums, if any, on such Bonds, shall be considered “provision for payment.” . . .; and

WHEREAS, The Holders of the State of Florida, Board of Governors, University of Florida Dormitory Revenue Bonds, Series 2021A and the State of Florida, Board of Governors, University of Florida Dormitory Revenue Refunding Bonds, Series 2021B Bonds (the “2021A&B Bonds”) have consented to a future amendment to reduce the average annual amount of Pledged Revenues required to issue Additional Parity Bonds from one hundred twenty-five percent (125%) to one hundred twenty percent (120%) of the Maximum Annual Debt Service on the Bonds then Outstanding and the Additional Parity Bonds then proposed to be issued, provided that no such amendment will take effect until the Holders of all Bonds then Outstanding have consented. The initial Holders of the Refunding Bonds and the initial Holders of subsequently issued Additional Parity Bonds, by virtue of their purchase and acceptance thereof, shall be deemed to have consented in writing to a future amendment to reduce the average annual amount of Pledged Revenues required to issue Additional Parity Bonds from one hundred twenty-five percent (125%) to one hundred twenty percent (120%) of the Maximum Annual Debt Service on the Bonds then Outstanding and the Additional Parity Bonds then proposed to be issued, provided that no such amendment will take effect until the Holders of all Bonds then Outstanding have consented. All subsequent Holders of the 2021A&B Bonds, the Refunding Bonds, and subsequently issued Additional Parity Bonds shall be bound by the terms of such consent and approval.

WHEREAS, it has become necessary and in the best interest of the State of Florida to restate such Original Resolution, as previously amended and as amended herein.

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

The resolution adopted on January 10, 1989, authorizing the issuance of bonds to finance the costs of construction of a student housing facility, and associated costs, as amended and restated on April 25, 1989, as amended on June 13, 1989, October 20, 1992, and May 11, 1993, and restated on June 13, 2000, and as further amended on September 10, 2011, March 20, 2012, and May 4, 2021, is hereby amended and restated in its entirety, as follows:

**A RESOLUTION AUTHORIZING THE ISSUANCE
STATE OF FLORIDA, BOARD OF GOVERNORS,
UNIVERSITY OF FLORIDA DORMITORY REVENUE
BONDS, TO PROVIDE FOR THE FINANCING OF THE
COSTS OF THE CONSTRUCTION OF HOUSING
SYSTEM FACILITIES ON THE CAMPUS OF THE
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,¹ ON BEHALF OF AND FOR THE BENEFIT OF THE BOARD OF GOVERNORS OF THE STATE UNIVERSITY SYSTEM OF FLORIDA:

**ARTICLE I
AUTHORITY; CONSTITUTION AS CONTRACT; DEFINITIONS**

Section 1.01. AUTHORITY FOR THIS RESOLUTION. This resolution (hereinafter “Resolution”) is adopted pursuant to the provisions of Article VII, Section 11(d) of the Florida Constitution; Article IX, Section 7(d) of the Florida Constitution; the State Bond Act, Sections 215.57-215.84, Florida Statutes; and Section 1010.62, Florida Statutes, all as may be amended from time to time; and other applicable provisions of law.

Section 1.02. [RESERVED].

Section 1.03. RESOLUTION TO CONSTITUTE CONTRACT. In consideration of the acceptance of the Bonds by those who shall hold the same from time to time, this Resolution, as amended and supplemented from time to time, shall be deemed to be and shall constitute a contract among the Division, the Board of Governors, the University and such Bond Holders. The covenants and agreements to be performed by the Division, the Board of Governors, and the University shall be for the equal benefit, protection, and security of the legal holders of any and all of the 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 or herein.

Section 1.04. DEFINITIONS. The following terms shall have the following meanings in this Resolution unless the text otherwise requires:

“**Act**” or “**Acts**” shall mean Article VII, Section 11(d) of the Florida Constitution; Article IX, Section 7(d) of the Florida Constitution; the State Bond Act, Sections 215.57-215.84, Florida Statutes; and Section 1010.62, Florida Statutes, all as may be amended from time to time.

“**Additional Parity Bonds**” shall mean any obligations issued pursuant to the terms and conditions of this Resolution and payable from the Pledged Revenues on a parity with the Bonds originally issued hereunder. Such Additional Parity Bonds shall be deemed to have been issued pursuant to the 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 Parity Bonds inconsistent herewith), shall be for the equal benefit, protection, and security of the Holders of the Bonds originally issued hereunder, and any Additional Parity Bonds subsequently authorized and issued pursuant to this Resolution. All of such Additional Parity 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 of any Bonds over any other..

“**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 by

¹ Formerly, the Division of Bond Finance of the State of Florida Department of General Services; the Division was transferred to the State Board of Administration by ss. 2 and 159, Ch. 92-279 Laws of Florida.

subsequent resolution adopted by the Division and the aggregate of such Amortization Installments for each Series shall equal the aggregate principal of the Term Bonds together with redemption premiums, if any, on the Term Bonds.

“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, as amended.

“Board of Governors” or **“Board”** shall mean the Board of Governors created 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, and shall include any other entity succeeding to the powers thereof.

“Bond Amortization Account” shall mean the account within the Sinking Fund created pursuant to Section 5.01 of this Resolution.

“Bond Counsel” shall mean counsel, experienced in matters relating to the validity of, and the tax exemption of interest on, obligations of states and their political subdivisions, as selected by the Division.

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

“Bond Registrar/Paying Agent” shall mean U.S. Bank Trust Company, National Association (formerly, U.S. Bank Trust National Association), its successor, or such other Bond Registrar/Paying Agent as is provided for by subsequent resolution of the Division.

“Bonds” shall mean the Bonds authorized to be issued by Section 2.01 of this Resolution and any Additional Parity Bonds issued in accordance with Section 6.01 of this Resolution.

“Code” shall mean the Internal Revenue Code of 1986, as amended, and the regulations and rules thereunder in effect or proposed.

“Construction Fund” or **“Construction Trust Fund”** shall mean a trust fund in which shall be deposited the net proceeds of the 1989 Bonds and other available moneys for the construction of the 1989 Project.

“Current Expenses” shall mean and include all necessary operating expenses, current maintenance charges, expenses of reasonable upkeep and repairs, properly allocated share of charges for insurance and all other expenses of the Board of Governors or the University incident to the operation of the Housing System as expanded by the terms of this Resolution, but shall exclude depreciation, all general administrative expenses of the Board of Governors or the University, the expenses of operation of auxiliary facilities the revenues of which are not pledged as security for the Bonds and the payments into the Housing System Building Maintenance and Equipment Reserve Fund hereinafter provided for.

“Debt Service Reserve Account” or **“Reserve Account”** shall mean the account within the Sinking Fund created pursuant to Section 5.01 of this Resolution and which shall include any subaccounts established for a particular Series of Bonds.

“Defeasance Obligations” means, 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” or **“Division of Bond Finance”** shall mean the Division of Bond Finance of the State Board of Administration of Florida.

“Fiscal Year” shall mean the period beginning with and including July 1 of each year and ending with and including the next June 30, or such other 12-month period designated by the University.

“Gross Revenues” shall mean all fees, rentals or other charges and income received by the Board of Governors or the University from students, faculty members 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, together with all receipts and income of any kind derived from the Housing System, without any deductions whatever, and specifically including, without limiting the generality of the foregoing, room rental income, linen rental fees, and any special rental fees or charges for services or space provided.

“Holder of Bonds” or “Bond Holder” or any similar term, shall mean any person who shall be the registered owner of any Bond.

“Housing System” shall mean those dormitory units, apartments, or other living units at the University, the revenues of which are pledged to the Bonds together with such additions thereto as shall be made from time to time.

“Maximum Annual Debt Service” shall mean, at any time, the maximum remaining amount (with respect to the particular Series of Bonds, or all Bonds, as the case may be), required to be deposited into the Sinking Fund during the then current or any succeeding Fiscal Year. For the purpose of calculating the deposits to be made into a subaccount in the Reserve Account, the Maximum Annual Debt Service shall mean, at any time, the maximum remaining amount, if any, required to be deposited in the then current or any succeeding Fiscal Year into the Sinking Fund with respect to the Bonds for which such subaccount has been established. 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.

“Outstanding” shall mean, when used with reference to the Bonds, 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 Holders of a specified percentage of principal amount of Bonds, Bonds held by or for the account of the Division or the Board of Governors.

- (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).

“Pledged Revenues” shall mean the net revenues of the Housing System after deducting from Gross Revenues the Current Expenses.

“Project Costs” shall mean the actual costs of the 1989 Project and the actual costs of any project financed through the issuance of Additional Parity Bonds, including costs of construction; materials, labor, furnishings, equipment, and apparatus; 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 1989 Project or any project financed through the issuance of Additional Parity Bonds; advances by the Board of Governors for renovation or construction; reimbursement for prior authorized expenditures; interest on the Bonds for a reasonable period after date of delivery thereof, if necessary; an amount sufficient to establish adequate reserves; architect and engineering fees; legal fees; 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 1989 Project or any project financed through the issuance of Additional Parity Bonds and the financing thereof.

“1989 Project” shall mean the following facilities as previously approved by the Board of Regents and the Legislature, and subject to any deletions, modifications, or substitutions deemed necessary and expedient and approved by resolution of the Board of Regents, and the State Board of Education and is more specifically described as follows: The design, construction, sitework, parking and equipment for a 108 unit single student apartment facility to house up to 422 students and related supporting spaces.

“Rating Agency” shall mean a nationally recognized bond rating agency.

“Rebate Amount” shall have the meaning ascribed to that term in Section 3.05 of this Resolution.

“Rebate Account” shall mean the Rebate Account created and established pursuant to Section 3.05(C) of this Resolution.

“Rebate Year” shall mean, with respect to the Bonds issued hereunder, (i) the twelve-month period commencing on the anniversary of the “closing date” with respect to the Bonds in each year and ending on the day prior to the anniversary of the “closing date” in the following year, except that the first Rebate Year with respect to the Bonds shall commence on the “closing date” for such Bonds and the final Rebate Year with respect to the Bonds shall end on the date of final maturity of such Bonds or (ii) such other period as regulations promulgated or to be promulgated by the United States Department of Treasury may prescribe. “Closing date” as used herein shall mean with respect to the Bonds issued hereunder the date of issuance and delivery of such Bonds to the original purchaser thereof.

“Record Date” shall mean December 15 for the January 1 debt service payment and June 15 for the July 1 debt service payment.

“Reserve Account Credit Facility” shall mean a Reserve Account Insurance Policy, Reserve Account Letter of Credit or other comparable insurance, guarantee or financial product, if any, deposited in a subaccount of the Reserve Account in lieu of or in partial substitution for cash or securities on deposit therein. The issuer providing such Reserve Account Credit Facility 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 in a reserve subaccount of the Reserve Account, if any, in lieu of or in partial substitution for cash or securities on deposit therein. The issuer providing such Reserve Account Insurance Policy shall be an insurer rated in one of the two highest full rating categories by a Rating Agency.

“Reserve Account Letter of Credit” shall mean the irrevocable, transferable letter of credit, if any, deposited in a subaccount of the Reserve Account, if any, in lieu of or in partial substitution for cash or securities on deposit therein. The issuer providing such letter of credit shall be a banking association, bank or trust company or branch thereof which shall be rated in one of the two highest full rating categories by a Rating Agency.

“Reserve Requirement” or “Debt Service Reserve Requirement” shall mean with respect to each subaccount in the Debt Service Reserve Account, an amount to be determined pursuant to subsequent resolution, which amount shall not exceed the lesser of: (1) the Maximum Annual Debt Service requirement on the Bonds secured by such subaccount, (2) 125% of the average annual debt service on the Bonds secured by such subaccount, (3) 10% of the proceeds of the Bonds secured by such subaccount, or (4) the maximum debt service reserve permitted under the Code. Such amount may be zero.

“Resolution” shall mean this resolution adopted by the Governor and Cabinet as the Governing Board of the Division of Bond Finance authorizing the issuance of the Bonds, as the same may from time to time be amended, modified or supplemented by a supplemental 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” or shall mean the fund created by subsection 5.01(B) of this Resolution.

“State” shall mean the State of Florida.

“Term Bonds” shall mean the Bonds of a Series which shall be stated to mature on one date and for the amortization of which payments are required to be made into the Bond Amortization Account in the Sinking Fund, hereinafter created, as may be provided in a subsequent resolution of the Division.

“University” shall mean the University of Florida.

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.

ARTICLE II AUTHORIZATION; TERMS; EXECUTION; REGISTRATION AND ISSUANCE OF BONDS

Section 2.01. AUTHORIZATION OF BONDS. Subject and pursuant to the provisions of this Resolution, fully registered revenue bonds of the Board of Regents of the State University System to be known as “State of Florida Board of Regents University of Florida Housing Revenue Bonds, Series 1989” (the “1989 Bonds”), are hereby authorized to be issued by the Division on behalf of the Board of Regents in an aggregate principal amount not to exceed 7,500,000 for the purpose of financing the construction and equipping of the 1989 Project as described herein.

Section 2.02. DESCRIPTION OF BONDS. The Bonds shall be issued in fully registered form without coupons; shall be dated as determined by subsequent resolution of the Division; shall be numbered consecutively from one upward within each Series and shall be in the denomination of \$1,000 each or any integral multiples thereof; shall bear interest at not exceeding the maximum rate permitted by law, payable semiannually each July 1 and January 1; and shall mature on July 1 of each year in such years and amounts as shall be determined by subsequent resolution adopted by the Division on or prior to the sale of the Bonds.

The Bonds may be sold at one time or in Series from time to time as the Division may determine by resolution. If issued in Series, each Series shall be dated and have an identifying letter. All of such Bonds, when issued, will rank equally as to source and security for payment and in all other respects with all then outstanding Bonds of any Series.

Interest shall be paid on January 1 and on July 1 to the Bond Holder whose name appears on the books of the Bond Registrar/Paying Agent as of 5:00 p.m. eastern time on the Record Date next preceding such interest payment date.

Section 2.03. BONDS MAY BE ISSUED AS SERIAL BONDS OR TERM BONDS. The Bonds may be issued as Serial Bonds, Term Bonds, or a combination of both, as shall be determined by resolution of the Division adopted prior to sale of prior to the sale of such Series of Bonds.

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 are determined pursuant to the resolution authorizing such Bonds.

Unless waived by any Holder 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 (30) days prior to the date fixed for redemption, to the Holder of the Bonds to be redeemed of record on the books kept by the Bond Registrar/Paying Agent as of forty-five (45) days prior to the date fixed for redemption. Such notice of redemption shall specify the

serial or other distinctive numbers or letters of the Bonds to be redeemed, if less than all, the date fixed for redemption, and the redemption price thereof and, in the case of Bonds to be redeemed in part only, the principal amount thereof to be redeemed. Failure so to give any such notice by mailing to any Bond Holder, 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 Holder of such Bond receives such notice.

The Bond Registrar/Paying Agent shall not be required to issue, transfer or exchange any Bonds during a period beginning at the opening of business on the 15th business day next preceding the date fixed for redemption and ending at the close of business on the date fixed for redemption; or to transfer or exchange any Bonds selected, called or being called for redemption in whole or in part.

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 published and mailed 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 Holders of the Bonds or portions thereof to be redeemed, all as provided in this Resolution or the applicable authorizing 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 entitled to any lien, benefit or security under this Resolution or the applicable authorizing resolution, and the Holders of such Bonds or portions of Bonds shall have no rights in respect thereof except to receive payment of the redemption price thereof and, to the extent provided in the final paragraph of this Section, to receive Bonds for any unredeemed portion of the Bonds. Any and all of the 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 as set out below, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed. 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 home 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.

In case part but not all of an Outstanding Bond shall be selected for redemption, the Holder 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 Bond Holder, 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 Governors by its Chairman and attested to by its Vice-Chairman, or such other member of the Board of Governors as may be designated by subsequent resolution of the Division, and the corporate seal of the Board of Governors a facsimile thereof shall be affixed thereto or reproduced thereon. The Bond Registrar's certificate of authentication shall appear on the Bonds, signed by an authorized signatory of said Bond Registrar. Any of the signatures required hereinabove may be a facsimile signature imprinted or reproduced on the Bonds, provided that at least one signature required shall be manually subscribed. 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 Governors 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. Any Bond may be signed and sealed on behalf of the Board of Governors by such person as at the actual time of the execution of such Bond shall hold the proper office, although at the date of such Bond, such person may not have held such office or may not have been so authorized.

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 Secretary of the Governing Board.

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. The original holder and each successive holder of any of the Bonds shall be conclusively deemed by his 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.

Section 2.07. REGISTRATION. 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 Registrar, Paying Agent and Transfer Agreement with the Board of Administration.

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 of authorized denomination 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, if required by the Division or the Bond Registrar/Paying Agent, be accompanied by a written instrument of transfer or authorization for exchange, in form and with guaranty of signature satisfactory to the Division and the Bond Registrar/Paying Agent, duly executed by the Registered Owner or by his duly authorized attorney.

Neither the Division nor the Bond Registrar/Paying Agent may charge the Bondholder or his 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 Bondholder 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 Governors 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 Governors 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. The person in whose name any Bond is registered may be deemed the owner thereof by the Board of Governors and the Bond Registrar/Paying Agent, and any notice to the contrary shall not be binding upon the Division or the Bond Registrar/Paying Agent.

Notwithstanding the foregoing provisions of this Section 2.07, the Division 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 Government and the State 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 Bonds shall either be canceled and retained by the Bond Registrar/Paying Agent for a period of time specified in writing by the Division and the Board of Administration, or, at the option of the Division and 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 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 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 holder furnishing the Division proof of his ownership thereof and satisfactory indemnity and complying with such other reasonable regulations and conditions as the Division may prescribe and paying such expense as the Division 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 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 Governors, 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 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:

(Remainder of Page Intentionally Left Blank)

REGISTERED

No.

R-1

\$ _____

**UNITED STATES OF AMERICA
STATE OF FLORIDA
BOARD OF GOVERNORS
UNIVERSITY OF FLORIDA DORMITORY REVENUE BOND
SERIES _____**

MATURITY DATE

INTEREST RATE

DATED DATE

CUSIP NUMBER

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 Board of Governors, a public body corporate, (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 corporate trust office of U.S. Bank National Association (formerly known as U.S. Bank Trust National Association), or its successor, 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 on each Interest Payment Date (as hereinafter defined) or upon provision for payment of wire charges by wire transfer at the request of Registered Owners of \$500,000 or more in aggregate principal amount of Bonds, to each Registered Owner at the Registered Owner's address as it appears at 5:00 p.m. (local time, New York, New York) on the Record Date (as hereinafter defined), on the registration books kept by the Bond Registrar/Paying Agent under the Resolution (as hereinafter defined), interest on such principal amount 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 amount, such interest being payable on the first day of January and the first day of July in each year (each an "Interest Payment Date"), commencing on (insert date). The Record Date for the January 1 payment is December 15, and the Record Date for the July 1 payment is June 15. The principal of this Certificate is payable in lawful money of the United States of America. Interest on this Bond will be calculated on the basis of a 360-day year of twelve 30-day months.

This Bond is one of an authorized issue of State of Florida, Board of Governors, University of Florida Dormitory Revenue Bonds, Series _____ (collectively, the "Bonds", individually, each bond a "Bond") in the aggregate principal amount of \$_____ issued to (insert purpose), 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, Section 1010.62, Florida Statutes, and other applicable provisions of law, and resolutions duly adopted by the Governor and Cabinet as the Governing Board of the Division of Bond Finance on January 10, 1989, as amended and restated in its entirety on January 17, 2023 (herein referred to collectively as the "Resolution"), and is subject to all the terms and conditions of the Resolution.

(Insert redemption provisions)

This Bond is secured by and payable on a parity with the Outstanding State of Florida, Board of Governors, University of Florida Dormitory Revenue and Revenue Refunding Bonds, Series _____ from the Pledged Revenues which consist of the net revenues of the Housing System after deducting from Gross Revenues the Current Expenses.

THIS BOND DOES NOT CONSTITUTE A GENERAL OBLIGATION OF THE STATE OF FLORIDA OR ANY OF ITS AGENCIES (THE "STATE") OR THE BOARD OR THE UNIVERSITY, AND THE FULL FAITH AND CREDIT OF THE STATE OR THE UNIVERSITY IS NOT PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF, PREMIUM, IF ANY, OR INTEREST ON THIS BOND. THE ISSUANCE OF THIS BOND DOES

NOT, DIRECTLY OR INDIRECTLY OR CONTINGENTLY, OBLIGATE THE STATE 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 THIS BOND.

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 negotiable instruments under the Uniform Commercial Code – Investment Securities Law of the State of Florida. 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 under the Uniform Commercial Code - Investment Securities Law of the State of Florida.

This Bond may be transferred only upon the books kept by the Bond Registrar/Paying Agent under the Resolution upon surrender hereof at the principal corporate trust office of the Bond Registrar/Paying Agent with an assignment duly executed by the Registered Owner or a duly authorized attorney, but only in the manner, subject to the limitations and upon payment of the charges provided for in the Resolution, and upon surrender and cancellation of this Bond. Upon any 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 Chair of the Board of Governors or to be executed with his facsimile signature, and the corporate seal of the Board of Governors to be affixed hereto or imprinted hereon, attested by the Vice Chair of the Board of Governors with his manual or facsimile signature, all as of the ____ day of _____.

(Insert seal)

BOARD OF GOVERNORS

ATTEST:

Chair

Vice Chair

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 COMPANY, NATIONAL
ASSOCIATION, AS BOND REGISTRAR/PAYING AGENT

By _____
Authorized Signature

Date of Authentication: _____

APPROVAL CERTIFICATE OF THE DIVISION OF BOND FINANCE

The issuance of this Bond has been approved under the provisions of the State Bond Act by the Governing Board of the Division of Bond Finance. This certificate is made in compliance with Section 215.68(6), Florida Statutes.

DIVISION OF BOND FINANCE OF THE
STATE BOARD OF ADMINISTRATION

Assistant Secretary, 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.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns, and transfers
unto _____

(PLEASE PRINT OR TYPEWRITE NAME AND ADDRESS INCLUDING ZIP CODE OF ASSIGNEE,
AND THE FEDERAL TAXPAYER IDENTIFICATION OR SOCIAL SECURITY NUMBER)

the within State of Florida, Board of Governors, University of Florida Dormitory Revenue Bond, Series _____ and hereby irrevocably 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 _____

Signature Guaranteed:

(Bank, Trust Company or Firm)

(Authorized Signature)

Signature guarantee should be made by a guarantor institution participating in the Securities Transfer Agents Medallion Program or in such other guarantee program acceptable to the Bond Registrar/Paying Agent.

(Signature)

NOTICE: The signature to this Assignment must correspond with the name of the Registered Owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever and the Social Security Number or federal taxpayer identification number must be specified.

**ARTICLE III
APPLICATION OF PROCEEDS**

Section 3.01. CONSTRUCTION OF THE 1989 PROJECT. The Board is authorized to acquire and construct the 1989 Project from the proceeds of the sale of the Bonds and other legally available funds, subject to the provisions of this Resolution and the applicable laws of Florida.

Section 3.02. APPLICATION OF BOND PROCEEDS. Upon receipt of the proceeds of the sale of the Bonds the Board of Governors shall transfer and apply such proceeds as follows:

(A) The amount agreed upon by the Board of Governors and the Division as being necessary to pay all costs and expenses of the Division in connection with the preparation, validation, issuance, and sale of the Bonds, including a reasonable service charge of the Division for its fiscal services, shall be transferred to the Division and deposited in the Bond Fee Trust Fund.

(B) An amount of money which together with other moneys available therefor and on deposit in the Reserve Account is equal to the Debt Service Reserve Requirement, shall be transferred to the Board of Administration and shall be deposited to the credit of the subaccount in the Debt Service Reserve Account established for such Series of Bonds in the aggregate amount necessary to make the amount to the credit of such subaccount equal to the Debt Service Reserve Requirement for such subaccount. The Debt Service Reserve Account need not be fully funded at the time of issuance of such Series of Bonds if the Division elects by Resolution adopted prior to issuance of such Series of Bonds, subject to the limits described below, to fully fund the applicable subaccount in the Debt Service Reserve Account over a period specified in such resolution not to exceed sixty (60) months from the date of issue, during which it shall make substantially equal monthly installments in order that the amounts on deposit therein at the end of such period shall equal the Debt Service Reserve Requirement for such subaccount. The Debt Service Reserve Account subaccount for any Series of Bonds may be funded wholly or partially at any time by a Reserve Account Credit Facility in an amount which, together with sums on deposit, is equal to the Debt Service Reserve Requirement for such Series of Bonds. Such Reserve Account Credit Facility as provided above must provide for payment on any interest payment date or principal payment date on which a deficiency exists in moneys held hereunder for a payment with respect to the Bonds which cannot be cured by funds in any other account held pursuant to this Resolution and available for such purpose, and which shall name the Bond Registrar/Paying Agent or the Board of Governors for the benefit of the Bondholders as the beneficiary thereof. In no event shall the use of such Reserve Account Credit Facility be permitted if it would cause an impairment in any existing rating on the Bonds or any Series thereof. If the applicable subaccount in the Debt Service Reserve Account is to be funded in installments, upon the issuance of any additional parity Bonds, the deposits required pursuant to the foregoing may be limited to the amount which will be sufficient to pay the required monthly installments specified in such resolution, plus an additional amount necessary to make up any deficiencies caused by withdrawals or resulting from the semiannual valuation of the funds on deposit therein. If a disbursement is made from a Reserve Account Credit Facility, the Board of Governors shall be obligated to either reinstate the maximum limits of such Reserve Account Credit Facility immediately following such disbursement or to deposit funds into the applicable subaccount in the Debt Service Reserve Account in the amount and manner provided under Section 5.01(B) of this Resolution.

(C) 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 in the Sinking Fund, created by this Resolution, and used for the payment of interest on the Bonds.

(D) After making the transfers provided for in subsections (A), (B) and (C) above, the balance of the proceeds of the 1989 Bonds shall be transferred to and deposited in the 1989 Project Construction Trust Fund (hereinafter referred to as "Construction Trust Fund"), which is hereby created in the State Treasury.

Any unexpended balance remaining in the Construction Trust Fund, after a consulting architect shall certify that the 1989 Project has been completed and all costs thereof paid or payment provided for, shall be deposited in the Sinking Fund created by this Resolution.

All moneys in said Construction Trust Fund, or in any other construction fund hereafter created for any project hereafter financed in whole or in part from the proceeds of Additional Parity 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 holders of Bonds issued pursuant to this Resolution, until such funds are applied as provided herein, 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 CONSTRUCTION TRUST FUND. Any moneys in the Construction Trust Fund or in any other construction fund hereafter created for any project hereafter financed in whole or in part from the proceeds of Additional Parity Bonds as provided herein, not immediately needed for the purposes provided in this Resolution, may be temporarily invested and reinvested as provided in Section 215.47, Florida Statutes.

Section 3.04. BOND HOLDERS NOT AFFECTED BY APPLICATION OF BOND PROCEEDS. The Bond Holders shall not have any responsibility whatsoever for the application or use of any of the proceeds derived from the sale of the Bonds, and the rights and remedies of the Bond Holders and their right to payment from the Pledged Revenues provided in this Resolution, shall not be affected or impaired by the application or use of such proceeds. Upon the issuance of the Bonds, all the covenants and agreements contained in this Resolution shall be valid and binding covenants and agreements, which may be enforced by the Bond Holders against the Board of Governors, without regard to the application of the proceeds of the Bonds.

Section 3.05 COMPLIANCE WITH TAX REQUIREMENTS; REBATE FUND. (A) In addition to any other requirement contained in this Resolution, the Division, the Board of Governors, and the Board of Administration hereby covenant and agree, for the benefit of the Holders from time to time of the Bonds, that each will comply with the 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 dated and delivered on the date of original issuance and delivery of the Bonds. Specifically, without intending to limit in any way the generality of the foregoing, the Division, the Board of Governors and the Board of Administration covenant and agree:

- (1) to pay or cause to be paid by the Board of Administration to the United States of America from the Pledged Revenues or 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 calculations 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 the Bonds or any portion of them, 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 the Bonds, or any of them to become arbitrage bonds under Section 148 of the Code.

The Division, the Board of Governors, 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 Board of Governors covenants and agrees that it shall maintain and retain all records pertaining to calculations of the Rebate Amount for each series of Bonds issued hereunder and it agrees to provide such records to the Division upon request for the purpose of making or having made all determinations and calculations of the Rebate Amount.

(C) The Division covenants and agrees that it will make or have made all determinations and calculations of the Rebate Amount for each series of Bonds issued hereunder for each Rebate Year within sixty (60) days after the end of such Rebate Year and within thirty (30) days after the final maturity of each such series of Bonds. On or before the expiration of each such sixty (60) day period, the Division shall direct the Board of Administration to deposit into the Rebate Account which is hereby created and established in the Sinking Fund, from investment earnings or moneys deposited in the other funds and accounts created hereunder, or from any other legally available funds of the Board of Governors an amount equal to the Rebate Amount for such Rebate Year. The Board of Administration shall use such moneys deposited in the Rebate Account 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 Division of Bond Finance, which payments shall be made in

installments, commencing not more than thirty (30) days after the end of the fifth Rebate Year and with subsequent payments to be made not later than five (5) years after the preceding payment was due except that the final payment shall be made within thirty (30) days after the final maturity of the last obligation of the series of Bonds issued hereunder. In complying with the foregoing, the Division may rely upon any instructions or opinions from a nationally recognized Bond Counsel.

Notwithstanding anything in this Resolution to the contrary, to the extent moneys on deposit in the Rebate Account are insufficient for the purpose of paying the Rebate Amount and other funds of the Board of Governors 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 are insufficient to pay the Rebate Amount, then from moneys on deposit in any of the funds and accounts created hereunder.

If any amounts shall remain in the Rebate Account 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 Governors and may be used for other purposes authorized by law.

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

The Division, the Board of Governors, and the Board of Administration shall not be required to continue to comply with the requirements of this section in the event that the Division receives an opinion of nationally recognized Bond Counsel that (i) 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 (ii) compliance with some other requirement will comply with the provisions of the Code in respect of arbitrage rebate.

Notwithstanding any of the above, the Board of Governors' responsibilities and duties pursuant to paragraphs (A)(1) and (2) and subsection (B) of this section may be assumed in whole or in part by the Division or another entity as provided by law, administrative rule, or resolution of the Division.

ARTICLE IV APPLICATION AND ADMINISTRATION OF PLEDGED REVENUES

Section 4.01. BONDS SECURED BY PLEDGED REVENUES. (A) The payment of the Bonds and all interest charges, and debt service thereon shall be secured forthwith equally and ratably by a valid and enforceable lien on the Pledged Revenues as provided for in this Resolution and to be received under this Resolution, and such Pledged Revenues 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 of Florida, or any political subdivision thereof or any instrumentality thereof, but shall be payable solely from the Pledged Revenues, as provided herein. No Holder or Holders of the Bonds shall ever have the right to compel the exercise of the taxing power of the State of Florida, 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. FEES, RENTALS OR OTHER CHARGES. The Board of Governors covenants that it will, or will cause the University to, fix, establish and collect such fees, rentals or other charges from students, faculty members 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 revise the same from time to time whenever necessary, as will always provide revenues sufficient to pay all Current Expenses, as defined herein, and other costs of operating and maintaining the Housing System and, to make or provide for payments required from said Pledged Revenues in connection with the Bonds, as the same become due, to build up in the Sinking Fund the debt service reserve and to make all other payments provided for in this Resolution, and that such fees, rentals or other charges shall not be reduced so as to be insufficient to provide adequate revenues for such purposes.

Whenever in any year the amounts of 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 mandatory duty of the Board of Governors to, or cause the University to, increase 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 any deficiencies in prior years, provided that an increase to such fees, rentals or other charges will not result in a reduction of Pledged Revenues for the then current or any future Fiscal Year.

Section 4.03. HOUSING SYSTEM REVENUE FUND. The entire Gross Revenues, as defined herein, derived from the operation of the Housing System, shall be deposited by the University in a trust fund known as the "University of Florida Housing System Revenue Fund" (hereinafter referred to as "Revenue Fund"). 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 used only for the purposes and in the manner provided in this Resolution.

Section 4.04. 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 Bond Holders shall have a lien on moneys in the Sinking 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 4.05. FISCAL AGENT. Upon sale and delivery of the 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.

ARTICLE V DISPOSITION OF REVENUES

Section 5.01. DISPOSITION OF REVENUES. All revenues on deposit at any time in the Revenue Fund shall be applied only in the following manner and order of priority:

(A) First, for payment of all Current Expenses of the Housing System, as necessary, as determined by the University.

(B) Second, the revenues remaining in the Revenue Fund after satisfying subsection (A) above shall be transferred to the Board of Administration

(1) for deposit in the "Housing System Bond Interest and Sinking Fund" (hereinafter "Sinking Fund"), which is hereby created, until there is accumulated in said Sinking Fund an amount sufficient to pay the next installments of principal and interest to become due on the Bonds and any additional parity Bonds during the then current year, including Amortization Installments for any Term Bonds which funds shall be deposited into the Bond Amortization Account which is hereby created; and

(2) for deposit in the Reserve Account, or subaccounts therein, in the Sinking Fund, if necessary, together with other moneys available for such purposes, in amounts which shall be sufficient to satisfy the Reserve Requirement on all Bonds then outstanding secured by such subaccount or sufficient to satisfy the installment required by Section 3.02 if the Reserve Account is to be funded over a 60 month period. This paragraph (2) shall not apply to that portion of the subaccount of the Reserve Account established for any Series of Bonds for which a Reserve Account Credit Facility has been provided pursuant to paragraph 3.02(A)(2) hereof.

In the event funds on deposit in the Sinking Fund are not sufficient to pay in full the principal and/or interest next coming due on the Bonds, then on or before June 15 and December 15 such amounts as may be

necessary to pay such maturing principal and/or interest on the Bonds then outstanding, shall be transferred to the Sinking Fund from the appropriate subaccount of the Reserve Account. Any withdrawals from the Reserve Account, including disbursements made under a Reserve Account Credit Facility, shall be subsequently restored (or, in the case of a Reserve Account Credit Facility, the provider thereof shall be reimbursed the amount of such disbursement) from the first revenues available therefore after all required payments have been made as provided in paragraph 3.02(A)(1) hereof, including any deficiencies for prior payments, have been made in full.

The Division shall establish one or more separate subaccounts in the Reserve Account. Each subaccount may be established for one or more Series of Bonds. Each subaccount shall be available only to cure deficiencies in the accounts in the Sinking Fund with respect to the Series of Bonds for which such subaccount has been established, and no amounts in the other subaccounts in the Reserve Account shall be available for such purpose. Such separate subaccount shall be established and designated in the supplemental resolution authorizing such Series of Bonds. Such supplemental resolution may also specify the method of valuation of the amounts held in such separate subaccount.

(3) for deposit to the Rebate Account created by subsection 3.05(C) of this Resolution, an amount of moneys sufficient to pay the Rebate Amount.

(C) Third, as soon as the required balances have been accumulated in each fiscal year in the Sinking Fund, including the Reserve Account, and deficiencies have been restored for prior payments, moneys remaining in the Revenue Fund shall be transferred to in a trust fund known as the "Housing System Building Maintenance and Equipment Reserve Fund." 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 used only for the purposes and in the manner provided in this Resolution.

The amount required to be deposited in the Housing System Building Maintenance and Equipment Reserve Fund shall be such amount as approved in the annual budget for the University. Nothing herein shall restrict the University from funding the Housing System Building Maintenance and Equipment Reserve Fund in an amount greater than that required by this subsection 5.01(C).

The moneys in said Building Maintenance and Equipment Reserve Fund may be drawn on and used by the Board of Governors 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 furniture and equipment not paid as part of the ordinary and normal expense of the operation and maintenance of said Housing System.

In the event the moneys in the Sinking Fund and Reserve Account therein on any June 15 or December 15 shall be insufficient to pay the next maturing installment of principal or interest on the Bonds, then moneys in said Building Maintenance and Equipment Reserve Fund in excess of the amount required shall be transferred to the Sinking Fund to the extent necessary to eliminate such deficiencies and to avoid a default.

(D) Fourth, the balance of any revenues remaining in the Revenue Fund at the close of each Fiscal Year, after all payments or balances required in (A), (B) and (C) above have been made or maintained, may be used by the Board of Governors or the University, in its discretion, for any expenditures, including the payment of debt service, improving or restoring any existing housing and dining facilities or providing any such additional facilities, or to redeem the then outstanding Bonds.

(E) 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.

(F) The Revenue Fund, the Building Maintenance and Equipment Reserve 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.

Section 5.02. INVESTMENT OF REVENUES. 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 17.57, Florida Statutes. When so invested or reinvested, such obligations and the income therefrom shall be held for and the proceeds thereof on resale shall be 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 VI ADDITIONAL PARITY BONDS AND REFUNDING REQUIREMENTS

Section 6.01. ISSUANCE OF ADDITIONAL PARITY BONDS. The Division is authorized to issue Additional Parity Bonds, but only upon the following terms, restrictions and conditions:

(A) The proceeds from such Additional Parity Bonds shall be used to acquire and construct capital improvements to the Housing System.

(B) All previously authorized Bonds shall have been issued and delivered, or authority for the issuance and delivery of any unissued portion thereof shall have been canceled.

(C) The Board of Governors shall certify favorably as to the advisability of the issuance of such Additional Parity Bonds.

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

(E) Certificates shall be prepared and executed by the Board of Governors setting forth:

(1) the average amount of Pledged Revenues from the two Fiscal Years immediately preceding the issuance of the proposed Additional Parity Bonds, and;

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

(F) 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 this Resolution and the Board of Governors 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 Parity Bonds; unless upon the issuance of such Additional Parity Bonds the Board of Governors and the University will be in compliance with all such covenants and provisions.

(G) (1) The average amount of Pledged Revenues for the two immediately preceding Fiscal Years adjusted as hereinafter provided, as certified by the Board of Governors pursuant to Section 6.01(E)(1), will be at least equal to one hundred twenty-five percent (125%) of the Maximum Annual Debt Service on the Bonds then Outstanding and the Additional Parity Bonds then proposed to be issued;

(2) The Pledged Revenues calculated pursuant to the foregoing subsection (G)(1) may be adjusted, at the option of the Board of Governors as follows:

(a) If the Board of Governors, prior to the issuance of the proposed Additional Parity Bonds, shall have increased the rates, fees, rentals or other charges for the services of the Housing System, the average amount of Pledged Revenues for the two immediately preceding Fiscal Years prior to the issuance of said Additional Parity Bonds shall be adjusted to show the Pledged Revenues which would have been derived from the Housing System as if such increased rates, fees, rentals or other charges for the services of the Housing System had been in effect during all of such two preceding Fiscal Years.

(b) If the Board of Governors shall have acquired or has contracted to acquire any privately or publicly owned existing housing facility, then the average amount of Pledged Revenues derived from the

Housing System during the two immediately preceding Fiscal Years prior to the issuance of said Additional Parity Bonds as certified by the Board of Governors, shall be increased by adding to the Pledged Revenues for said two preceding Fiscal Years the net revenues which would have been derived from said existing housing facility so acquired as if such existing housing facility had been a part of the Housing System during such two Fiscal Years. For the purposes of this paragraph, the net revenues derived from said existing housing 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 housing facility from the gross revenues of said housing facility in the same manner provided in the Resolution for the determination of Pledged Revenues.

(c) Should the Board of Governors be constructing or acquiring additions, extensions or improvements to the Housing System from the proceeds of such Additional Parity Bonds or from sources other than Additional Parity Bonds and if the Board of Governors shall have established rates, fees, rentals or other charges to be charged and collected from users of such facilities when service is rendered, the average amount of Pledged Revenues for the two immediately preceding Fiscal Years prior to the issuance of such Additional Parity Bonds, as certified by the Board of Governors, shall be adjusted to show the Pledged Revenues estimated by the Board of Governors to be received from the users of the facilities to be financed, during the first twelve (12) months of operation after completion of the construction or acquisition of said additions, extensions and improvements as if such rates, fees, rentals or other charges for such services had been in effect during all of such two Fiscal Years.

Section 6.02. REFUNDING BONDS. (A) The Bonds, or any portion of such Outstanding Bonds, may be refunded and the lien of the refunded Bonds preserved for the refunding Bonds.

(B) In the event the Bonds are refunded, then the holders of the refunding Bonds shall have and enjoy the same lien on the Pledged Revenues and all rights, privileges and remedies which are granted to and vested in the Holders of the Bonds so refunded pursuant to this Resolution, or any resolution supplemental hereto, to the same extent and as fully as if such refunding Bonds constituted the Bonds so refunded. All of the covenants, agreements and provisions in this Resolution relating to the Bonds shall refer to and apply fully to such refunding Bonds issued in compliance with this Section 6.02.

(C) If the Annual Debt Service Requirement on 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 6.01(A), (C), (E), (F), and (G) of this Resolution shall not apply to the issuance of the refunding Bonds.

Section 6.03. ISSUANCE OF OTHER OBLIGATIONS OR CREATION OF ENCUMBRANCES. The Division covenants that it will not issue any other obligations, except Additional Parity Bonds or refunding Bonds provided for in Sections 6.01 and 6.02 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 issued pursuant to this Resolution, upon the Pledged Revenues securing the Bonds provided for in this Resolution. Any such other obligations hereafter issued by the Board of Governors, in addition to the Bonds authorized by this Resolution and such Additional Parity Bonds and parity refunding Bonds provided for in Sections 6.01 and 6.02 hereof, shall contain an express statement that such obligations are junior and subordinate to the Bonds issued pursuant to this Resolution, and any Additional Parity Bonds thereafter issued, as to lien on and source and security for payment from such Pledged Revenues.

ARTICLE VII COVENANTS

Section 7.01. PLEDGE OF PLEDGED REVENUES. The Board of Governors hereby covenants and agrees with the holders of the 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 in the manner provided in this Resolution and the holders of the Bonds shall have a valid and enforceable lien on such Pledged Revenues in the manner provided herein.

Section 7.02. PLEDGED REVENUES COVENANTS. The Board of Governors covenants:

(A) That it will punctually pay the Pledged Revenues provided for in Section 7.01 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 Governors made herein and the duties imposed upon the Board of Governors 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 rentals and other available funds the amounts sufficient to pay the Pledged Revenues due under this 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 housed in or using the Housing System which will produce sums sufficient to pay, when due, the annual Pledged Revenues under this Resolution.

(D) To continue to collect the rentals and fees charged to all regularly enrolled students and other tenants in the Housing System.

**ARTICLE VIII
REMEDIES**

Section 8.01. ENFORCEABILITY BY BOND HOLDERS. (A) The Division hereby irrevocably agrees that this Resolution, including the pledge of the Pledged Revenues, shall be deemed to have been made for the benefit of the holders from time to time of the Bonds, as defined herein, and that such pledge and all the provisions of this Resolution shall be enforceable in any court of competent jurisdiction by any holder or holders of such Bonds, against either the Board of Governors or the Board of Administration or any other agency of the State, or instrumentality thereof having any duties concerning the collection, administration and disposition of the Pledged Revenues. The Board of Governors does hereby consent to the bringing of any proceedings in any court of competent jurisdiction by any holder or holders 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.

(B) Any Holders of the Bonds, or any trustee acting for the Holders 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, the Board of Governors, the University, or the Board of Administration, or by any officer thereof, including the payment of the Pledged Revenues payable under this Resolution. Nothing herein, however, shall be construed to grant to any holder of the Bonds any lien on the 1989 Project or any other Housing System facility of the University, or the Board of Governors, or the Division.

**ARTICLE IX
MISCELLANEOUS**

Section 9.01. RESOLUTION NOT ASSIGNABLE. This Resolution shall not be assignable by the Division or the Board of Administration, except for the benefit of the Bond Holders; 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, provided that no such lease shall be permitted which would adversely affect the exclusion from gross income of interest on the Bonds.

Section 9.02 AMENDMENT OR MODIFICATION OF RESOLUTION. Except as otherwise provided in the second and third paragraph hereof, no material modification or amendment of the Resolution, or of any resolution amendatory thereof or supplemental thereto, may be made without the consent in writing of (i) the Holders 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 affected by the modification or amendment, the Holders of more than fifty percent (50%) in principal amount of the Bonds of each Series 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 of and principal on the Bonds, or reduce the percentage of Holders of Bonds required above for such modification or amendments, without the consent of the Holders of all the Bonds. For purposes of this Section, to the extent any Series of Bonds is insured by a Bond Insurance Policy, then the consent of the issuer of the Bond Insurance Policy shall constitute the consent of the Holders of such Series.

The Resolution may be amended, changed, modified and altered without the consent of the Holders of Bonds, (i) to cure any ambiguity, correct or supplement any provision contained herein which may be defective or inconsistent with any other provisions contained herein, (ii) 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, (iii) to obtain credit enhancements or a rating in one of the higher rating categories of a the Rating Agencies, (iv) to add to the covenants and agreements of the Division or the Board of Governors in the Resolution, other covenants and agreements to be observed by the Division or the Board of Governors which are not contrary to or inconsistent with the Resolution as theretofore in effect, (v) to add to the limitations and restrictions in the Resolution, other limitations and restrictions to be observed by the Division or the Board of Governors which are not contrary to or inconsistent with the Resolution as theretofore in effect, (vi) 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, (vii) to enable the Division and the Board of Governors to comply with their covenants, agreements and obligations under Section 3.05 hereof, and (viii) to make any amendment, change, modification or alteration that does not materially adversely affect the interests of the Bond Holders.

Section 9.03. 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 9.04. BONDS NOT STATE OBLIGATION. Notwithstanding any of the other provisions of this Resolution, the Bonds are not an obligation, directly or indirectly, of the State and no Holder of the Bonds shall have the right to compel or require any appropriation by the State Legislature for payment of the Pledged Revenues due under this Resolution, or for the payment of the principal of or interest on the Bonds, or the making of any other payments provided for in this Resolution from State tax revenues.

The Bonds shall be “revenue bonds” within the meaning of Section 11(d) of Article VII of the Florida Constitution and shall be payable solely from funds derived directly from sources other than State tax revenues.

Section 9.05. NON-PRESENTMENT 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 owner or Holder thereof, all liability of the Board of Governors to the owner or Holder 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 owner or Holder of such Bond, 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 Holders of such Bonds for seven years after the principal 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 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 9.06. DEFEASANCE. (A) If, at any time, the Board of Governors shall have paid, or shall have made provision for payment of, the principal, interest, and redemption premiums, if any, with respect to the Bonds or any portion thereof, then, and in that event, the pledge of and lien on the funds pledged in favor of the holders of such Bonds shall be no longer in effect. For purposes of the preceding sentence, deposit of sufficient cash and/or Defeasance

Obligations in irrevocable trust with the Board of Administration for the sole benefit of the Bond Holders in an aggregate principal amount which, together with other monies lawfully available therefor and, when invested in Defeasance Obligations, interest to accrue thereon, will be sufficient to make timely payment of the principal, interest, and redemption premiums, if any, on such Bonds, shall be considered "provision for payment."

If any portion of the moneys or securities 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, the Board of Governors may use the amount of such excess for any lawful purpose free and clear of any trust, lien, security interest, pledge or assignment securing said Bonds or otherwise existing under this Resolution.

(B) Nothing herein shall be deemed to require the Board of Governors or the Division 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 Governors or the Division in determining whether to exercise any such option for early redemption.

(C) The Board of Governors is authorized to refund all or a portion of the Bonds pursuant to the provisions of Section 215.79, Florida Statutes.

Section 9.07. INSURANCE. The Board of Governors will carry such insurance as is required by the State or is ordinarily and customarily carried on similar systems as the Housing System 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 may establish certain minimum levels of insurance for which it may self-insure.

Section 9.08. VALIDATION AUTHORIZED. The attorneys for the Division are hereby authorized to institute proceedings to validate the Bonds, pursuant to Chapter 75, Florida Statutes.

Section 9.09. 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, be and the same are hereby repealed, revoked, and rescinded, but only to the extent of any such inconsistencies.

Section 9.10. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

ADOPTED on January 17, 2023.

**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,
UNIVERSITY OF FLORIDA
DORMITORY REVENUE BONDS
SERIES 2026A**

**ADOPTED
JUNE 9, 2026**

A RESOLUTION (THE ELEVENTH SUPPLEMENTAL RESOLUTION) AUTHORIZING THE ISSUANCE AND COMPETITIVE SALE OF STATE OF FLORIDA, BOARD OF GOVERNORS, UNIVERSITY OF FLORIDA DORMITORY REVENUE BONDS, SERIES 2026A, TO FINANCE THE CONSTRUCTION OF STUDENT HOUSING FACILITIES ON THE MAIN CAMPUS OF THE UNIVERSITY OF FLORIDA; CANCELLING 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; AUTHORITY; RESOLUTION TO CONSTITUTE CONTRACT**

SECTION 1.01. DEFINITIONS. All terms used in this Eleventh Supplemental Resolution (as defined herein) 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 (as defined herein) 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:

“2016A Bonds” means the \$19,390,000 State of Florida, Board of Governors, University of Florida Dormitory Revenue Refunding Bonds, Series 2016A.

“2021A Bonds” means the \$215,550,000 State of Florida, Board of Governors, University of Florida Dormitory Revenue Bonds, Series 2021A.

“2021B Bonds” means the \$17,240,00 State of Florida, Board of Governors, University of Florida Dormitory Revenue Refunding Bonds, Series 2021B.

“2023A Bonds” means the \$10,555,000 State of Florida, Board of Governors, University of Florida Dormitory Revenue Refunding Bonds, Series 2023A.

“2026 Project” means the construction of student residence facilities on the main campus of the University of Florida to be financed, at least in part, through the issuance of the 2026A Bonds, with such construction and financing subject to and contingent on the approval of the Board of Governors through its adoption of a requesting resolution.

“2026 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 2026 Project shall be deposited.

“2026 Project Costs” means the actual costs of the 2026 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 2026 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 2026 Project and the financing thereof.

“2026A Bonds” means the not exceeding \$443,000,000 State of Florida, Board of Governors, University of Florida Dormitory Revenue Bonds, Series 2026A, authorized by this Eleventh Supplemental Resolution.

“Assistant Secretary” means an Assistant Secretary of the Division.

“Board of Governors” 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.

“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.

“Code” means the Internal Revenue Code of 1986, as amended, as well as 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.

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

“Governing Board” means the Governor, as Chairman, and Cabinet of the State of Florida, consisting of the Attorney General as Secretary, the Chief Financial Officer as Treasurer, and the Commissioner of Agriculture, as the governing board of the Division.

“Housing System” means the student residence facilities of the University, which are hereby defined as and shall include the following:

(A) The University’s existing student residence facilities located on the main campus of the University in Gainesville, Alachua County, Florida, including the following facilities: Beaty Towers, Broward Hall, Buckman Hall, Cypress Hall, East Hall, Fletcher Hall, Hume Hall, Jennings Hall, Keys Residential Complex, Lakeside Residential Complex, Mallory Hall, Murphree Hall, North Hall, Rawlings Hall, Reid Hall, Riker Hall, Sledd Hall, Springs Residential Complex, Thomas Hall, Tolbert Hall, Weaver Hall, Yulee Hall, Corry Village, Diamond Village, Honors Village, Tanglewood Village, the 2026 Project, and

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

“Original Resolution” means the resolution adopted by the Governing Board on January 10, 1989, authorizing the issuance of the Bonds, as amended and restated in its entirety on January 17, 2023.

“Outstanding Bonds” means the Outstanding 2016A Bonds, the Outstanding Series 2021A Bonds, the Outstanding 2021B Bonds, and the Outstanding 2023A Bonds, as well as any Additional Parity Bonds.

“University” means the University of Florida.

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 Section 6.01 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 2026A Bonds by the Registered Owners, the Original Resolution, as supplemented and amended by this Eleventh Supplemental 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 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 therein and herein.

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, University of Florida Dormitory Revenue Bonds, Series 2026A, (or such other designations 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 \$443,000,000, for the purpose of financing all or a portion of the construction, furnishing, and equipping of the 2026 Project. The 2026A Bonds may be combined with, designated the same as, and sold with any other series of Bonds, and such Bonds or any portion thereof may be taxable or tax-exempt, as determined by the Director. The actual designation of any series of such Bonds, whether sold in one or more than one series (including a change of year designation, if desirable), and whether such Bonds or any portion thereof are to be taxable or tax-exempt, shall be 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 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 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 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 and final official statements, 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 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 2026A Bonds. Any prior printing and distribution of a preliminary official statement is hereby ratified.

(F) The Director or an 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 an Assistant Secretary of the Governing Board shall report such sale to the Governing Board after award of the 2026A Bonds. The Director or an 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 manual or 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 of the Governing Board, an Assistant Secretary, or as otherwise 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 Trust 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 and shall not exceed the maximum interest rate permitted by law.

(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, 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 2026A Bonds shall be deposited in the Reserve Account which was created pursuant to Section 5.01 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, as supplemented and amended by this Eleventh Supplemental 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 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 Division that interest on the 2026A Bonds which are issued as tax-exempt 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, 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:

(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 2026 PROJECT. The University, on behalf of the Board of Governors, is authorized to construct the 2026 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 BOND PROCEEDS. Upon receipt of the proceeds derived from the sale of the 2026A Bonds, the Division shall transfer and apply such proceeds as follows:

(A) 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.

(B) Second, any accrued interest and capitalized interest on the 2026A Bonds shall be transferred to the Board of Administration and deposited into the Sinking Fund and shall be used for the payment of interest on the 2026A Bonds.

(C) 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 3.02(2) 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) Any balance of the proceeds of the 2026A Bonds after providing for the requirements of subsections (A) through (C) above shall be transferred to and deposited in a trust fund, known as the “2026 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 2026 Project Costs. Notwithstanding the foregoing, all or a portion of the 2026 Project Construction Fund may be held within or outside of the State Treasury as determined by the Director.

Any unexpended balance remaining in the 2026 Project Construction Fund, after the University shall certify that the 2026 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 3.05 of the Original Resolution, or (ii) deposited into the Sinking Fund created by the Original Resolution and used for the purposes set forth therein.

In addition to the aforementioned proceeds of the 2026A Bonds, the Board or the University may deposit into the 2026 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 2026 Project Costs. Any such additional funds, other than the proceeds of the 2026A 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.

All moneys in the 2026 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 2026 PROJECT CONSTRUCTION FUND. Any moneys in the 2026 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 2026 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 2026 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 Sections 6.01 and 6.02 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 payments from the Pledged Revenues, and in all other respects, with the other 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, as amended and supplemented, 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, as amended, 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, as amended, by any of the Registered Owners 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 9.02 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 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 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. Failure to properly comply with such rule shall not be an event of default hereunder or under the Original Resolution.

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 AND CANCELLATION OF PRIOR ISSUANCE AUTHORITY. 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. The authority for the issuance and delivery of the unissued portion of any Bonds authorized prior to the date of this Eleventh Supplemental Resolution pursuant to the Original Resolution is hereby cancelled.

SECTION 5.07. SUCCESSOR AGENCIES AND OFFICIALS. Any references in the Original Resolution, as supplemented and amended by this Eleventh Supplemental 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. SPRINGING AMENDMENT OF ORIGINAL RESOLUTION.

(A) The initial Bond Holders of the 2026A Bonds and any subsequently issued Additional Parity Bonds, by virtue of their purchase and acceptance thereof, shall be deemed to have consented in writing to, and approved the amendment of, the Original Resolution as set forth in this Section. All subsequent Bond Holders of 2026A Bonds shall be bound by the terms of such consent and approval.

(B) The Bond Holders of the 2021A, the 2021B, and the 2023A Bonds, by virtue of their purchase and acceptance thereof, have already consented to and approved the amendment set forth in this Section. All subsequent Holders of the 2021A, 2021B, and 2023A Bonds shall be bound by the terms of such consent and approval.

(C) Once the 2016A Bonds are no longer Outstanding, the amendment set forth in this Section will have been consented to and approved by all Bond Holders of the Outstanding Bonds, and Section 6.01(G)(1) of the Original Resolution shall be deemed amended as follows (language added to the Original Resolution is indicated by underlining and language deleted is indicated by ~~strike through~~):

(G) (1) The average amount of Pledged Revenues for the two immediately preceding Fiscal Years adjusted as hereinafter provided, as certified by the Board of Governors pursuant to Section 6.01(E)(1), will be at least equal to one hundred ~~twenty-five~~ twenty percent (~~125%~~ 120%) of the Maximum Annual Debt Service on (i) the Bonds then Outstanding, and (ii) the Additional Parity Bonds then proposed to be issued;

SECTION 5.09. CONFIRMATION OF ORIGINAL RESOLUTION. As supplemented and amended 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 as a part of the Original Resolution.

SECTION 5.10. EFFECTIVE DATE. This Eleventh Supplemental Resolution shall take effect upon the substantive review and approval of the 2026 Project and the financing thereof through the adoption of a requesting resolution by the Board of Governors.

ADOPTED: June 9, 2026.

THE UNIVERSITY OF FLORIDA
Gainesville, Florida

(Source: Information provided by the University of Florida)

Introduction and History

The University of Florida (the “University” or “UF”) is a state-supported land-grant comprehensive research university with student enrollment exceeding 63,000 students. It is the oldest university in the State of Florida (the “State”) and a member of the prestigious Association of American Universities with 71 members in the U.S and Canada. The University is also recognized by the Carnegie Commission on Higher Education as one of the nation’s leading research universities. It is one of twelve universities (the “State Universities”) within the State University System (the “System”). The University traces its origins to the acquisition of the private Kingsbury Academy in Ocala by the State-funded East Florida Seminary in 1853. The seminary was moved to Gainesville following the Civil War and was consolidated with the State’s land-grant Florida Agriculture College, then located in Lake City, to become the University of Florida in Gainesville in 1905.

While highly recognized for its achievements in research and academic programs at the graduate and professional levels, the University is also dedicated to excellence in its undergraduate programs. The student body has the highest academic ranking in the State and is among the highest-ranking public universities in the nation.

The University is among the nation’s most comprehensive universities, offering a range of academic and research programs on its campus. It has 16 colleges plus the Hamilton School for Classical and Civic Education, and more than 190 interdisciplinary research and education centers, bureaus, and institutes. The University’s schools, medical center, athletic, arts and agricultural facilities are located on a contiguous 2,000-acre main campus in Gainesville. Additionally, the University has facilities across the State serving the University of Florida Institute of Food and Agricultural Sciences (“UF/IFAS”), its agriculture and environmental sciences arm, including the College of Agricultural and Life Sciences, the Florida Cooperative Extension Service, and the Florida Agricultural Experiment Station.

Faculty and student scholars from various academic programs provide research and development services in numerous areas of State, national, and global interest. Almost 100 undergraduate degree programs are offered and the graduate school coordinates over 200 graduate degree programs throughout the University’s colleges and schools. Professional post-baccalaureate degrees are offered in law, dentistry, medicine, pharmacy, and veterinary medicine.

Governance and Administration

The Board of Governors was created in 2003, 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 State University and ensures the well-planned coordination and operation of the System. The Governor appoints 14 members to the Board of Governors for staggered terms of seven years. The Commissioner of Education, the chair of the Advisory Council of Faculty Senates, and the president of the Florida Student Association, also serve as *ex-officio* members. The appointed members are subject to confirmation by the Senate.

Each State University is governed directly by a Board of Trustees. The establishment of Boards of Trustees, created pursuant to Article IX, Section 7(c), of the Florida Constitution, has increased the individual institutions’ control of academic and fiscal affairs. Each Board of Trustees consists of 13 members serving staggered terms of five years; six members are appointed by the Governor and five by the Board of Governors. Each State University’s Chair of the Faculty Senate and the Student Body President are also *ex-officio* members of their Board of Trustees. The appointed members are subject to confirmation by the Senate. The Board of Governors establishes the powers and duties of the Boards of Trustees. The Boards of Trustees are responsible for setting policies for the State Universities that provide governance in accordance with the rules and policies of the Board of Governors.

Budget – The State Universities have control over their budgets once State funds have been received. The State Legislature retains control of the appropriations process.

Tuition – The State Universities have been granted certain powers with regard to setting tuition and the right to retain 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 State Legislature, with lawmakers determining the maximum allowable tuition increase and the University setting the tuition within those limits. The Florida Constitution requires a two-thirds vote of each chamber of the State 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 State Legislature for approval.

Fees – The ability to set and collect certain student service fees provides State Universities have a meaningful offset to limitations regarding tuition. The Florida Constitution requires a super-majority vote of any Board of Trustees (9 of 13 members) to raise, impose, or authorize any such student service fees.

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, State Universities may also borrow through affiliated direct support organizations (“DSOs”) outside the Division of Bond Finance. The Board of Governors authorizes and requests the issuance of revenue bonds by the Division of Bond Finance to finance or refinance capital outlay projects for the State Universities, as permitted by law.

The University Trustees – The University’s Board of Trustees (the “University Board”) is comprised of the following individuals (the “University Trustees”):

University of Florida Board of Trustees

<u>University Trustees</u>	<u>Term Expires</u>
Morteza Hosseini (Chair) – Chairman and CEO, ICI Homes	January 6, 2031
David L. Brandon – President, Brandon Construction Company	January 6, 2030
Richard P. Cole – Managing Partner, Cole, Scott & Kissane, P.A.	January 6, 2030
Christopher T. Corr – Senior Vice President, Rayonier	January 6, 2030
Jed V. Davis – CEO, DDI Inc. Davis Family Office and President, Estuary LLC.	January 6, 2030
James W. Heavener – President, Heavener Co. and CEO, Full Sail University	January 6, 2031
Daniel T. O’Keefe – Partner, Shutts & Bowen	January 6, 2028
Rahul Patel – Partner, King & Spalding	January 6, 2030
Marsha D. Powers – Former CEO, Tenet Healthcare Corporation, Florida Region	January 6, 2030
Fred S. Ridley – Partner, Foley & Lardner, LLP	January 6, 2031
Patrick O. Zalupski – Founder, President, and CEO of Dream Finders Homes.....	January 6, 2028
Raymond Issa, <i>ex-officio</i> – Chair, Faculty Senate.....	June 30, 2027
Matthew M. Bravo, <i>ex-officio</i> – Student Body President.....	April 22, 2027

University Officials – The President serves as the executive officer and corporate secretary of the University Board and is responsible for all operations of the University. Other senior administrative officers are designated by the President. Generally, the Provost/Vice President for Academic Affairs assumes responsibility for the President during any absence and is the chief academic officer. Other vice presidents have responsibility for specific areas within the University. The deans of colleges and schools are responsible to the Provost for all programs and personnel in their respective academic units. The following table sets forth the University’s administrative officers and members of the University’s Executive Council.

University of Florida Officials

<u>University Official</u>	<u>Position</u>
Dr. Stuart R. Bell	President
Dr. Joe Glover.....	Interim Provost and Executive Vice President for Academic Affairs
Nick Kozlov.....	Senior Vice President and Chief Financial Officer
Colt Little, JD	Vice President Construction, Facilities, and Real Estate
Dr. J. Scott Angle.....	Vice President for Agriculture and Natural Resources, President UF/IFAS
Dr. David P. Norton.....	Vice President for Research
Dr. Stephen J Motew, M.D.	President and System CEO, UF Health
Geoff Gardner, CPA	Vice President and System CFO, UF Health

Dr. Stuart Bell is the 14th president of the University of Florida, effective July 1, 2026. He previously served as the president of the University of Alabama from 2015 – 2025 where he played a critical role in strengthening academic standards, increasing student enrollment, advancing championship-caliber athletics, and modernizing campus facilities. Prior to his tenure as president of the University of Alabama, Dr. Bell served as provost and professor of engineering at Louisiana State University and as dean of the School of Engineering and professor of mechanical engineering at the University of Kansas. He is also widely recognized for his research and publications on natural gas and combustion engines and was inducted into the State of Alabama Engineering Hall of Fame in 2023.

Dr. Bell earned his Ph.D. in mechanical engineering and his B.S. in nuclear engineering from Texas A&M University. He has been elected to membership in the American Society of Mechanical Engineers, the Society of Automotive Engineers and the National Society of Professional Engineers.

Among his leadership roles, Dr. Bell serves or has served on the Executive Committee for Academic Affairs of the Association of Public and Land-grant Universities, on the Board of Directors for the Center for Science Education at the University of Kansas, as

the Chairman of the Academic Advisory Council for the NSF's Center for Remote Sensing of Ice Sheets based at the University of Kansas, and as a trustee of the ASME Foundation.

Dr. Glover became Interim Provost in September 2024, resuming his 15-year tenure as the University of Florida's Chief Academic Officer after a brief period as Provost of the University of Arizona. Dr. Glover previously served as Provost at the University from 2008 to 2023. Prior to that appointment, he held several academic leadership roles at UF, including Interim Provost, Associate Provost for Academic Affairs, and Interim Dean and Associate Dean of the College of Liberal Arts and Sciences. He joined UF in 1982 as an Assistant Professor of Mathematics and later served as Chair of the Mathematics Department from 1993 to 1998.

Mr. Kozlov became Senior Vice President and Chief Financial Officer in August 2025 following an interim appointment earlier that year. In this role, he leads UF's financial services, procurement, budgeting, and treasury functions, promoting fiscal responsibility and supporting the university's long-term goals. Mr. Kozlov ensures that financing activities and strategies are coordinated across the University, its affiliated entities, and Direct Support Organizations (DSOs), aligning financial stewardship with institutional priorities.

Mr. Little was appointed Vice President for Construction, Facilities & Real Estate at the University in June 2025. In this role, he provides executive leadership for the Department of Planning, Design and Construction, Facilities Services, and the Office of Real Estate. These units oversee all aspects of UF's physical infrastructure and capital projects across its campuses and statewide sites, including campus planning, architectural design and engineering, new construction, renovations, facility operations and maintenance, utilities, grounds services, and real estate acquisition and management, as well as public-private partnerships. Previously, he served as Senior Counsel to the University, advising UF and its affiliated entities on matters involving real estate, construction, finance, and facilities. He also held the role of Associate Vice President for Enterprise Projects, acting as a coordinator and advisor for large-scale, cross-divisional capital initiatives.

Dr. Angle serves as Senior Vice President for Agriculture and Natural Resources and President of UF/IFAS at the University, a role he has held since 2020. He leads nearly 2,300 employees across all 67 Florida counties, overseeing the College of Agricultural and Life Sciences, the Florida Cooperative Extension Service, and the Florida Agricultural Experiment Station. His leadership advances UF's land-grant mission through research, education, and outreach that support food production and natural resource management.

Dr. Norton has served as Vice President for Research at the University since 2012, leading a research enterprise that now exceeds \$1.1 billion annually and ranks among the top public universities in the nation. In this role, he oversees a team of more than 500 professionals dedicated to advancing UF's research mission by connecting faculty with funding opportunities, fostering interdisciplinary collaboration, and building strategic partnerships with industry, government, and academic stakeholders.

Dr. Stephen Motew serves as President and System Chief Executive Officer of UF Health's clinical enterprise, a role he assumed in April 2024. A practicing vascular surgeon and nationally respected physician executive, Dr. Motew brings more than two decades of leadership experience driving transformation across integrated health systems. At UF Health, Dr. Motew leads a multiregional care network that includes UF Health Shands, UF Health Jacksonville, UF Health Central Florida, UF Health St. Johns, and affiliated practices statewide. His focus is on improving clinical outcomes, strengthening operational alignment, and advancing UF's mission as a top-tier research institution. Under his leadership, UF Health is implementing an integrated model that harmonizes operating and financial oversight, increases transparency, and sets systemwide strategic goals.

Mr. Gardner serves as Vice President and System Chief Financial Officer of UF Health's clinical enterprise since April of 2024. Prior to joining UF Health, he worked as a financial executive with more than 20 years of experience in health care leadership, financial management, financial analysis, and process improvement. In his role, Mr. Gardner works to provide guidance to senior leadership on broader health system initiatives and operational opportunities as UF Health evaluates strategies for strategic growth.

Buildings and Other Capital Facilities

The University's main campus has over 1,000 buildings containing approximately 24.3 million gross square feet. These facilities have a book value of more than \$1 billion and a replacement value of more than \$2.5 billion. Of these buildings, more than 200 have classrooms and laboratories. Within the past decade, over 35 major buildings have been completed. Additionally, UF/IFAS maintains extension offices in each of Florida's 67 counties, and several other facilities across the state, including 12 Research and Education Centers, five Research and Demonstration Sites, a Research forest, and an 850-acre dairy farm. In total, UF/IFAS has 1,249 buildings, more than 3.6 million gross square feet, and 27,279 acres throughout the state.

The University's arts facilities include The Florida Museum of Natural History, which is among the top ten natural history museums in the nation and number one in the southeast, the Harn Museum of Art, the Phillips Center for Performing Arts, and the University Art Gallery.

Other notable facilities include the second largest academic computing center in the south, one of the nation’s few self-contained intensive care hyperbaric chambers for treating near-drowning victims, a materials measuring system with helium refrigerators which, along with only two others in the world, have recorded the closest temperature to absolute zero, a 100-kilowatt training and research reactor, a world-class cast-bell carillon, a 74-rank Aeolian Skinner organ, and HiPerGator, one of the most powerful supercomputers in the world. Open spaces, small ponds, picnic areas, shady nooks, and an 81-acre wildlife sanctuary lake, Lake Alice, on the main campus provide opportunities to enjoy year-round outdoor life.

Capital Improvement Plan

The University has numerous projects in various stages of design and construction. Generally, these projects are funded with Public Education Capital Outlay (“PECO”) monies, which are generated from the collection of gross receipts taxes levied on utilities and telecommunication services and appropriated to State Universities by the State Legislature. Various 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, private funds, and bond proceeds also provide resources to finance capital improvement projects. The table below shows Capital Improvement Projects with costs over \$50,000,000 that are planned or currently in progress.

Capital Improvement Projects (\$50 million or Greater)¹

<u>Project Name</u>	<u>Estimated Total Project Cost</u>
Ben Hill Griffin Stadium Facility Upgrades ²	\$1,450,000,000
UF Student Housing Development	\$417,462,417
Jacksonville Graduate Education Center	\$300,000,000
Dental Science Building	\$198,647,435
Fixel Institute	\$150,000,000
Utility Infrastructure	\$110,000,000
Music Building	\$71,200,000
Hamilton Center	\$56,800,000

¹ Current as of July 1, 2026. Amounts are estimates and actual project costs are subject to change.

² The renovations to Ben Hill Griffin Stadium have not yet been approved by the relevant governing bodies, including the University Board and the Board of Governors.

The University Athletic Association (UAA) has also publicly disclosed plans to comprehensively renovate Ben Hill Griffin Stadium, the University’s existing on-campus football stadium, at a cost of \$1.45 billion. UAA is a direct support organization of the University of Florida that is operated to serve the best interest of the University and may receive, hold, invest and administer property and make expenditures to or for the benefit of the University. While the final scope of this project is pending, it is envisioned as a multi-phase renovation that will accomplish numerous improvements to the historic Ben Hill Griffin Stadium, with the goal of preserving its history while upgrading systems and spaces to better serve the University of Florida community and offer a broader variety of game experiences. The project and funding plan, including any potential debt financing, have not yet been approved by the relevant governing bodies, including the University Board and the Board of Governors.

The Student Housing development will expand on-campus residential capacity through the construction of four new residence halls accommodating approximately 2,200 students. Strategically located at the northwest corner of Gale Lemerand Drive and Museum Drive, the project is designed to enhance the student living experience and support future enrollment growth. The site plan incorporates a range of student-focused amenities intended to improve academic support and strengthen campus engagement. The project is planned for phased completion, with two buildings opening in summer 2028 and the remaining two scheduled for delivery in early-winter 2028. The development will be financed with bonds secured by housing system revenues.

The Jacksonville Graduate Education Center will serve as a new campus for the University of Florida in downtown Jacksonville. This project will allow the University to launch degree programs in a growing market alongside industry partners and further enhance UF’s economic and workforce contributions to the state of Florida. The funding for this campus is provided through state appropriations, the City of Jacksonville, and donor funds.

The Dental Science Building addition and renovation will provide modernized clinical teaching, student and resident areas, clinical support, teaching labs, simulation labs, classrooms, offices, and research space, and will allow the College of Dentistry to expand its class size. The Dental Science Building is funded through state capital appropriations, deferred maintenance, and internal funds.

The Normal Fixel Institute for Neurological Diseases is a global leader in patient care, research, and education for complex neurological disorders such as Parkinson’s disease, Alzheimer’s, ALS, and traumatic brain injuries. The capital improvements for the

Institute include building a new state of the art 120,000 square foot facility to create a national headquarters for clinical and basic science research and will be funded by state appropriations and donor funds.

The University has an agreement with Duke Energy to provide a portion of the University's steam infrastructure that is scheduled to expire in 2042. UF continues to address the significant infrastructure needs in a manner that meets safety and reliability requirements and positions the campus for the future. Infrastructure work is ongoing across campus to replace, rehabilitate and expand critical infrastructure including electric, water, steam, chilled water, wastewater, and stormwater systems.

The Music Building addition will provide new space to create modern and efficient teaching labs and faculty studios, as well as a new recital hall, practice rooms, climate-controlled spaces to store and utilize musical instruments/equipment and will provide the necessary acoustical provisions. The Music Building addition is funded through state appropriations.

The Hamilton Center for Classical and Civic Education will be housed in a historic university building originally constructed in 1931 and previously used as an Infirmary. The capital improvements planned for this building will fully renovate the space to be appropriate for the Center's educational, research, and administrative activities and includes addressing the building's infrastructure and deferred maintenance needs. Funding for this project is provided through state appropriations.

Budgetary Process

University Trustees prepare and submit an annual operating budget to the Board of Governors for review which represents the University's plan for utilizing the resources available through direct or continuing appropriation by the State Legislature, student fees, and other local sources. The operating budget is prepared and submitted in accordance with the provisions of State law, rules of the Board of Governors, and the General Appropriations Act.

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), the Educational Enhancement Trust Fund (funded from Florida Lottery revenues), and tuition. The University receives an allocation of E&G resources from the State Legislature. The 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 University Board, E&G funding is allocated and distributed to each account/department.

Auxiliary Enterprises – 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 finance staff from the respective auxiliary operations prepare operating budget requests for these activities based on anticipated revenues. The University Budget Office then coordinates the auxiliary budgets as required and finalizes them based on the University Boards' guidelines. Budget revisions as required by the President are incorporated in the final institutional operating budget.

Faculty Practice – This budget consists of estimated expenditures related to the University's Medical Faculty Practice Plans. Expenditures are for practice personnel, incremental start-up costs and practice operations.

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Operating Budget

The University prepares and submits an annual operating budget to the University Board 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 University Trustees review the proposed annual budget; the University Board then submits the operating budget to the Board of Governors for review. Approved budgets are released for expenditures by the University. Any new State resources are allocated to the University according to the priorities set by the University President, as are any University-wide reductions.

Historical and Current Operating Budget

Budget Entity	Fiscal Year Ended June 30,				
	2022	2023	2024	2025	2026
Educational and General	\$1,297,582,682	\$1,299,831,466	\$1,481,347,051	\$1,680,227,336	\$1,640,151,989
Auxiliary Enterprises	504,252,317	551,130,439	567,430,286	584,309,280	630,320,301
Contracts and Grants	1,006,456,910	1,029,349,821	1,315,950,385	1,368,426,841	1,489,014,980
Student Activities	17,930,397	24,853,742	25,196,512	25,464,847	24,273,621
Concessions	923,283	796,549	935,833	938,258	958,833
Intercollegiate Athletics	142,788,318	161,550,352	167,568,147	181,373,316	205,118,847
Student Financial Aid	571,100,001	593,798,713	562,143,272	571,772,111	607,231,711
Self-Insurance Program	43,363,923	25,447,029	25,957,337	27,257,967	27,814,986
Technology Fee	9,000,000	8,000,000	8,500,000	8,500,000	9,500,000
Faculty Practice Plans	<u>1,181,141,640</u>	<u>1,341,110,664</u>	<u>1,392,364,832</u>	<u>1,481,121,857</u>	<u>1,591,023,317</u>
Total	\$4,774,539,471	\$5,035,868,775	\$5,547,393,655	\$5,929,391,813	\$6,225,408,585

Sources of Revenue

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 Revenue Sources¹ (As a Percent of Total)

Revenue Source (Restricted and Unrestricted)	Fiscal Year Ended June 30,				
	2021	2022	2023	2024	2025
State Appropriations	23.18%	25.05%	21.35%	23.15%	24.35%
Student Tuition and Fees	11.57	12.70	10.26	9.63	9.13
Federal and State Student Financial Aid	6.69	6.17	5.39	5.22	5.18
Federal Contracts and Grants	14.00	15.21	14.89	15.35	14.48
State and Local Contracts and Grants	1.41	1.50	1.56	1.63	2.49
Capital Appropriations and Other Donations	3.81	0.97	8.06	6.09	5.12
Noncapital Grants, Contracts and Gifts	4.85	5.28	5.32	4.44	4.96
Nongovernmental Contracts and Grants	26.31	28.49	26.07	25.88	25.26
Auxiliary Enterprises	2.56	2.94	2.81	2.67	2.70
Sales & Services of Educational Activities	1.43	1.57	1.57	1.63	1.52
Other Sources	<u>4.19</u>	<u>0.12</u>	<u>2.72</u>	<u>4.31</u>	<u>4.81</u>
Total	100.00%	100.00%	100.00%	100.00%	100.00%

¹ Source: University's Unaudited Financial Results. Excludes Capital Appropriation and Capital Grants and Contracts revenues.

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History of State Appropriations – The following table sets forth the history of State appropriations to the University, for the past five Fiscal Years. General Revenue appropriations are for E&G, UF/IFAS, and the University’s Health Science Center (the College of Medicine, College of Veterinary Medicine, and College of Dentistry).

History of State Appropriations

<u>Fiscal Year</u> ¹	<u>General Revenue</u>	<u>Lottery</u>	<u>PECO</u>	<u>CITF</u>	<u>Other</u> ²	<u>Total</u>
2021-22	\$817,957,413	\$110,377,980	\$2,938,496	\$7,928,733	\$13,487,161	\$952,689,783
2022-23	795,035,025	131,065,361	26,179,195	8,182,016	309,505,899	1,269,967,496
2023-24	930,592,347	146,504,704	189,604,058	7,986,631	55,691,653	1,330,379,393
2024-25	1,137,034,978	139,492,358	203,464,986	8,692,221	1,750,000	1,490,434,543
2025-26	1,095,903,821	137,533,258	110,566,948	8,842,687	175,000	1,353,021,714

¹ Fiscal Year 2025-26 is budgeted. All other years are actual.

² Funds appropriated to the University from the General Revenue appropriation to the State University System.

The Fiscal Year 2021-22 General Appropriations Act included significant increases in State funding. The University received \$75 million non-recurring funding for New Worlds Reading Initiative, \$20 million operational support, \$2 million performance fund adjustment, \$4 million for IFAS workload, and \$7 million health and risk management adjustment. The University also received \$6.5 million reduction to eliminate excess faculty salaries. The University received a fund shift of \$13.5 million from General Revenue to Educational Enhancement Trust Fund.

The Fiscal Year 2022-23 General Appropriations Act continued to show strong support from the State. The University received \$49.1 million operational support in E&G, Health Science Center and IFAS, \$2.3 million performance fund adjustment, \$3.6 million for IFAS workload and \$3.6 million for Nursing Education-PIPELINE. The University also received \$15.7 million non-recurring special legislative allocation for various purposes. The University received a fund shift of \$20.7 million from General Revenue to Educational Enhancement Trust Fund. The University also received approximately \$148 million in additional nonrecurring appropriations for deferred capital renewal and replacement needs and other fixed capital outlay projects, and \$100 million related to a planned new campus in West Palm Beach.

The University benefited from unprecedented support from the State in fiscal year 2023-24. State Appropriations for General Revenue and Lottery allocations totaled \$1.08 billion. This includes an additional \$97.7 million in funding for operational support, \$33.3 million in additional preeminence funding, and \$3.9 million additional IFAS Workload funding. Also included was \$10 million for the Hamilton Center for Classical and Civic Education, and \$16.2 million in additional performance funding, bringing the State investment in performance funds to \$68.8 million.

The University again benefited from exceptional support from the State in fiscal year 2024-25. State Appropriations for General Revenue and Lottery operating budget allocations totaled \$1.28 billion. This includes an additional \$60 million in funding for operational support, \$25 million in additional preeminence funding, \$35 million for the Florida Semiconductor Institute, \$30.5 million toward faculty recruitment and retention efforts, \$28.2 million for the Lastinger Center, \$12.3 million for UF Health, \$8.9 million for IFAS, and \$4.9 million in additional performance funding, bringing the State investment in performance funds to \$73.7 million.

The University benefited from targeted investments in fiscal year 2025-26. State Appropriations for General Revenue and Lottery operating budget allocations totaled \$1.23 billion. This includes \$20 million for the Lastinger Center and \$10 million for the Florida Center for Autism. These increases were offset by reductions for non-recurring allocations including \$35 million for the Florida Semiconductor Institute and \$30.5 million for faculty recruitment and retention efforts. Performance funding was down slightly to \$73.6 million.

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Tuition and Fees – The following tables list the registration, tuition and fees charged to each undergraduate student and graduate student, respectively, per credit hour for the 2025-26 academic year.

Current Tuition and Fees¹
(Per Credit Hour)

	Tuition and Fees	
	<u>Undergraduate</u>	<u>Graduate</u>
In-State Students		
Tuition	\$105.07	\$448.73
Tuition Differential	44.17	-
Student Financial Aid Fee	5.25	22.43
Capital Improvement Trust Fund Fee	6.76	6.76
Local Fees	<u>51.46</u>	<u>52.77</u>
Total In-State Tuition and Fees	\$212.71	\$530.69
Out-of-State Students		
In-State Tuition and Fees	\$212.71	\$530.69
Non-Resident Tuition Fee	777.93	759.23
Non-Resident Student Financial Aid Fee	<u>38.89</u>	<u>37.96</u>
Total Out-of-State Tuition and Fees	\$1,029.53	\$1,327.88

¹ Figures shown are for students enrolled in courses on the University's main campus and do not include tuition and fees charged to UF Online students.

The average annual undergraduate tuition and fees, assuming 30 credit hours, is \$6,381 for in-state students and \$30,886 for out-of-state students. The average annual graduate tuition and fees, assuming 24 credit hours, is \$12,737 for in-state students and \$31,869 for out-of-state students. The in-state tuition and fees charged by the University have remained constant since the 2015-16 academic year. The University increased out-of-state tuition and fees by 10% for academic year 2025-26, and the University Board has approved an additional 15% increase for out-of-state tuition and fees for academic year 2026-27 for incoming students (5% increase for existing out-of-state students).

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Selected Historical Financial Information

Selected University financial information is set forth in the following two tables. This selected historical information has been derived from and should be read in conjunction with the University financial statements and the related notes thereto. The University Financial Statements are subject to audit procedures as part of the audit of Florida's Annual Comprehensive Financial Report. Additionally, the University Financial Statements are independently audited by the State Auditor General's office. The University's audited Financial Statements for Fiscal Year 2024-25 are reproduced as Appendix D.

Statement of Net Position (Amounts in Thousands)

	As of June 30,				
	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
ASSETS:					
Current Assets:					
Cash and Cash Equivalents	\$11,447	\$290	\$409	\$31,436	\$5,448
Investments	1,805,751	1,954,552	2,068,730	2,313,901	2,880,108
Accounts Receivable, Net	123,216	139,903	176,372	162,457	155,070
Loans and Notes Receivable, Net	2,031	1,881	1,702	1,772	1,378
Due from State	106,014	90,064	381,257	585,251	697,124
Due from Component Units/University	71,916	80,187	91,836	94,431	92,301
Inventories	4,911	5,227	5,877	6,257	5,897
Other Current Assets	<u>6,632</u>	<u>4,883</u>	<u>8,918</u>	<u>8,556</u>	<u>12,374</u>
Total Current Assets	\$2,131,918	\$2,276,987	\$2,735,101	\$3,204,061	\$3,849,700
Noncurrent Assets:					
Restricted Cash and Cash Equivalents	4,052	3,453	22,467	6,832	1,830
Restricted Investments	496,119	437,309	312,197	336,990	283,801
Other Noncurrent Investments	171,505	255,866	281,514	320,794	350,830
Loans and Notes Receivable, Net	20,361	16,783	14,584	13,035	11,728
Depreciable Capital Assets	2,017,474	2,135,804	2,157,704	2,224,482	2,299,657
Nondepreciable Capital Assets	146,897	285,811	440,652	446,922	555,323
Other Noncurrent Assets	<u>5,625</u>	<u>2,073</u>	<u>-</u>	<u>-</u>	<u>1,418</u>
Total Noncurrent Assets	\$2,862,033	\$3,137,099	\$3,229,118	\$3,349,055	\$3,504,587
TOTAL ASSETS	<u>\$4,993,951</u>	<u>\$5,414,086</u>	<u>\$5,964,219</u>	<u>\$6,553,116</u>	<u>\$7,354,287</u>
Deferred Outflows of Resources					
Deferred Outflows of Pension Resources	305,935	226,897	302,742	292,584	296,014
Deferred Outflows of OPEB Payable	214,847	186,712	158,022	136,251	275,862
Other Deferred Outflows	<u>8,543</u>	<u>8,975</u>	<u>9,185</u>	<u>9,239</u>	<u>8,948</u>
Total Deferred Outflows of Resources	<u>\$529,325</u>	<u>\$422,584</u>	<u>\$469,949</u>	<u>\$438,074</u>	<u>\$580,824</u>
Total Assets and Deferred Outflows of Resources	<u>\$5,523,276</u>	<u>\$5,836,670</u>	<u>\$6,434,168</u>	<u>\$6,991,190</u>	<u>\$7,935,111</u>
LIABILITIES:					
Current Liabilities:					
Accounts Payable	\$89,711	\$71,670	\$125,202	\$130,554	\$187,523
Salaries and Wages Payable	68,838	79,814	34,505	36,014	44,087
Due to Component Units/University	231,167	263,624	301,288	316,148	314,371
Unearned Revenue	46,690	60,645	59,182	60,309	55,187
Deposits Held in Custody	4,082	5,775	6,847	6,904	7,141
Other Current Liabilities	-	1,338	763	-	-
Long-Term Liabilities - Current Portion:					
Capital Improvement Debt Payable	10,178	10,655	9,716	15,669	16,380
Loans and Notes Payable	438	448	458	1,236	400
Installment Purchase Agreements Payable	555	822	893	801	1,182
Capital Leases Payable	212	-	-	-	-
Leases ¹	-	3,028	3,245	2,407	3,416
Subscription Arrangements Payable	-	-	1,970	2,142	2,206
Compensated Absences Payable	11,294	12,655	14,672	16,292	17,195
Other Postemployment Benefits Payable	17,345	19,122	20,471	22,409	31,357
Net Pension Liability	<u>2,102</u>	<u>1,097</u>	<u>260</u>	<u>-</u>	<u>-</u>
Total Current Liabilities	<u>\$482,612</u>	<u>\$530,693</u>	<u>\$579,472</u>	<u>\$610,885</u>	<u>\$680,445</u>

Statement of Net Position, continued
(Amounts in Thousands)

	As of June 30,				
	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Noncurrent Liabilities					
Capital Improvement Debt Payable	\$369,922	\$357,524	\$346,286	\$378,786	\$360,125
Loans and Notes Payable	3,453	3,006	22,124	20,888	1,600
Installment Purchase Agreements Payable	1,604	2,423	1,769	1,169	18,894
Capital Leases Payable	1,568	-	-	-	-
Leases ¹	-	9,878	8,434	6,697	7,581
Subscription Arrangements Payable			7,101	4,958	2,752
Compensated Absences Payable	120,719	122,545	128,891	139,795	158,613
Other Postemployment Benefits Payable	1,051,663	1,073,781	794,046	839,006	1,096,828
Net Pension Liability	879,230	308,410	814,150	951,654	874,944
Other Noncurrent Liabilities	9,782	10,203	10,697	11,126	11,212
Total Noncurrent Liabilities	\$2,437,941	\$1,887,770	\$2,133,498	\$2,354,079	\$2,532,549
TOTAL LIABILITIES:	\$2,920,553	\$2,418,463	\$2,712,970	\$2,964,964	\$3,212,994
Deferred Inflows of Resources					
Deferred Inflows of Pension Resources	15,712	441,963	28,156	27,147	103,377
Deferred Inflows of OPEB Payable	469,874	419,019	625,160	495,649	384,132
Total Liabilities and Deferred Inflows of Resources:	\$3,406,139	\$3,279,445	\$3,366,286	\$3,487,760	\$3,700,503
NET POSITION					
Net Investment in Capital Assets	2,015,066	2,222,526	2,290,524	2,345,897	2,482,930
Restricted					
Expendable:					
Loans	42,057	38,910	36,375	35,478	35,147
Capital Projects	305,734	273,433	526,929	718,492	838,112
Debt Service	6,849	7,228	7,942	8,410	9,465
Other	62,840	274,166	395,891	365,904	466,431
Unrestricted	(315,409)	(259,038)	(189,779)	29,249	402,523
TOTAL NET POSITION	\$2,117,137	\$2,557,225	\$3,067,882	\$3,503,430	\$4,234,608
TOTAL LIABILITIES AND NET POSITION	\$5,523,276	\$5,836,670	\$6,434,168	\$6,991,190	\$7,935,111

¹ The University adopted new accounting guidance Governmental Accounting Standards Board Statement No. 87, *Leases*.

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Statement of Revenues, Expenses and Changes in Net Position
(Amounts in Thousands)

	Fiscal Year ended June 30,				
	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
OPERATING REVENUES					
Student Tuition and Fees	\$676,831	\$719,529	\$726,437	\$731,130	\$771,260
Scholarship Allowances	(229,117)	(241,734)	(273,300)	(274,945)	(294,825)
Student Tuition and Fees, Net of Scholarship Allowances	447,713	447,795	453,137	456,185	476,435
Federal Grants and Contracts	508,376	572,127	657,252	726,829	755,524
State and Local Grants and Contracts	51,053	56,353	68,975	77,430	95,121
Nongovernmental Grants and Contracts	955,354	1,071,581	1,151,067	1,225,800	1,317,780
Sales and Services of Auxiliary Enterprises, Net	80,534	110,633	124,198	126,625	140,753
Sales and Services of Educational Departments	51,813	59,137	69,238	77,050	81,979
Interest on Loans and Notes Receivable	-	-	-	-	-
Other Operating Revenues	1,445	3,909	5,572	4,780	5,161
Total Operating Revenues	<u>\$2,096,288</u>	<u>\$2,351,535</u>	<u>\$2,529,439</u>	<u>\$2,694,699</u>	<u>\$2,872,753</u>
OPERATING EXPENSES					
Employee Compensation and Benefits	\$2,501,566	\$2,476,415	\$2,697,865	\$2,997,209	3,141,168
Services and Supplies	475,944	564,094	740,593	810,017	849,936
Utilities and Communications	56,059	64,981	82,562	81,928	78,572
Scholarships, Fellowships and Waivers, Net	219,145	255,712	182,610	194,316	209,601
Depreciation	159,379	183,763	181,525	195,004	192,135
Total Operating Expenses	<u>\$3,412,093</u>	<u>\$3,544,965</u>	<u>\$3,885,155</u>	<u>\$4,278,474</u>	<u>\$4,471,412</u>
Operating Income (Loss)	<u>(\$1,315,805)</u>	<u>(\$1,193,430)</u>	<u>(\$1,355,716)</u>	<u>(\$1,583,775)</u>	<u>(\$1,598,659)</u>
NONOPERATING REVENUES (EXPENSES)					
State Noncapital Appropriations	\$841,469	\$942,489	\$942,648	\$1,096,576	\$1,305,17
Federal and State Student Financial Aid	242,831	232,250	237,893	247,266	270,497
Noncapital Grants, Contracts, and Gifts	176,150	206,429	234,887	210,272	258,577
Investment Income (Loss), Net of Expenses	19,341	6,047	4,658	80,779	113,437
Net Increase (Decrease) in Fair Value of Investments	83,030	(95,788)	86,011	90,251	110,652
Other Nonoperating Revenues	48,258	82,089	23,071	27,863	21,595
Interest on Capital Asset-Related Debt	(5,900)	(11,147)	(10,777)	(12,780)	(12,716)
Other Nonoperating Expenses	(8,847)	(9,155)	(8,024)	(9,194)	(4,404)
Net Nonoperating Revenues (Expenses)	<u>\$1,396,332</u>	<u>\$1,353,214</u>	<u>\$1,510,367</u>	<u>\$1,731,033</u>	<u>\$2,062,815</u>
Income (Loss) Before Other Revenues	<u>\$80,527</u>	<u>\$159,784</u>	<u>\$154,651</u>	<u>\$147,258</u>	<u>\$464,156</u>
State Capital Appropriations	\$53,578	\$24,345	\$342,643	\$254,480	\$250,847
Capital Grants, Contracts, and Donations	84,679	12,290	13,363	33,810	16,175
Total Other Revenues, Expenses, Gains, or Losses	<u>\$138,257</u>	<u>\$36,635</u>	<u>\$356,006</u>	<u>\$288,290</u>	<u>\$267,022</u>
Increase (Decrease) in Net Position before Special Items	<u>218,784</u>	<u>196,419</u>	<u>510,657</u>	<u>435,548</u>	<u>731,178</u>
Special Item – Transfer of Operations	-	243,669	-	-	-
Increase (Decrease) in Net Position	<u>\$218,784</u>	<u>\$440,088</u>	<u>\$510,657</u>	<u>\$435,548</u>	<u>\$731,178</u>
Net Position, Beginning of Year	<u>\$1,898,353</u>	<u>\$2,117,137</u>	<u>\$2,557,225</u>	<u>\$3,067,882</u>	<u>\$3,503,430</u>
Adjustment to Beginning Net Position	-	-	-	-	-
Adjusted Net Position, Beginning of Year, as Restated	<u>\$1,898,353</u>	<u>\$2,117,137</u>	<u>\$2,557,225</u>	<u>\$3,067,882</u>	<u>\$3,503,430</u>
Net Position, End of Year	<u>\$2,117,137</u>	<u>\$2,557,225</u>	<u>\$3,067,882</u>	<u>\$3,503,430</u>	<u>\$4,234,608</u>

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Students

General. The University's Fall 2025 enrollment was 63,254 students, including UF Online students. The following table shows the admission and registration data for the University for the five most recent fall semesters. As of July 1, 2026, UF has received over 96,000 applications for fall 2026 admissions and expects approximately 7,600 admitted students to enroll. Further, the University anticipates that the academic quality of the class of 2030 will be the highest in its history.

Admission and Registration Headcounts and Percentages¹ by Type of Student

	<u>Fall 2021²</u>	<u>Fall 2022²</u>	<u>Fall 2023⁵</u>	<u>Fall 2024</u>	<u>Fall 2025</u>
Total Students:					
No. of Applicants	87,147	96,395	96,148	102,751	120,559
No. Admitted	27,339	25,674	26,515	29,146	29,841
% of Applicants Admitted	31.4%	26.6%	27.6%	28.4%	24.8%
No. Enrolled	14,133	12,964	13,311	14,307	14,708
% of Admitted Enrolled	51.7%	50.5%	50.2%	49.1%	49.3%
First-Time-in-College:³					
No. of Applicants	46,621	59,088	57,899	64,417	81,351
No. Admitted	13,236	12,923	13,647	15,866	16,806
% of Applicants Admitted	28.4%	21.9%	23.6%	24.6%	20.7%
No. Enrolled	5,862	5,617	5,749	6,465	6,791
% of Admitted Enrolled	44.3%	43.5%	42.1%	40.7%	40.4%
Community College Transfers⁴:					
No. of Applicants	3,340	3,096	3,348	3,680	4,218
No. Admitted	1,710	1,532	1,725	1,829	1,828
% of Applicants Admitted	51.2%	49.5%	51.5%	49.7%	43.3%
No. Enrolled	1,368	1,232	1,405	1,505	1,532
% of Admitted Enrolled	80.0%	80.4%	81.4%	82.3%	83.8%
Other Undergraduate Transfers:					
No. of Applicants	2,844	3,073	3,222	3,208	3,406
No. Admitted	894	991	1,113	1,029	972
% of Applicants Admitted	31.4%	32.2%	34.5%	32.1%	28.5%
No. Enrolled	671	757	890	806	753
% of Admitted Enrolled	75.1%	76.4%	80.0%	78.3%	77.5%
Post-Baccalaureate:					
No. of Applicants	429	37	362	367	350
No. Admitted	173	132	177	162	118
% of Applicants Admitted	40.3%	39.2%	48.9%	44.1%	33.7%
No. Enrolled	105	86	106	94	76
% of Admitted Enrolled	60.7%	65.2%	59.9%	58.0%	64.4%
Graduate:					
No. of Applicants	22,235	19,471	21,333	20,694	19,564
No. Admitted	9,578	8,344	8,328	8,530	8,403
% of Applicants Admitted	43.1%	42.9%	39.0%	41.2%	43.0%
No. Enrolled	5,028	4,267	4,355	4,401	4,475
% of Admitted Enrolled	52.5%	51.1%	52.3%	51.6%	53.3%
Professional Schools:					
No. of Applicants	11,678	11,330	9,984	10,385	11,670
No. Admitted	1,748	1,752	1,525	1,730	1,714
% of Applicants Admitted	15.0%	15.5%	15.3%	16.7%	14.7%
No. Enrolled	1,099	1,005	806	1,036	1,081
% of Admitted Enrolled	62.9%	57.4%	52.9%	59.9%	63.1%

¹ Percentages are rounded to the nearest tenth of one percent.

² Fall 2021 and 2022 counts include all applications, e.g., cancelled before and after decision.

³ First-Time-in-College only reflects fall and excludes first-time enrolled in summer continuing into fall.

⁴ Community College Transfer encompasses all transfers from the Florida College System.

⁵ Starting in Fall 2023, First Time-in-College – Associate of Arts Transfer students are included in First-Time-in-College (previously reported as Community College Transfers).

Student Quality Indicators. The fall 2025 average composite Scholastic Aptitude Test (“SAT”) score of entering freshmen was 1388; the average composite American College Test (“ACT”) score was 30, and the average weighted grade point average (“GPA”) was 4.6, excluding UF Online students. The following table shows the 25th – 75th percentiles of weighted GPA, SAT score, and ACT score for FTIC students at the University for the past five fall semesters.

Student Quality Indicators for First-Time-In-College Students¹

	<u>Fall 2021</u>	<u>Fall 2022</u>	<u>Fall 2023</u>	<u>Fall 2024</u>	<u>Fall 2025</u>
High School GPA	4.5 – 4.7	4.4 – 4.6	4.4 – 4.6	4.5 – 4.7	4.5-4.7
SAT Score ²	1310 – 1450	1320 - 1470	1320 – 1470	1330 – 1470	1340-1470
ACT Score	29 - 33	28 - 33	28 - 33	29 - 33	29-33

¹ SAT and ACT scores as reported to IPEDS for UF Main. UF Online is reported separately to IPEDS. High school GPA are calculated for the Common Data Set.

² Includes new SAT Evidence-Based Reading and Writing plus Math.

Historical and Current Enrollment. Full-time equivalent (“FTE”) student calculation factor is a measure of student enrollment based on the number of student credit hours for which students enroll. The Board of Governors calculates annual FTEs for the System as 30 credit hours for undergraduate and 24 credit hours for graduate students during an academic year, which mirrors the Federal Government’s Integrated Postsecondary Education Data System (“IPEDS”) methodology.

Undergraduate enrollment figures have been increasing in recent years, mostly due to increased enrollment in UF Online. The following table shows the University’s fall headcount enrollment by level for the five most recent fall semesters and the FTE enrollment by level for each of the five most recent academic years.

Annual FTE and Fall Headcount Enrollment by Level¹

<u>Academic Year</u>	<u>Annual FTE</u>			<u>Fall</u>	<u>Fall Headcount</u>		
	<u>Undergraduate²</u>	<u>Graduate³</u>	<u>Total</u>		<u>Undergraduate²</u>	<u>Graduate³</u>	<u>Total</u>
2020-21	38,358	16,007	54,365	2021	41,180	19,932	61,112
2021-22	38,114	17,778	55,892	2022	41,052	19,743	60,795
2022-23	38,073	17,409	55,482	2023	40,756	19,733	60,489
2023-24	38,861	16,824	55,685	2024 ⁴	42,494	19,520	62,014
2024-25	40,590	16,784	57,374	2025 ⁴	43,354	19,900	63,254

¹ Includes UF Online students.

² Undergraduate students also includes unclassified and high school dual enrolled students.

³ Graduate students also includes Professional students and College of Medicine students.

⁴ Fall 2024 is SIFP (Student Instruction Preliminary), prior terms are SIF (Student Instruction). Starting Fall 2023, headcount is aligned with federal reporting which splits some non-degree certificate-seeking students from undergraduate to graduate/professional.

The majority of students who attend the University are in-state students; approximately 73% of current students are from Florida, approximately 20% are from other states, and approximately 7% are from foreign countries. The table below show the fall headcount enrollment by area of origin for the five most recent years.

**Fall Headcount Enrollment by Area of Origin
(At Time of Admission or Readmission)**

<u>Area</u>	<u>Fall 2021</u>	<u>Fall 2022</u>	<u>Fall 2023</u>	<u>Fall 2024</u>	<u>Fall 2025</u>
Florida	45,517	44,625	44,477	45,684	46,499
New York	945	991	1,018	1,136	1,326
Georgia	975	951	886	870	844
Texas	746	802	744	765	856
California	718	694	713	677	694
New Jersey	659	729	824	910	998
Pennsylvania	647	598	584	620	655
Virginia	610	616	610	626	654
All other states	5,816	5,881	5,774	5,838	6,183
Foreign Countries	4,479	4,908	4,859	4,888	4,545
Total	61,112	60,795	60,489	62,014	63,254

Faculty and Staff

Ranked Faculty. The University has 2,850 full-time “ranked” faculty (i.e., Assistant Professor, Associate Professor, Professor or similar titles) as of fall 2025. They include nationally and internationally recognized scholars, members of the National Science Foundation Board, the National Academy of Science, National Academy of Engineering, the Institute of Medicine, and their respective international counterparts. Faculty have received the Pulitzer Prize, the National Science Foundation’s Presidential Young Investigator Award, and the Fulbright and Guggenheim Fellowships.

Ranked Faculty Data

Academic Year	Ranked Faculty Full-Time	Ranked Faculty Part-Time	Tenured Faculty¹	Faculty with Terminal Degrees²	Student to Faculty Ratio³
2021-22	2,736	159	1,623	3,000	17:1
2022-23	2,809	156	1,609	3,152	16:1
2023-24 ⁴	2,884	82	1,636	3,177	16:1
2024-25	2,922	61	1,629	3,197	16:1
2025-26	2,850	62	1,597	3,211	17:1

¹ Tenured faculty is a subset of full and part-time ranked faculty.

² Faculty members with the highest degree in their field. Excludes UF Online.

³ Based on instructional faculty not ranked faculty. Excludes UF Online students.

⁴ Starting fall 2023, Full-time is calculated as FTE $\geq .75$.

Faculty and Staff. As of November 1, 2025, the University employed over 33,000 personnel, with a breakout by employment type provided in the following table.

Personnel Data for Fall 2025

Pay Plan/Employment Type	Full-Time	Part-Time	Total
Faculty ¹	6,026	169	6,195
Staff (TEAMS/USPS)	10,749	65	10,814
Graduate Assistants	48	4,391	4,439
Post Doctoral Associates (Clinical/Non)	852	2	854
OPS Adjunct Faculty	104	529	633
OPS Staff ²	<u>3,441</u>	<u>7,140</u>	<u>10,581</u>
Total Employees	21,220	12,296	33,516

¹ Faculty including the ranked faculty in the previous table and additional personnel.

² OPS Staff also includes Federal Work Study and Student Government/Residents/Student Assistants.

Division of Student Life

The Division of Student Life plays an essential role in advancing the University’s mission by fostering community connection, lifelong wellbeing and career design both inside and outside the classroom in support of every Gator’s path to success. Through its departments, the Division supports University-wide programs that promote student transition, engagement and involvement, including Convocation, the Great Gator Welcome and Preview (orientation), as well as opportunities for participation through more than 1,000 registered student organizations and intramural sports. Community connection is further strengthened through intentional programming in shared spaces that support learning, collaboration and engagement, including residence hall community areas, Newell Hall, and the Gator Sports Center in the Reitz Union.

The Division of Student Life also supports student success through integrated career design and wellbeing resources available throughout a student’s UF journey. Career development initiatives, including career fairs such as Career Showcase, help students explore career opportunities, build professional skills and prepare for life after graduation, while comprehensive health and wellness services such as indoor and outdoor recreation spaces, on-campus counseling and case management services promote physical, mental and emotional wellbeing. Areas such as the Disability Resource Center, GatorWell and the Hitchcock Field and Fork Food Pantry offer support and care for students when they need it most. Together, these programs and spaces reflect the Division’s commitment to creating and sustaining environments that support student growth and long-term success.

Endowments and Fundraising Efforts

The University of Florida Foundation, Inc. (the “Foundation”) is a not-for-profit, tax-exempt organization responsible for receiving, investing, and administering private support for the University. The Foundation was established in 1934 as the “University of Florida Endowment Corporation,” and became the Foundation in its current form in 1964. It is the principal fund-management and fundraising arm of the University.

The Foundation is designated a charitable, tax-exempt 501(c)(3) organization under the Internal Revenue Code and is a certified DSO of the University, as defined in Section 1004.28, Florida Statutes. The Foundation is presented as a DSO in the University’s financial statements.

In Fiscal Year 2024-25, the University received \$413 million in philanthropic funds received. As of June 30, 2025, the total private endowment at the Foundation was \$2.7 billion, while the total value of the assets managed by the Foundation was approximately \$3.1 billion. The Foundation provided the University with \$254.6 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 for Fiscal Year 2020-21 through Fiscal Year 2024-25. The large fluctuations in revenues are directly related to the fluctuations of investment income in the endowment.

University of Florida Foundation, Inc., Summary of Position (Amounts in Thousands)

<u>Fiscal Year</u>	<u>Assets¹</u>	<u>Liabilities</u>	<u>Revenues</u>	<u>Expenditures</u>	<u>Endowment Transfers to the University</u>
2020-21	\$2,756,469	\$88,935	\$806,786	\$266,936	\$69,544
2021-22	2,753,215	94,228	181,517	232,572	82,143
2022-23	2,745,250	46,683	222,555	260,412	82,314
2023-24	2,887,205	52,773	379,787	307,165	86,940
2024-25	3,101,807	41,743	468,401	317,745	92,772

¹ Includes amounts held by the Foundation for the University.

The level of gifts received by the Foundation reflects the impact of the economic climate on ability to give, and is subject to the overall financial markets, changes which may influence donors.

Gifts received by the Foundation are shown by restriction and giving program in the table below for the past five Fiscal Years per audited financial statements.

Gift Report Current Receipts and Deferred Additions by Restriction and Giving Program (Amounts in Thousands)

	<u>Fiscal Year</u>				
<u>Giving Program</u>	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>
Total Unrestricted Gifts	\$5	\$3	\$3	\$12	\$17
Total Restricted Gifts	162,807	190,071	104,427	178,991	151,259
Total Endowments	<u>50,581</u>	<u>50,706</u>	<u>74,804</u>	<u>58,346</u>	<u>69,894</u>
Total Gifts Received	\$213,393	\$240,780	\$179,234	\$237,349	\$221,170

Recent Fundraising Efforts. The Go Greater Campaign was a concerted, university-wide effort to raise significant philanthropic support for strategic priorities over an eight-year period. The campaign, which began in 2014 and concluded in December 2022, raised \$4.63 billion, including cash, pledges, and deferred giving.

Programs Supported by the Foundation. The Foundation and UF Advancement support several programs through which University alumni and friends can participate in the life of a great institution. The University of Florida President’s Council recognizes individuals, couples and organizations that support the University with cumulative lifetime giving of \$100,000 or more. The annual giving program leverages direct marketing channels and frontline fundraisers to provide donors the opportunity to contribute to a wide range of academic programs and purposes on campus. There are nearly 100 Gator Clubs® around the world, existing to support the mission of the University and the UF Alumni Association. These clubs help recruit students, fund scholarships, and involve University alumni and friends in the life of the University.

ACCELERATE

WHAT STARTS IN FLORIDA DOESN'T STOP.



UNIVERSITY OF FLORIDA ANNUAL FINANCIAL REPORT | 2024-2025



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DRIVEN BY DISCOVERY

The University of Florida is a comprehensive learning institution built on a land-grant foundation. We are the Gator Nation, a diverse community dedicated to excellence in education and research and shaping a better future for Florida, the nation, and the world.

MISSION

The University's mission is to enable students to lead and influence the next generation and beyond for economic, cultural, and societal benefit by striving to offer broad-based, inclusive public education, leading research, and public service. The fusion of these three endeavors stimulates a remarkable intellectual vitality and generates a synthesis that represents the University's greatest strength.

Education is a fundamental purpose of this University at both the graduate and undergraduate levels. Research and scholarship are integral to the education process and to the expansion of our understanding of the natural world, the intellect, and the senses. Service reflects the University's obligation to share the benefits of its research and knowledge for the public good.

These three interlocking elements span all academic disciplines and represent the University's commitment to lead and serve by pursuing and disseminating new knowledge while building upon the experiences of the past. The University of Florida aspires to advance by strengthening the human condition and improving the quality of life.

HISTORY

The University of Florida, the State's oldest university, traces its beginning of rich history to 1853, when the state-funded East Florida Seminary acquired the Kingsbury Academy in Ocala. After the end of the Civil War, the institution relocated to Gainesville, ultimately consolidated with the State's land grant Florida Agricultural College and was renamed the University of Florida in 1906. At the time, the University was an all-male institution with only 102 students.

Until 1947, the University of Florida was one of only three State universities, along with the Florida State College for Women (now Florida State University) and Florida A&M University. Women attended as early as 1916, and the student body grew to 601 women and 8,177 men when the Legislature removed all barriers for female enrollment in 1947.

Today, the University is one of the largest in the nation, boasting an enrollment of more than 60,000 students. The

campus consists of 2,000 acres and more than 1,000 buildings, including the first Leadership in Energy and Environmental Design (LEED) Platinum-certified building in the State of Florida. The University is comprised of 16 colleges (plus Hamilton School for Classical and Civic Education) offers over 100 bachelor programs and over 200 masters, doctoral, and professional programs. The University's programs and facilities span more than 180 locations around the State and the globe.

FACULTY

The University faculty, which numbers over 6700, has 20 funded Eminent Scholar Chair positions and 29 elections to the National Academies of Science, Engineering, and Medicine and 18 elections to the American Academy of Arts and Sciences. UF distinguished computer science professor, Juan Gilbert, Ph.D., has been appointed to the National Science Board (2024) by President Joe Biden. Present and past faculty include Pulitzer Prize winners, a pioneer in aviation engineering, a leading scholar on econometrics, three winners of NASA's top award for research, one of the four charter members of the Solar Hall of Fame, and a winner of the Smithsonian Institution's award for conservation.

Christine Schmidt, Distinguished Professor in Biomedical Engineering, was elected to the National Academy of Medicine. The American Association for the Advancement of Science (AAAS) honors 12 faculty from UF as lifetime fellows in its newest class (April 2024). UF ranks second in the nation, for two years in a row, in producing Fulbright Scholars. Twelve faculty and staff from UF were selected for the Fulbright Top Scholar Program (Feb 2025). Pierre Sikivie, Distinguished Professor of Physics, won the Galileo Galilei Medal for 2025, from the National Institute for Nuclear Physics (Feb 2025). UF won the first grand prize in the Tambellini Group's Future Campus Award, recognizing UF's pioneering work in integrating AI across the curriculum (June 2024). UF won the 2024 International Impact Award for Global Teaching & Learning from the Association of Public and Land-grant Universities (APLU) (Nov 2024).

From pharmacy and public relations to pain mitigation and materials engineering, the University of Florida is a recognized leader in a wide variety of specialties and areas. University researchers and scientists have made significant developments and discoveries in many fields, including astronomy, microbiology, metallurgy, and medical technology.



The University has installed HiPerGator AI – higher education’s most powerful artificial intelligence (AI) supercomputer – for training and research purposes and is the first institution to adopt an “AI Across the Curriculum” approach to providing every student in every major the opportunity to acquire competence and expertise in AI and Data Science.

RESEARCH

The University of Florida is a world leader in research, contributing significantly to nearly every field of endeavor. UF has been re-designated as a National Center of Academic Excellence in Cyber Defense Research (CAE-R) through AY2024 putting UF in the elite group of universities that meet the federal government’s criteria for providing educational and research opportunities in cybersecurity. Since 1985, the University of Florida has been a member of the Association of American Universities, which is comprised of 71 leading research universities in the United States and Canada.

Scholars at UF increased research expenditures \$1.27 billion in FY2024. UF ranked 15th among public universities and 25th among all universities in FY2023. UF leads all universities in Florida. UF is one of 33 universities with more than \$1 billion in research (NSF HERD). Federal research funding at UF increased 9.8% to \$581 million in FY2024. UF ranked 17th among public universities and 33rd among all universities in FY2023 (NSF HERD). University researchers have pioneered new therapies and better treatments in the fights against aging and disease. They have developed renewable energy sources that offer great promise in reducing our dependence on fossil fuels, as well as engineered healthier foods, developed more energy-efficient and sustainable construction techniques, and established better ways to protect the environment.

Through the years of research, University of Florida scientists, inventors, engineers, and researchers have developed products and practices that have been distributed and applied with an international reach, improving the lives of millions of people in Florida and around the world.

STUDENTS

The University of Florida’s freshman retention rate of 98 percent speaks to the outstanding quality of the University’s entire academic experience. Fall 2024 figures indicate an enrollment of over 60,000 students, with about 73 percent of first-time undergraduates coming from Florida. Almost every state in the nation is represented in the University

of Florida student body, and the University has a large international enrollment, approximately 5,000 international students representing about 150 countries.

University of Florida students also receive many opportunities to participate in extracurricular activities. There are nearly 1,000 student organizations on campus, and students attend numerous campus concerts, art exhibits, theatrical productions, guest lectures, sporting events, as well as other events each year.

The University of Florida is named 1st among US public universities in tech transfer, for moving new discoveries from the lab to the real world. The report was produced by Heartland Forward, a nonprofit think tank (May 2022). UF ranks 5th in Forbes Top Public Colleges (2025), 7th (tied) among public colleges and universities in the U.S. News & World Report Best Colleges (2026 ed.), and ranks 23rd in Princeton Review’s Best Value Public Schools That Pay You Back (2025). UF Online is ranked #2 among the best online bachelor’s degree programs. UF Online also has the #1 Business program, the #3 Psychology program, and is ranked as the best program for veterans and active-duty service members (US News, Online Bachelors, Jan 2025).

Additionally, UF graduate programs are among some of the top programs in the nation; 53 graduate programs in the top 50 nationally, 16 of which in the top 20 in U.S. News Best Graduate Schools (2026 ed.), 12 online graduate programs in the top 10 of U.S. News Online Best Graduate Programs (2025). UF is also recognized among the top universities in the world; ranks 24 among U.S. Public Universities from the Shanghai Institute (2025), and 21 among U.S Publics from Times Higher Education World Universities (2025). UF ranks 21st among U.S. Public Universities in the QS World University Ranking (2026 ed.). Forty-five UF graduate programs are ranked No. 1 in Florida. UF awarded 795 research doctorates, 1,097 professional doctorates and 5,556 master’s degrees (US News, Best Graduate Schools, April 2025).

UF Innovate – Sid Martin Biotech named top global incubator for record third time, receiving the International Business Innovation Association’s highest honor, the Randall M. Whaley Incubator of the Year Award. UF Sid Martin Biotechnology Institute named Incubator of the Year for 2017 among more than 7,500 incubators worldwide. The University’s consistent ranking among the nation’s top universities is a result of the commitment to provide the highest quality education at the best value.

WELCOME

From the Office of the Senior Vice President and Chief Financial Officer

I am pleased to present the University of Florida's Annual Financial Report for fiscal year 2025. These financial statements reflect the University's continued financial strength, disciplined stewardship, and ability to sustain momentum amid a dynamic and evolving higher education environment.

During FY25, the University strengthened its overall financial position while maintaining a deliberate and disciplined approach to resource management. Total assets increased year over year, driven primarily by growth in investments and continued capital investment across the institution. At the same time, the University reduced outstanding debt, reinforcing its commitment to prudent leverage while continuing to advance strategic priorities.

The University's financial profile continues to benefit from its scale, diversity of revenues, and strong operating and capital support from the State of Florida. These characteristics, combined with intentional financial planning and enterprise-wide cost discipline, support the University's strong credit quality. During FY25, the University's issuer credit ratings were affirmed at Aa1 by Moody's and AA+ by both Standard & Poor's and Fitch, with Standard & Poor's revising the outlook to Positive citing UF's market position and track record of financial resilience.

In addition to its financial performance, FY25 reflected continued momentum across the University in areas central to our mission:

■ **Record Research Activity:** University of Florida faculty conducted a record \$1.33 billion in research expenditures, further strengthening UF's position among the nation's leading public research universities. The University also set a new record for innovation activity, with 446 invention disclosures submitted for discoveries with commercialization potential.

■ **National Reputation & Student Demand:** In Fall of 2024 UF saw continued growth in applications and increased selectivity in undergraduate admissions. UF also held its position as 7th among all public universities according to US News and World Report and was named No. 1 overall among public and private universities in the City Journal rankings highlighted by *The Wall Street Journal*.

■ **Leadership in Artificial Intelligence:** In the Fall, UF unveiled the latest iteration of HiPerGator, now recognized as the nation's fastest university-owned supercomputer. This milestone reflects the continued maturation of UF's artificial intelligence initiative and its role as a national model for advancing AI research, education, and workforce development.

■ **Athletics and Competitive Excellence:** UF's athletics program continued to demonstrate national excellence, highlighted by the men's basketball team winning the NCAA national championship in April, making UF the only school with three national championships in both football and men's basketball.

As the higher education sector faces increasing uncertainty and structural pressure, the University of Florida enters the next fiscal year from a position of strength. The results reflected in FY25 demonstrate the value of our University across many areas as well as a deliberate emphasis on financial discipline, flexibility, and long-term sustainability.

We invite readers to review the accompanying financial statements and notes for a detailed discussion of the University's financial position and results of operations for the fiscal year ended June 30, 2025.

Nick Kozlov
Senior Vice President and Chief Financial Officer





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

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the University of Florida, 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 the University of Florida 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 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 University's Proportionate Share of the Total Other Postemployment Benefits Liability**, **Schedule of University's Proportionate Share of the Net Pension Liability – Florida Retirement System (FRS) Defined Benefit Pension Plan**, **Schedule of University Contributions – Florida Retirement System (FRS) Defined Benefit Pension Plan**, **Schedule of University's Proportionate Share of the Net Pension Liability – Health Insurance Subsidy (HIS) Defined Benefit Pension Plan**, and **Schedule of University Contributions – Health Insurance Subsidy (HIS) Defined Benefit 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 University Overview and Introduction from the Senior Vice President and 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.

Report on Partial Comparative Information

We have previously audited the University of Florida's 2023-24 fiscal year financial statements, and we expressed an unmodified opinion on those audited financial statements in our report dated February 26, 2025. In our opinion, the partial comparative information presented as of and for the fiscal year ended June 30, 2024, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 20, 2026, on our consideration of the University of Florida'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 University of Florida's internal control over financial reporting and compliance.

Respectfully submitted,



Sherrill F. Norman, CPA
Tallahassee, Florida
February 20, 2026
Audit Report No. 2026-104

MANAGEMENT'S DISCUSSION & ANALYSIS

FOR THE FISCAL YEAR ENDED JUNE 30, 2025

The Management's Discussion and Analysis (MD&A) provides an overview of the financial position and activities of the University of Florida for the fiscal year ended June 30, 2025, and should be read in conjunction with the financial statements and notes thereto.



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THE UNIVERSITY OF FLORIDA (the University) is a component unit of the State of Florida and has the distinction of land, sea, and space grant status. In addition, the University has the law, medicine, agriculture, and veterinary medicine colleges on one central campus, as well as undergraduate and graduate degrees available via distance and online learning. With a 2,000-acre campus and more than 1,000 buildings, including the first Leadership in Energy and Environmental Design (LEED) Platinum-certified building in the State of Florida, the University has more green building certifications than any other public higher education institution in the country.

The University continues to cement its strong reputation, Forbes has named the University of Florida the No. 5 public university in the nation and among the top institutions in the country for return on investment. It also maintained its top 10 status in the U.S. News & World Report rankings as the 7th ranked public university in the U.S. (2026 Ed.).

As the University sustains its commitment to excellence, it remains highly accessible to its student population of over 60,000. The current student-faculty ratio is 16:1, and its sixteen colleges (and Hamilton School for Classical and Civic Education) offer students more than 100 undergraduate majors and more than 200 graduate programs, with an affordable tuition that allows more than half of the University's graduates to leave with no student loan debt.

As the flagship university of the nation's third-most-populous state, the University is committed to leading and serving the State of Florida, with over 150 mission-focused units statewide and a presence in all of Florida's 67 counties. The University's artificial intelligence (AI) infrastructure is one of the strongest in the country, home to the fastest supercomputer in higher education and 300 faculty members teaching AI courses or using AI in their research. As a result of the University's commitment to AI, the University is one of the nation's first universities to offer its students AI Across the Curriculum with courses in AI available in all 16 colleges.

The financial reporting entity for the financial statements includes the University and its component units. Note 1 to the financial statements provides detailed information on the financial reporting entity and discretely presented component units.

This overview is required by Governmental Accounting Standards Board (GASB) Statement No. 35, *Basic Financial Statements – and Management's Discussion and Analysis – for Public Colleges and Universities*, as amended by GASB Statements Nos. 37 and 38. The MD&A, 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.

Financial Highlights

The University continues to maintain and protect its strong financial position, with assets of \$7.4 billion at June 30, 2025. This reflects a \$801.2 million, or 12.2%, increase from the 2023-24 fiscal year. The primary investment objective of the University is the safety of the University's principal and liquidity, with the optimization of investment income

secondary to financial stewardship. During the fiscal year, the University saw total investments increase \$543.1 million, succeeding in both objectives and maximizing the use of available funds in a prudent manner.

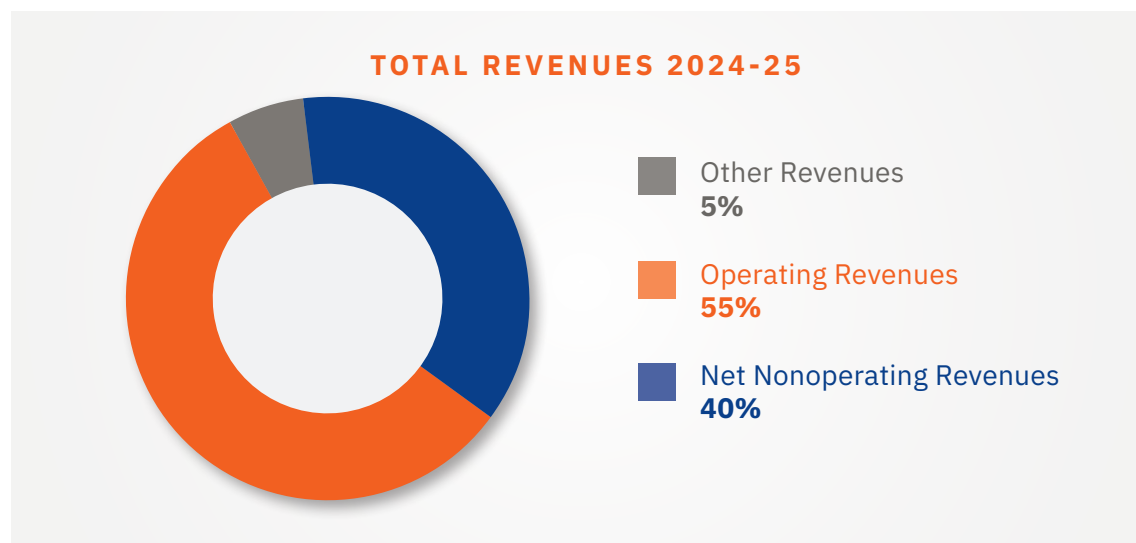
Capital assets increased \$183.6 million, primarily due to capitalization of buildings and equipment, as the University invests in leading-edge facilities that support the University's strategic plan, including modern research laboratories, classrooms and advanced technology.

While total assets increased, liabilities also increased by \$248.0 million, or 8.4%, totaling \$3.2 billion at June 30, 2025, primarily due to the change in Accounts Payable and Other Postemployment Benefits. The Other Postemployment Benefits Liability is determined by an actuarial valuation for the expected payments needed to fund projected plan benefits.

Net position represents the residual interest in the University's assets and deferred outflows of resources after deducting liabilities and deferred inflows of resources. The University's net position increased by \$731.2 million, which resulted in a year-end balance of \$4.2 billion.

The University has a strong and diverse revenue base. Operating revenues, which are revenues generated by the University in fulfilling its instruction, research, and public service missions, totaled \$2.9 billion for the 2024-25 fiscal year, with a 6.6% increase over the 2023-24 fiscal year. Major components of operating revenues are Student Tuition and Fees and Grants and Contracts. While Student Tuition and Fees, net of Scholarship Allowances, increased by \$20.2 million, or 4.4%, Grants and Contracts increased by \$138.3 million, or 6.8%, and contributed to the overall increase in operating revenues.

The following chart provides a graphical presentation of the University's total revenues by category for the 2024-25 fiscal year:



Operating expenses totaled \$4.5 billion for the 2024-25 fiscal year, representing an increase of \$192.9 million or 4.5% compared to the 2023-24 fiscal year. Employee Compensation and Benefits expenses increased due to higher staffing and related fringe benefits, underlining the University's commitment toward recruiting and retaining exceptional faculty and staff.

State Noncapital Appropriations, Net Investment Income, and Noncapital Grants, Contracts, and Gifts are all considered nonoperating revenues as they are not generated by the University's primary, ongoing operations. Net nonoperating revenues and expenses in the 2024-25 fiscal year increased by \$331.8 million compared to the prior year, primarily from increases in State Noncapital Appropriations.

Overview of Financial Statements

Pursuant to GASB Statement No. 35, the University's financial report includes 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.

The Statement of Net Position reflects the assets, deferred outflows of resources, liabilities, and deferred inflows of resources of the University by employing the accrual basis of accounting and presents the financial position of the University at a specified time. Net position, the difference between total assets and deferred outflows of resources and total liabilities and deferred inflows of resources, 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 Statement of Revenues, Expenses, and Changes in Net Position represents 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. GASB Statement No. 35 categorizes revenues and expenses as either operating or nonoperating. Operating revenues generally result from exchange transactions where each of the parties to the transaction either gives or receives something of equal or similar value.

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 the 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 Operating Expenses table and in the notes to the financial statements.

Certain revenue sources that the University relies on to provide funding for operations, including State Noncapital Appropriations, certain gifts and grants, and investment income, are defined by GASB as nonoperating. Nonoperating expenses include capital financing costs and other costs related to capital assets.

Other Revenues are composed of State Capital Appropriations and Capital Grants, Contracts, and Donations.

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 assists 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 reflect the net cash used by the operating activities of the University. Cash flows from capital and related financing activities include activities of the capital funds and related long-term debt. Cash flows from investing activities reflect the net source and use of cash related to the purchases and sales of investments and income earned on those investments. Cash flows from noncapital financing activities include those activities not covered in the other sections.

The University's basic financial statements include discretely presented component units categorized as follows:

Direct-Support Organizations are separate, not-for-profit corporations organized and operated exclusively to assist the University in achieving excellence by providing supplemental resources from private gifts, bequests, and valuable education support services.

Health Science Center Affiliates are the several corporations closely affiliated with the University of Florida J. Hillis Miller Health Science Center, including the Faculty Practice Plans.

Shands Hospital and Others includes Shands Teaching Hospital and Clinics, Inc., a not-for-profit corporation that is contractually obligated to manage, operate, maintain, and insure the hospital facilities in support of the programs of the Health Science Center at the University of Florida. In addition, this category includes the University of Florida Self-Insurance Program and the University of Florida Healthcare Education Insurance Company.



Statement of Net Position

The following table 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 (in millions)		
	2024-25	2023-24
Assets:		
Current Assets	\$ 3,849.7	\$ 3,204.0
Capital Assets, Net	2,855.0	2,671.4
Other Noncurrent Assets	649.6	677.7
Total Assets	7,354.3	6,553.1
Deferred Outflows of Resources	580.8	438.1
Total Assets and Deferred Outflows of Resources	7,935.1	6,991.2
Liabilities:		
Current Liabilities	680.4	610.9
Noncurrent Liabilities	2,532.6	2,354.1
Total Liabilities	3,213.0	2,965.0
Deferred Inflows of Resources	487.5	522.8
Total Liabilities and Deferred Inflows of Resources	3,700.5	3,487.8
Net Position:		
Net Investment in Capital Assets	2,482.9	2,345.9
Restricted	1,349.2	1,128.3
Unrestricted	402.5	29.2
Total Net Position	\$ 4,234.6	\$ 3,503.4



The increase in assets is largely driven by an increase in investments of \$543.1 million, itself primarily a result of the increase in Private Equity Funds investments, of \$447.7 million.

The large increase in noncurrent liabilities is primarily driven by the increase in Other Postemployment Benefits Payable driven by the change in benefits terms and assumptions around deferred outflows.

The reported deferred outflows of resources and deferred inflows of resources are also required under GASB Statements No. 68 and No. 75.

Statement of Revenues, Expenses, and Changes in Net Position

The following table summarizes the University's activity for the 2024-25 and 2023-24 fiscal years:

CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION (in millions)		
	2024-25	2023-24
Operating Revenues	\$ 2,872.8	\$ 2,694.7
Operating Expenses	(4,471.4)	(4,278.5)
Operating Loss	(1,598.6)	(1,583.8)
Net Nonoperating Revenues	2,062.8	1,731.0
Income Before Other Revenues	464.2	147.2
Other Revenues	267.0	288.3
Increase in Net Position	731.2	435.5
Net Position, Beginning of Year	3,503.4	3,067.9
Net Position, End of Year	\$ 4,234.6	\$ 3,503.4

The University continues to maintain a diverse revenue stream, enabling the University to resist revenue loss and position the University for future growth.

Operating Revenues

The following table summarizes the operating revenues by source that were used to fund operating activities during the 2024-25 and 2023-24 fiscal years:

OPERATING REVENUES (in millions)		
	2024-25	2023-24
Grants and Contracts	\$ 2,168.4	\$ 2,030.1
Student Tuition and Fees, Net of Scholarship Allowances	476.4	456.2
Sales and Services of Auxiliary Enterprises, Net of Scholarship Allowances	140.8	126.6
Sales and Services of Educational Departments	82.0	77.0
Other	5.2	4.8
Total Operating Revenues	\$ 2,872.8	\$ 2,694.7

Total operating revenues exhibited growth from the prior year due to receiving more Grants and Contracts revenues from additional research funding from various agencies.

Operating Expenses

The following table summarizes the operating expenses for each method of classification for the 2024-25 and 2023-24 fiscal years:

OPERATING EXPENSES (in millions)		
Natural Classification	2024-25	2023-24
Employee Compensation and Benefits	\$ 3,141.2	\$ 2,997.2
Services and Supplies	849.9	810.0
Scholarships, Fellowships and Waivers*	209.6	194.3
Depreciation	192.1	195.0
Utilities and Communications	78.6	82.0
Total Operating Expenses	\$ 4,471.4	\$ 4,278.5
Functional Classification	2024-25	2023-24
Public Service	\$ 1,201.9	\$ 1,122.1
Research	1,005.2	975.5
Instruction	902.0	900.0
Academic Support	339.9	285.4
Institutional Support	228.9	223.2
Scholarships, Fellowships and Waivers *	209.6	194.3
Depreciation	192.1	195.0
Operation and Maintenance of Plant	185.5	176.7
Auxiliary Enterprises	141.5	145.3
Student Services	64.8	61.0
Total Operating Expenses	\$ 4,471.4	\$ 4,278.5

* Net of Scholarship Allowances of \$320.0 million in the 2024-25 fiscal year and \$296.9 million in the 2023-24 fiscal year.

Operating expenses primarily increased due to an increase in Employee Compensation and Benefits and Services and Supplies driven by more staffing, inflation, and increased research activity. Comparing expenses under the functional classification, Public Service remained the University's top expense classification, as UF Health continues to expand.

Nonoperating Revenues and Expenses

The following table summarizes the University's nonoperating revenues and expenses for the 2024-25 and 2023-24 fiscal years:

NONOPERATING REVENUES (EXPENSES) (in millions)		
	2024-25	2023-24
State Noncapital Appropriations	\$ 1,305.1	\$ 1,096.6
Federal and State Student Financial Aid	270.5	247.3
Noncapital Grants, Contracts, and Gifts	258.6	210.2
Investment Income, Net of Expenses	113.4	80.7
Net Increase (Decrease) in Fair Value of Investments	110.7	90.3
Other Nonoperating Revenues	21.6	27.9
Interest on Capital Asset-Related Debt	(12.7)	(12.8)
Other Nonoperating Expenses	(4.4)	(9.2)
Net Nonoperating Revenues	\$ 2,062.8	\$ 1,731.0

Net Nonoperating Revenues increased when compared to the prior year. The State Noncapital Appropriations increased by \$208.5 million due to additional funding for operations support, preeminence funding, and support for the Florida Semiconductor Institute, Lastinger Center, and Scripps.

Other Revenues

The following table summarizes the University's other revenues for the 2024-25 and 2023-24 fiscal years:

OTHER REVENUES (in millions)		
	2024-25	2023-24
State Capital Appropriations	\$ 250.8	\$ 254.5
Capital Grants, Contracts, and Donations	16.2	33.8
Total Other Revenues	\$ 267.0	\$ 288.3

Other Revenues decreased \$21.3 million as the University experienced a decrease in Capital Grants, Contracts and Donations from the Component Units compared to the prior year.

Statement of Cash Flows

The following table summarizes cash flows for the 2024-25 and 2023-24 fiscal years:

CONDENSED STATEMENT OF CASH FLOWS (in millions)		
	2024-25	2023-24
Cash Provided (Used) by:		
Operating Activities	\$ (1,304.1)	\$ (1,268.9)
Noncapital Financing Activities	1,843.2	1,587.1
Capital and Related Financing Activities	(240.4)	(156.9)
Investing Activities	(329.7)	(145.9)
Net Increase (Decrease) in Cash and Cash Equivalents	(31.0)	15.4
Cash and Cash Equivalents, Beginning of Year	38.2	22.8
Cash and Cash Equivalents, End of Year	\$ 7.2	\$ 38.2

The University's Statement of Cash Flows is based on the reporting structure outlined by GASB. A significant portion of the University's cash used to fund operating expenses is provided from non-exchange transactions such as State Appropriations, Financial Aid and Noncapital Grants, Contracts, and Gifts. These revenues are considered non-operating under GASB standards and are reflected as such in the University's Statement of Cash Flows.

Major sources of funds for the University came from Grants and Contracts (\$2,179.4 million), State Noncapital Appropriations (\$1,305.1 million), Student Tuition and Fees, Net (\$473.2 million), Federal and State Financial Aid (\$270.5 million), and Noncapital Grants, Contracts, and Gifts (\$258.6 million). Major uses of funds were for Payments to Employees (\$3,101.6 million), Payments to Suppliers for Goods and Services (\$876.7 million), and the Purchase or Construction of Capital Assets (\$375.1 million).

Capital Assets, Capital Expenses and Commitments, and Debt Administration

CAPITAL ASSETS

At June 30, 2025, the University had approximately \$6.3 billion in Capital Assets, less accumulated depreciation of \$3.4 billion, for Net Capital Assets of \$2.9 billion. Depreciation charges for the current fiscal year totaled \$192.1 million. Total Capital Assets increased in the 2024-25 fiscal year as construction continued on major projects, reflecting the University's continued dedication to an infrastructure and learning environment that supports its mission and strategic plan. The following table summarizes the University's Capital Assets, net of accumulated depreciation, at June 30:

TOTAL CAPITAL ASSETS, NET (in millions)		
	2025	2024
Land	\$ 73.5	\$ 36.2
Buildings	1,815.0	1,798.6
Infrastructure and Other Improvements	78.5	63.3
Furniture and Equipment	339.9	294.1
Library Resources	37.9	40.2
Leasehold Improvements	11.3	11.0
Right-to-Use Lease Assets	10.8	8.7
Subscription-Based Information Technology Arrangements	5.7	7.9
Other Capital Assets	5.2	5.1
Construction in Progress	477.2	406.3
Total Capital Assets (Nondepreciable and Depreciable, Net)	\$ 2,855.0	\$ 2,671.4

Additional information about the University's capital assets is presented in Note 7 to the financial statements.

CAPITAL EXPENSES AND COMMITMENTS

Major capital expenses were incurred during the fiscal year on the University's largest projects, including the Whitney Laboratory for Marine Bioscience (\$26.4 million), Bruno E. & Maritza F. Ramos Collaboratory and Renovation of Existing Building (\$27.1 million) and Honors Residential College (\$17.3 million), which are expected to transform the associated learning and research environments for the continued growth and health of the campus community.

The University's construction commitments at June 30, 2025, are as follows:

MAJOR CONSTRUCTION COMMITMENTS (in millions)		
Total Commitments	\$	1,106.4
Completed to Date		466.4
Balance Committed	\$	640.0

Additional information about the University's construction commitments is presented in Note 13 to the financial statements.

DEBT ADMINISTRATION

The University is mindful of its financial stewardship and commitment to effective resource management, including the prudent use of debt to finance capital projects. At June 30, 2025, the University had \$414.5 million in outstanding Capital Asset-Related Debt. Capital Asset-Related Debt primarily consists of bonds issued to fund major construction projects such as student housing, research buildings, student activity centers, and parking garages. The following table summarizes the outstanding Capital Asset-Related Debt by type of debt at June 30:

CAPITAL ASSET-RELATED DEBT (in millions)			
	2025		2024
Capital Improvement Debt	\$	376.5	\$ 394.5
Loans and Notes		2.0	22.1
Installment Purchase Agreements		20.1	2.0
Leases		10.9	9.1
Subscription Arrangements		5.0	7.1
Total Capital Asset-Related Debt	\$	414.5	\$ 434.8

Additional information about the University's capital asset-related debt is presented in Note 11 to the financial statements.

Economic Factors That Will Affect the Future

Credit ratings are an indicator of the University's effectiveness in managing its financial resources. Stronger credit ratings reflect greater financial strength and flexibility. The University remains in a strong financial position, as demonstrated by its issuer ratings of Aa1, AA+, and AA+ as rated by Moody's, Standard & Poor's (S&P), and Fitch, respectively. In its report issued in May 2025, S&P referenced credit strengths including:

- Solid institutional characteristics as Florida's flagship university and healthy state support for operating and capital appropriations
- Large and high-quality student base and wide range of graduate and professional offerings
- Ample financial resources compared with debt (including debt of UF's DSO's); and
- A history of sound university-wide fundraising characterized by completion of a \$4.6 billion comprehensive campaign in December 2022 with fundraising remaining strong thereafter.

S&P revised the University's credit outlook to positive from stable as part of its review, while Moody's affirmed the existing ratings.

The University of Florida's favorable credit quality incorporates the flagship university's excellent brand and strategic positioning and large scale with Moody's-adjusted operating revenue of \$4.2 billion. Strong operating and capital support from the State of Florida bolsters the comprehensive university's credit strength. Other strengths include total wealth of \$5.6 billion, a low debt burden, and well-diversified revenue streams. Offsetting factors include thin operating performance, limited liquidity relative to expenses, political limits on tuition price setting and patient care exposure through closely integrated component units.

Requests for Information

Questions concerning information provided in the MD&A, financial statements and notes thereto, and other required supplementary information, or requests for additional financial information should be addressed to Matthew Ellis, Assistant Vice President and University Controller, P.O. Box 113200, Gainesville, Florida 32611.

Statement of Net Position

As of June 30, 2025 (amounts expressed in thousands)	University of Florida		Component Units		
	2025	2024	Direct-Support Organizations	Health Science Center Affiliates	Shands Hospital and Others
ASSETS					
Current Assets:					
Cash and Cash Equivalents (Note 1)	\$ 5,448	\$ 31,436	\$ 53,394	\$ 68,307	\$ 332,811
Investments (Note 3)	2,880,108	2,313,901	157,516	37,515	879,646
Accounts Receivable, Net (Note 4)	155,070	162,457	146,291	195,251	582,986
Loans and Notes Receivable, Net (Note 4)	1,378	1,772	-	-	-
Due From State (Note 5)	697,124	585,251	-	-	31,820
Due From Component Units/University (Note 6)	92,301	94,431	349,190	68,074	133,601
Inventories	5,897	6,257	247	-	104,503
Other Current Assets	12,374	8,556	43,008	3,973	227,819
Total Current Assets	3,849,700	3,204,061	749,646	373,120	2,293,186
Noncurrent Assets:					
Restricted Cash and Cash Equivalents (Note 1)	1,830	6,832	-	-	-
Restricted Investments (Note 3)	283,801	336,990	2,812,584	6,835	748,707
Other Noncurrent Investments (Note 3)	350,830	320,794	-	-	-
Loans and Notes Receivable, Net (Note 4)	11,728	13,035	777	-	-
Depreciable Capital Assets, Net (Note 7)	2,299,657	2,224,482	304,248	227,021	1,988,308
Nondepreciable Capital Assets (Note 7)	555,323	446,922	118,618	6,725	643,018
Other Noncurrent Assets	1,418	-	6,513	21,971	209,601
Total Noncurrent Assets	3,504,587	3,349,055	3,242,740	262,552	3,589,634
TOTAL ASSETS	7,354,287	6,553,116	3,992,386	635,672	5,882,820
DEFERRED OUTFLOWS OF RESOURCES					
Deferred Outflows of Pension Resources (Note 9)	296,014	292,584	-	-	112,531
Deferred Outflows of Other Postemployment Benefits Payable (Note 9)	275,862	136,251	-	-	272
Other Deferred Outflows (Note 9)	8,948	9,239	-	-	42,619
TOTAL DEFERRED OUTFLOWS OF RESOURCES	580,824	438,074	-	-	155,422
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	\$ 7,935,111	\$ 6,991,190	\$ 3,992,386	\$ 635,672	\$ 6,038,242
LIABILITIES					
Current Liabilities:					
Accounts Payable	\$ 187,523	\$ 130,554	\$ 23,773	\$ 84,848	\$ 340,152
Salaries and Wages Payable	44,087	36,014	-	18,789	156,750
Due To Component Units/University (Note 6)	314,371	316,148	211,790	21,957	129,143
Unearned Revenue (Note 10)	55,187	60,309	78,116	9,665	195,166
Deposits Held in Custody	7,141	6,904	4	199	-
Other Current Liabilities	-	-	5,180	84	1,148
Long-Term Liabilities - Current Portion: (Note 11)					
Capital Improvement Debt Payable	16,380	15,669	-	-	-
Bonds Payable	-	-	7,870	4,836	26,580
Loans and Notes Payable	400	1,236	33	-	-
Installment Purchase Agreements Payable	1,182	801	-	-	-
Leases Payable	3,416	2,407	296	11,862	19,964
Subscription Arrangements Payable	2,206	2,142	-	2,255	23,242
Compensated Absences Payable	17,195	16,292	240	-	-
Other Postemployment Benefits Payable	31,357	22,409	-	-	-
Liability for Self-Insured Claims	-	-	43,426	-	7,180
Total Current Liabilities	680,445	610,885	370,728	154,495	899,325

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

As of June 30, 2025 (amounts expressed in thousands)	University of Florida		Component Units		
	2025	2024	Direct-Support Organizations	Health Science Center Affiliates	Shands Hospital and Others
Noncurrent Liabilities: (Note 11)					
Capital Improvement Debt Payable	\$ 360,125	\$ 378,786	\$ -	\$ -	\$ -
Bonds Payable	-	-	127,025	81,902	1,629,376
Loans and Notes Payable	1,600	20,888	332	-	-
Installment Purchase Agreements Payable	18,894	1,169	-	-	-
Leases Payable	7,581	6,697	433	102,043	157,304
Subscription Arrangements Payable	2,752	4,958	-	4,513	58,480
Compensated Absences Payable	158,613	139,795	3,159	-	-
Other Postemployment Benefits Payable	1,096,828	839,006	-	-	2,566
Net Pension Liability (Note 12)	874,944	951,654	-	-	-
Liability for Self-Insured Claims	-	-	-	-	38,669
Other Noncurrent Liabilities	11,212	11,126	37,842	-	45,378
Total Noncurrent Liabilities	2,532,549	2,354,079	168,791	188,458	1,931,773
TOTAL LIABILITIES	3,212,994	2,964,964	539,519	342,953	2,831,098
DEFERRED INFLOWS OF RESOURCES					
Deferred Inflows of Pension Resources (Note 9)	103,377	27,147	-	-	16,211
Deferred Inflows of Other Postemployment Benefits Payable (Note 9)	384,132	495,649	-	-	1,232
Other Deferred Inflows	-	-	28,813	14,061	86,176
TOTAL DEFERRED INFLOWS OF RESOURCES	487,509	522,796	28,813	14,061	103,619
TOTAL LIABILITIES AND DEFERRED INFLOWS OF RESOURCES	3,700,503	3,487,760	568,332	357,014	2,934,717
NET POSITION					
Net Investment in Capital Assets	2,482,930	2,345,897	286,878	26,339	945,315
Restricted:					
Nonexpendable:					
Endowment	-	-	1,737,236	-	2,805
Expendable:					
Endowment	-	-	1,152,200	-	15,696
Loans	35,147	35,478	-	-	-
Capital Projects	838,112	718,492	-	-	-
Debt Service	9,465	8,410	-	-	-
Other	466,431	365,904	667	-	259,857
Unrestricted	402,523	29,249	247,073	252,319	1,879,852
TOTAL NET POSITION	4,234,608	3,503,430	3,424,054	278,658	3,103,525
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	\$ 7,935,111	\$ 6,991,190	\$ 3,992,386	\$ 635,672	\$ 6,038,242

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

Statement of Revenues, Expenses, and Changes In Net Position

<i>for the Fiscal Year Ended June 30, 2025 (amounts expressed in thousands)</i>	University of Florida		Component Units		
	2024-25	2023-24	Direct-Support Organizations	Health Science Center Affiliates	Shands Hospital and Others
OPERATING REVENUES					
Student Tuition and Fees, Net of Scholarship Allowances (Note 17)	\$ 476,435	\$ 456,185	\$ -	\$ -	\$ -
Federal Grants and Contracts	755,524	726,829	-	-	-
State and Local Grants and Contracts	95,121	77,430	-	-	-
Nongovernmental Grants and Contracts	1,317,780	1,225,800	-	-	-
Sales and Services of Auxiliary Enterprises, Net of Scholarship Allowances (Note 17)	140,753	126,625	-	-	-
Sales and Services of Educational Departments	81,979	77,050	-	-	-
Sales and Services of Component Units	-	-	207,916	-	9,020
Hospital Revenues	-	-	-	1,428,177	5,095,603
Gifts and Donations - Component Units	-	-	247,131	-	-
Royalties and Licensing Fees - Component Units	-	-	48,408	-	-
Other Operating Revenues	5,161	4,780	9,224	292,584	118,983
Total Operating Revenues	2,872,753	2,694,699	512,679	1,720,761	5,223,606
OPERATING EXPENSES					
Employee Compensation and Benefits	3,141,168	2,997,209	87,412	171,843	2,027,388
Services and Supplies	849,936	810,017	502,297	498,462	2,764,231
Utilities and Communications	78,572	81,928	-	-	-
Scholarships, Fellowships, and Waivers, Net	209,601	194,316	-	-	-
Depreciation	192,135	195,004	16,143	27,299	245,729
Self-Insured Claims and Expenses	-	-	-	-	291
Total Operating Expenses (Note 18)	4,471,412	4,278,474	605,852	697,604	5,037,639
Operating Income (Loss)	(1,598,659)	(1,583,775)	(93,173)	1,023,157	185,967
NONOPERATING REVENUES (EXPENSES)					
State Noncapital Appropriations	1,305,177	1,096,576	18,246	-	7,050
Federal and State Student Financial Aid	270,497	247,266	-	-	-
Noncapital Grants, Contracts, and Gifts	258,577	210,272	-	-	-
Investment Income, Net of Expenses	113,437	80,779	296,076	2,124	150,340
Net Increase (Decrease) in the Fair Value of Investments	110,652	90,251	142	(1,957)	1,201
Other Nonoperating Revenues	21,595	27,863	13,474	5,375	48,095
Interest on Capital Asset-Related Debt	(12,716)	(12,780)	(4,014)	(3,279)	(55,913)
Other Nonoperating Expenses	(4,404)	(9,194)	(59,881)	(1,045,978)	(29,401)
Net Nonoperating Revenues (Expenses)	2,062,815	1,731,033	264,043	(1,043,715)	121,372
Income (Loss) Before Other Revenues	464,156	147,258	170,870	(20,558)	307,339
State Capital Appropriations	250,847	254,480	-	-	-
Capital Grants, Contracts, and Donations	16,175	33,810	-	-	16,996
Additions to Permanent Endowments	-	-	72,960	-	-
Total Other Revenues	267,022	288,290	72,960	-	16,996
Increase (Decrease) in Net Position	731,178	435,548	243,830	(20,558)	324,335
Net Position, Beginning of Year	3,503,430	3,067,882	3,181,466	299,216	2,779,190
Adjustment to Beginning Net Position (Note 2)	-	-	(1,242)	-	-
Adjusted Net Position, Beginning of Year, as Restated	3,503,430	3,067,882	3,180,224	299,216	2,779,190
Net Position, End of Year	\$ 4,234,608	\$ 3,503,430	\$ 3,424,054	\$ 278,658	\$ 3,103,525

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

Statement of Cash Flows

for the Fiscal Year Ended June 30, 2025 (amounts expressed in thousands)		University of Florida	
		2024-25	2023-24
CASH FLOWS FROM OPERATING ACTIVITIES			
Tuition and Fees, Net	\$	473,247	\$ 455,156
Grants and Contracts		2,179,432	2,037,398
Sales and Services of Auxiliary Enterprises, Net		140,034	128,362
Sales and Services of Educational Departments		83,428	78,156
Repayment of Loans and Notes Receivable from Students		5,578	6,214
Other Operating Receipts		5,479	8,221
Payments to Employees		(3,101,641)	(2,897,626)
Payments to Suppliers for Goods and Services		(876,707)	(886,258)
Payments to Students for Scholarships and Fellowships		(209,601)	(194,316)
Loans Issued to Students		(3,349)	(4,235)
Net Cash Used by Operating Activities		(1,304,100)	(1,268,928)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
State Noncapital Appropriations		1,305,177	1,096,576
Federal and State Financial Aid		270,497	247,266
Noncapital Grants, Contracts, and Gifts		258,577	210,272
Direct Loan Program Receipts		212,080	213,372
Direct Loan Program Disbursements		(212,110)	(213,353)
Net Change in Funds Held for Others		(2,349)	11,398
Other Nonoperating Receipts		16,476	27,108
Other Nonoperating Disbursements		(5,124)	(5,450)
Net Cash Provided by Noncapital Financing Activities		1,843,224	1,587,189
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Proceeds from Capital Debt		-	45,747
State Capital Appropriations		133,977	49,986
Capital Grants, Contracts, and Donations		14,155	34,454
Proceeds from Sale of Capital Assets and Other Receipts for Capital		6,023	1,837
Purchase or Construction of Capital Assets		(375,070)	(274,284)
Principal Paid on Capital Debt and Leases		(17,687)	(11,009)
Interest Paid on Capital Debt and Leases		(1,810)	(3,697)
Net Cash Used by Capital and Related Financing Activities		(240,412)	(156,966)
CASH FLOWS FROM INVESTING ACTIVITIES			
Sale of Investments		3,619,117	4,050,578
Purchase of Investments		(4,057,198)	(4,276,751)
Investment Income		108,379	80,270
Net Cash Used by Investing Activities		(329,702)	(145,903)
Net Increase (Decrease) in Cash and Cash Equivalents		(30,990)	15,392
Cash and Cash Equivalents, Beginning of Year		38,268	22,876
Cash and Cash Equivalents, End of Year	\$	7,278	\$ 38,268
RECONCILIATION OF OPERATING LOSS TO NET CASH USED BY OPERATING ACTIVITIES			
Operating Loss	\$	(1,598,659)	\$ (1,583,775)
Adjustments to Reconcile Operating Loss to Net Cash Used by Operating Activities:			
Depreciation and Amortization Expense		192,512	195,379
Change in Assets, Liabilities, Deferred Outflows of Resources, and Deferred Inflows of Resources:			
Receivables, Net		9,061	15,538
Due From Component Units		2,128	(2,594)
Inventories		360	(380)
Other Assets		(1,469)	1,827
Accounts Payable		52,534	3,867
Salaries and Wages Payable		8,074	1,508
Unearned Revenue		(126)	1,627
Deposits Held in Custody		31	-
Other Postemployment Benefits Payable		266,770	46,898
Compensated Absences Payable		19,721	12,524
Net Pension Liability		(76,710)	137,244
Deferred Outflows - Pension and OPEB		(143,040)	31,929
Deferred Inflows - Pension and OPEB		(35,287)	(130,520)
NET CASH USED BY OPERATING ACTIVITIES	\$	(1,304,100)	\$ (1,268,928)
SUPPLEMENTAL DISCLOSURE OF NONCASH INVESTING AND CAPITAL AND RELATED FINANCING ACTIVITIES: The following items are recognized on the Statement of Net Position or the Statement of Revenues, Expenses, and Changes in Net Position, but are not cash transactions for the Statement of Cash Flows:			
Unrealized gain on investment	\$	110,652	\$ 90,251
Gain (loss) on disposal of capital assets		545	(3,228)

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

NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED JUNE 30, 2025

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1. Summary of Significant Accounting Policies

The significant accounting policies followed by the University of Florida (University) are described below to enhance the usefulness of the financial statements.

A. 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 thirteen 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 Florida Board of Governors' Regulations. The Trustees select 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 or incomplete. 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 discretely presented in the State's Annual Comprehensive Financial Report.

B. DISCRETELY PRESENTED COMPONENT UNITS

Based on the application of the criteria for determining component units, certain affiliated organizations are required to be included within the University reporting entity as discretely presented component units because of the significance of their relationship with the University. These organizations are legally separate from the University and are governed by separate boards. The University further categorizes its component units as Direct-Support Organizations, Health Science Center Affiliates, and Shands Hospital and Others. An annual audit of each organization's financial statements is conducted by independent certified public accountants. The annual reports are submitted to the Auditor General and the University Board of Trustees. Additional information is presented in Note 19.

However, financial activities of certain component units are not included in the University's financial statements and are denoted below with an asterisk (*). The total assets and operating revenues related to these component units are \$37.7 million and \$19.9 million, respectively. These amounts represent less than one percent of the total aggregate component units' assets and operating revenues.

C. DIRECT-SUPPORT ORGANIZATIONS

The University's direct-support organizations, as provided for in Section 1004.28, Florida Statutes, and Board of Governors Regulation 9.011, are considered component units of the University of Florida and, therefore, the latest audited financial statements of these organizations are discretely presented in the financial statements of the University. These legally separate, not-for-profit corporations are organized and operated exclusively to assist the University in achieving excellence by providing supplemental resources from private gifts and bequests and valuable education support services. Florida Statutes authorize 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:

- **University of Florida Foundation, Inc.**, solicits, collects, manages, and directs contributions to the various academic departments and programs of the University and assists the University in fund raising, public relations, and maintenance of alumni records. Their financial statements include the activities of the University of Florida Alumni Association, Inc.
- **The University Athletic Association, Inc.**, conducts various inter-collegiate athletic programs for and on behalf of the University.
- **University of Florida Research Foundation, Inc.**, promotes, encourages, and assists research activities of the University through income derived from or related to the development and commercialization of intellectual properties, which include inventions, discoveries, processes, and work products.
- **GatorCare Health Management Corporation** coordinates and facilitates the management of the self-insured health insurance plan of the University and its participating affiliated employers, collecting and paying employer and employee premiums.
- **Florida Foundation Seed Producers, Inc.**, supplies Florida farmers and producers with crop seed and nursery stock. This organization stocks foundation seed of the best-known varieties acceptable to Florida climate and soils in adequate quantities and at reasonable prices.



- **University of Florida Development Corporation** develops and maintains Innovation Square where the University-owned Florida Innovation Hub is located.
- **Gator Boosters, Inc.**, solicits funds for the benefit of the University athletic programs.
- **Citrus Research and Development Foundation, Inc.**, advances disease and production research and product development activities to ensure the survival and competitiveness of Florida's citrus growers through innovation.
- **University of Florida Alumni Association, Inc.**, supports activities of the alumni of the University of Florida. Its financial transactions are reflected in the financial statements of the University of Florida Foundation, Inc.
- **Florida 4-H Club Foundation, Inc.**,* promotes the educational objectives of the 4-H Youth Development Program, an official part of the Florida Cooperative Extension Service.
- **University of Florida Leadership and Education Foundation, Inc.**,* furthers agriculture and natural resources education and related activities, promotes agriculture and natural resources leadership, and makes contributions to and confers benefits upon the University.
- **University of Florida Investment Corporation*** promotes the educational purposes of the University of Florida by providing investment research, advice, counsel, and management to and for the University Board of Trustees and affiliated organizations of the University.
- **UF Historic St. Augustine, Inc.**,* ensures the long-term preservation and interpretation of State-owned historic properties in St. Augustine.
- **Cattle Enhancement Board, Inc.**,* promotes research, education, and extension at, or for the benefit of, the Institute of Food and Agricultural Sciences at the University of Florida on issues related to the Florida cattle industry, including, but not limited to production, disease prevention, forage development, and genetic research and technology.

D. HEALTH SCIENCE CENTER AFFILIATES

The corporations listed below, except Faculty Clinic, Inc., are Faculty Practice Plans, as provided for in Board of Governors Regulation 9.017. The Faculty Practice Plans provide educationally oriented clinical practice settings and opportunities through which faculty members provide health, medical, veterinary, and dental care to patients as an integral part of their academic activities and their employment as faculty. Because these faculty practice activities generate income, the colleges are authorized to regulate fees generated from faculty practice and maintain Faculty Practice Plans for the orderly collection and distribution of fees. These organizations provide significant support for the clinical instruction function of the University of Florida J. Hillis Miller Health Science Center (JHMH) and are component units of the University of Florida.

- **Florida Clinical Practice Association, Inc.**, bills and collects clinical professional fees to support the educational, research, and service programs of the University of Florida College of Medicine.
- **University of Florida Jacksonville Physicians, Inc.**, bills and collects professional fees from the clinical practice of the University of Florida physicians in order to fund and promote the educational, clinical and research missions, and support the clinical activities, of the Jacksonville campus of the College of Medicine.
- **Faculty Associates, Inc.**, bills and collects clinical professional fees to support the educational, research, and service programs of the University of Florida College of Dentistry.
- **Florida Veterinary Medicine Faculty Association, Inc.**, bills and collects clinical professional fees to support the educational, research, and service programs of the University of Florida College of Veterinary Medicine.

- **University of Florida College of Pharmacy Faculty Practice Association, Inc.**, performs billing and collection of fees to support the educational, research, and service programs of the University of Florida College of Pharmacy.
- **Faculty Clinic, Inc.**,* operates primarily as a facility management company that leases space to Shands Jacksonville and University of Florida Jacksonville Physicians, Inc.
- **University of Florida College of Nursing Faculty Practice Association, Inc.**,* performs billing and collection of professional fees to support the educational, research, and service programs of the University of Florida College of Nursing.
- **Florida Health Professions Association, Inc.**,* performs billing and collection of clinical professional fees to support the educational, research, and service programs of the University of Florida College of Public Health and Health Professions.

E. SHANDS HOSPITAL AND OTHERS

- **Shands Teaching Hospital and Clinics, Inc.**, (Shands) was incorporated October 15, 1979, as a not-for-profit corporation. Shands, a major tertiary care teaching institution, is a leading referral center in the State of Florida and the southeast United States and facilitates medical education programs at the University.

Shands entered into a contractual agreement with the State Board of Education as of July 1, 1980, as subsequently restated and amended, to provide for the use of hospital facilities at the JHMHC through December 31, 2057, with renewal provisions. The contractual agreement also provides for the transfer to Shands of all other assets and liabilities arising from the operation of the hospital facilities prior to July 1, 1980. At termination of the contractual agreement, the net position of Shands reverts to the State Board of Education. Legal title to all buildings and improvements transferred to Shands remains with the State of Florida during the term of the contractual agreement. The contractual agreement provides for a 12-month grace period for any event of default, other than the bankruptcy of Shands. In addition, the contractual agreement limits the right of the State Board of Education to terminate the contractual agreement solely to the circumstance in which Shands declares bankruptcy and, in such event, requires net revenues derived from the operation of the hospital facilities to continue to be applied to the payment of Shands' debts.

Under the terms of the contractual agreement, Shands is obligated to manage, operate, maintain, and insure the hospital facilities in support of the programs of the JHMHC and further agrees to contract with the State Board of Education for the provision of these programs. By operation of law, the Trustees have become the successor-in-interest to the State Board of Education.

- **Shands Jacksonville HealthCare, Inc.**, (Shands Jacksonville) is a Florida not-for-profit corporation. Shands Jacksonville was organized primarily to provide healthcare and related services to the community, including the City of Jacksonville and surrounding counties, and to support the teaching and research missions of the University.
- **University of Florida Self-Insurance Program** (the Program) was created by the Florida Board of Regents, succeeded by the Florida Board of Governors, pursuant to Section 1004.24, Florida Statutes. The Program provides comprehensive general liability and professional liability (malpractice) coverage for the University of Florida and affiliated teaching hospitals that provide education in healthcare or veterinary services.
- **University of Florida Healthcare Education Insurance Company** (HEIC) was created on September 1, 1994, as a self-insurance mechanism created pursuant to Section 1004.24, Florida Statutes. HEIC writes coverage for the participants in the Self-Insurance Program (the Program) for loss exposure above the Program's retention. HEIC obtains excess loss reinsurance coverage from commercial insurance carriers for certain layers of exposure.

F. 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 entity-wide reporting including the following components:

- Management's Discussion and Analysis
- Basic Financial Statements:
 1. Statement of Net Position
 2. Statement of Revenues, Expenses, and Changes in Net Position
 3. Statement of Cash Flows
 4. Notes to the Financial Statements
- Other Required Supplementary Information

G. 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 University and its component units' 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 non-exchange activities are generally recognized when all applicable eligibility requirements, including time requirements, are met. The University and its component units 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 on capital assets. Nonoperating revenues include State noncapital appropriations, Federal and State student financial aid, and investment income. 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 scholarships, discounts, and allowances. Tuition scholarships, discounts, and allowances are the differences between the stated charge for goods and services provided by the University and the amount that is actually paid by a student or a third-party making payments on behalf of the student. The University applied the “Direct Method” as prescribed in NACUBO Advisory Report 2023-01 to determine the reported net tuition scholarship allowances. Under this method, the University computes these amounts by allocating the cash payments to students, excluding payments for services, using a high-level estimation by fiscal year.

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*.

H. CASH AND CASH EQUIVALENTS

The amount reported by the University as cash and cash equivalents consists 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, 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 assets or other restricted assets, are classified as restricted.

I. INVESTMENTS AND FAIR VALUE MEASUREMENT

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. Level 3 inputs are significant unobservable inputs. The University reports certain investments at net asset value as allowed per GASB Statement No. 72, *Fair Value Measurement and Application*.



J. CAPITAL ASSETS

University capital assets consist of land, construction in progress, works of art and historical treasures, buildings, infrastructure and other improvements, furniture and equipment, library resources, leasehold improvements, right-to-use lease assets, subscription-based information technology arrangements (SBITAs), computer software, and other capital assets. These assets are capitalized and recorded at cost at the date of acquisition or at estimated fair value on 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 \$4 million for intangible assets, which includes computer software, \$10,000 for tangible personal property, and \$250 for library resources. The costs of all new buildings and projects adding new square footage are capitalized. Infrastructure and leasehold improvements have a \$250,000 capitalization threshold. For building renovations, the threshold is \$250,000, or the entire amount if the costs are at least 25% of the cost basis of the building. Depreciation is computed on the straight-line basis over the following estimated useful lives:

- Buildings – 5 to 50 years, depending on construction
- Infrastructure and Other Improvements – 10 to 50 years
- Furniture and Equipment – 3 to 20 years
- Library Resources – 10 years
- Leasehold Improvements – up to 50 years
- Right-to-Use Lease Assets – 5 to 50 years or the term of the lease, whichever is shorter
- SBITAs and Computer Software – 5 years

K. NONCURRENT LIABILITIES

Noncurrent liabilities include principal amounts of capital improvement debt payable, loans and notes payable, installment purchase agreements payable, leases payable, SBITA payable, compensated absences payable, other postemployment benefits payable, net pension liabilities, and other noncurrent liabilities that are not scheduled to be paid within the next fiscal year. Capital improvement debt payable is reported net of unamortized premiums or discounts and losses on refunding. The University amortizes debt premiums and discounts over the life of the debt using the straight-line method. Losses on refunding are amortized over the life of the old debt or new debt (whichever is shorter) using the straight-line method.

L. LEASES

Leases consist of contracts that convey control of the right-to-use an underlying asset as specified in the contract for a period of time in an exchange or exchange-like transaction. The University recognizes an intangible right-to-use lease asset and lease liability when it is the lessee party to a contract. The expected payments are discounted using an estimated incremental borrowing rate. The University applies a materiality threshold of \$5,000 for equipment and \$100,000 for space based on the annualized value of each lease. The University calculates the lease liability as the present value of payments expected to be made during the lease term (less any lease incentives) using an estimated incremental borrowing rate. The lease asset is measured at the amount of the initial measurement of the lease liability, plus any payments made to the lessor at or before the commencement of the lease term. Lease amounts are amortized over the contract term.

M. SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS

SBITAs consist of contracts that convey the right-to-use information technology software — an intangible asset — for a term exceeding 12 months. The University recognizes a right-to-use asset and a corresponding subscription liability. The University applies a materiality threshold of \$4 million based on the present value of expected payments for each arrangement using an estimated incremental borrowing rate. The intangible asset is measured at the amount of the initial measurement of the SBITA liability.

N. 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 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. Accounting Changes and Adjustment to Beginning Net Position

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. The adoption of this statement did not have a material impact on the consolidated basic financial statements.

The beginning net positions of The University Athletic Association, Inc. and Gator Boosters, Inc. were decreased by \$1,148,130 and \$93,682 respectively due to the retroactive application of GASB Statement No. 101 for fiscal year 2024. In accordance with GASB Statement No. 100, *Accounting Changes and Error Corrections*, the consolidated basic financial statements include the financial position and changes in financial position and cash flows of The University Athletic Association, Inc. and Gator Boosters, Inc. as if the application occurred at the beginning of the earliest period presented. The University Athletic Association, Inc. and Gator Boosters, Inc. recognized, measured and combined the assets, deferred outflows, liabilities, deferred inflows and net position of The University Athletic Association, Inc. and Gator Boosters, Inc. based upon GASB accounting principles applied at July 1, 2024.

Table 1 summarizes the adjustment to the beginning net position reported in the University Athletic Association, Inc. and Gator Boosters, Inc. columns of the Statement of Revenues, Expenses, and Changes in Net Position:

TABLE 1. ADJUSTMENT TO BEGINNING NET POSITION		
Description	Direct-Support Organizations	
The University Athletic Association, Inc.	\$	1,148,130
Gator Boosters, Inc.		93,682
Total Adjustment to Beginning Net Position	\$	1,241,812

3. 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 Trustees have 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; interest-bearing time deposits and savings accounts in qualified public depositories, as defined in Section 280.02, Florida Statutes; direct obligations of the United States Treasury; obligations of Federal agencies and instrumentalities; securities of, or interests in, certain open-end or closed-end management type investment companies; Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency; and other investments approved by the 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. Investments of the University and its component units at June 30, 2025, are reported at fair value and shown in Tables 2 through 7.

TABLE 2. UNIVERSITY INVESTMENTS

Investments by Fair Value Level	Total	Fair Value Measurements Using		
		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	\$ 359,551,548	\$ -	\$ -	\$ 359,551,548
State Board of Administration Debt Service Accounts	111,520	111,520	-	-
Total Investments by Fair Value Level	359,663,068	\$ 111,520	\$ -	\$ 359,551,548
Investments Measured at the Net Asset Value (NAV)				
Private Equity Funds	2,421,010,094			
Investments at Amortized Cost				
SBA Florida Prime	734,065,747			
Total University Investments	\$ 3,514,738,909			

TABLE 3. UNIVERSITY INVESTMENTS MEASURED AT NAV

Investments Measured at the NAV	Fair Value	Unfunded Commitments	Redemption Frequency (if Currently Eligible)	Redemption Notice Period
Private Equity Funds	<u>\$ 2,421,010,094</u>	<u>\$ -</u>	N/A	N/A

University investments measured at net asset value are comprised of the following category:

- **Private Equity Funds** – This category includes investments in several limited partnership funds that invest in equity securities and debt of private companies.

TABLE 4. COMPONENT UNIT INVESTMENTS

		Fair Value Measurements Using		
		Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Investments by Fair Value Level	Total			
External Investment Pools:				
State Treasury Special Purpose Investment Account	\$ 24,864,421	\$ -	\$ -	\$ 24,864,421
Commercial Paper	5,210,595	-	5,210,595	-
U.S. Guaranteed Obligations	52,352,383	52,121,878	230,505	-
Federal Agencies	12,139,783	503,950	11,635,833	-
Domestic Bonds and Notes	90,750,826	36,545,844	54,204,982	-
Domestic Stock	8,129,644	8,096,073	33,571	-
Swap Contracts	1,041,777	-	-	1,041,777
Bond Mutual Funds	232,383,708	128,840,017	103,543,691	-
Equity Mutual Funds	190,286,024	104,191,844	76,303,418	9,790,762
Other Investments	2,641,405	349,390	-	2,292,015
Real Estate Investments Not Measured at NAV	4,042,000	4,042,000	-	-
Total Investments by Fair Value Level	623,842,566	\$ 334,690,996	\$ 251,162,595	\$ 37,988,975
Investments Measured at the Net Asset Value (NAV)				
International Equity	583,732			
Short-term Investments	72,624,489			
Real Estate Investments (Directly Owned)	2,533,565			
Private Equity Funds	3,878,002,966			
Total Investments Measured at the NAV	3,953,744,752			
Total Investments Measured at Fair Value	4,577,587,318			
Other				
Money Market Funds	22,474,878			
Cash Surrender Value of Life Insurance	538,394			
Certificates of Deposits	94,000			
Cash Collateral on Deposit with Swap Counter Party	30,738,187			
Other Investments	11,370,881			
Total Other Investments	65,216,340			
Total Component Unit Investments	\$ 4,642,803,658			

Component unit investments measured at net asset value are comprised of the following categories:

- **International Equity** – This category includes an investment in a foreign-based publicly-traded company focused on providing law enforcement with new tools and technology.
- **Real Estate Investments** – This category includes an investment in the form of real estate with donor restrictions. The real estate is held at fair value less estimated costs to sell.
- **Private Equity Funds** – This category includes investments in several limited partnership funds that invest in equity securities and debt of private companies.
- **Short-Term Investment** – This category includes investment in a short term pooled investment program for government entities.

TABLE 5. COMPONENT UNIT INVESTMENTS MEASURED AT THE NAV

Investments Measured at the NAV	Fair Value	Unfunded Commitments	Redemption Frequency (if Currently Eligible)	Redemption Notice Period
International Equity	\$ 583,732	\$ -	ILLIQUID	N/A
Short-Term Investments	72,624,489	-	N/A	N/A
Real Estate Investments	2,533,565	-	ILLIQUID	N/A
Private Equity Funds	3,878,002,966	355,076,444	Monthly	30 days
Total Investments Measured at the NAV	\$ 3,953,744,752	\$ 355,076,444		

A. EXTERNAL INVESTMENT POOLS

The University and its discretely presented component units reported investments at fair value totaling \$359,551,548 and \$24,864,421 respectively, 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. 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 SPIA investment pool carried a credit rating of AA-f by Standard & Poor's and had an effective duration of 3.33 years and fair value factor of 1.0030 at June 30, 2025. Participants contribute to the 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 the financial statements of the State's Annual Comprehensive Financial Report.

At June 30, 2025, the University reported investments totaling \$734,065,747 in the Florida PRIME investment pool administered by the SBA pursuant to Section 218.405, Florida Statutes. The University's investments in the Florida PRIME investment pool, which the SBA indicates is a Securities and Exchange Commission Rule 2a7-like external investment pool, are similar to money market funds in which shares are owned in the fund rather than the underlying investments. The Florida PRIME investment pool carried a credit rating of AAAM by Standard & Poor's and had a weighted-average days to maturity (WAM) of 47 days as of June 30, 2025. A portfolio's WAM reflects the average maturity in days, based on final maturity or reset date, in the case of floating-rate instruments. WAM measures the sensitivity of the Florida PRIME investment pool to interest rate changes. The investments in the Florida PRIME investment pool are reported at amortized cost.

Section 218.409(8)(a), Florida Statutes, provides that “the principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the executive director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the SBA can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the trustees, the Joint Legislative Auditing Committee, and the Investment Advisory Council. The trustees shall convene an emergency meeting as soon as practicable from the time the executive director has instituted such measures and review the necessity of those measures. If the trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the executive director until the trustees are able to meet to review the necessity for the moratorium. If the trustees agree with such measures, the trustees shall vote to continue the measures for up to an additional 15 days. The trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the trustees exceed 15 days.” As of June 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100 percent of their account value.

B. OTHER INVESTMENTS

In addition to external investment pools, the University and its discretely presented component units invested in various debt and equity securities, money market funds, and mutual funds. For the University, the majority of the other investments are private equity funds managed by the University of Florida Investment Corporation (UFICO). For the University’s discretely presented component units, other investments are those reported primarily by the University of Florida Foundation, Inc., The University Athletic Association, Inc., Florida Clinical Practice Association, Inc., Shands Teaching Hospital and Clinics, Inc., Shands Jacksonville HealthCare, Inc., and the University of Florida Self-Insurance Program. The following risks apply to the University’s and its discretely presented component units’ investments other than external investment pools:

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



Investments of the University's component units in debt securities, bonds and notes, and bond mutual funds, and their future maturities at June 30, 2025, are shown in Table 6.

TABLE 6. COMPONENT UNITS DEBT INVESTMENT MATURITIES					
Types of Investments	Fair Value	Investment Maturities (in Years)			
		Less than 1	1-5	6-10	More than 10
United States Government and Federally-Guaranteed Obligations	\$ 52,352,383	\$ 52,121,878	\$ 230,505	\$ -	\$ -
Federal Agency Obligations	12,139,783	12,139,783	-	-	-
Bonds and Notes	90,750,826	8,057,826	778,000	-	81,915,000
Bond Mutual Funds	232,383,708	17,231,491	199,843,482	15,308,735	-
Total	\$ 387,626,700	\$ 89,550,978	\$ 200,851,987	\$ 15,308,735	\$ 81,915,000

- **Credit Risk** – Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Obligations of the United States Government or obligations explicitly guaranteed by the United States Government are not considered to have credit risk and do not require disclosure of credit quality. The private equity funds are unrated. At June 30, 2025, the University's component units had bonds and notes and bond mutual funds, with quality ratings by nationally recognized rating agencies (e.g., Moody's Investors Service), as shown in Table 7.

TABLE 7. COMPONENT UNITS DEBT INVESTMENTS QUALITY RATINGS					
Types of Investments	Fair Value	AAA/Aaa	AA/Aa	A/Ba	Less than A/Ba or Not Rated
Federal Agency Obligations	\$ 12,139,783	\$ 2,521,933	\$ 7,210,561	\$ 503,950	\$ 1,903,339
Bonds and Notes	90,750,826	3,889,769	2,513,844	1,798,538	82,548,675
Money Market Funds	22,474,878	3,331,559	-	1,122,319	18,021,000
Bond Mutual Funds	232,383,708	-	210,426,868	8,150,101	13,806,739
Total	\$ 357,749,195	\$ 9,743,261	\$ 220,151,273	\$ 11,574,908	\$ 116,279,753

- **Custodial Credit Risk** – Custodial credit risk is the risk that, in the event of the failure of the counterparty to a transaction, the University will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. Exposure to custodial credit risk relates to investment securities that are held by someone other than the University and are not registered in the University's name. The University has no formal policy on custodial credit risk. The component units manage their custodial credit risk based on various investment policies, which may be obtained separately from the component units.
- **Concentration of Credit Risk** – Concentration of credit risk is the risk of loss attributed to the magnitude of the University's investments in a single issuer. The University has no formal policy on concentration of credit risk. The component units manage their concentration of credit risk based on various investment policies, which may be obtained separately from the component units.

4. Receivable

A. ACCOUNTS RECEIVABLE

Accounts receivable represent amounts for grant and contract reimbursements due from third parties, student tuition and fees, various sales and services provided to students and third parties, and interest accrued on investments and loans receivable. Accounts receivable, net of an allowance for uncollectible accounts, reported as of June 30, 2025, are summarized in Table 8.

TABLE 8. ACCOUNTS RECEIVABLE		
Description		
Grants and Contracts	\$	123,196,737
Student Tuition and Fees		24,169,735
Sales and Services		6,475,353
Interest		1,227,808
Total Accounts Receivable, Net	\$	155,069,633

B. 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.

C. ALLOWANCES FOR UNCOLLECTIBLE RECEIVABLES

Allowances for uncollectible accounts and loans and notes receivable are reported based upon management's best estimate as of fiscal year-end, considering type, age, collection history, and other factors considered appropriate. Accounts receivable for student tuition and fees, various sales and services provided to students and third parties, and interest are reported net of an allowance of \$6,343,266 which is 16.6% of total related accounts receivable. Loans and notes receivable are reported net of an allowance of \$1,192,047 which is 8.3% of total related loans and notes receivable. No allowance has been accrued for grants and contracts receivable. University management considers these to be fully collectible.

5. Due From State

This amount consists of \$697,124,248 of Public Education Capital Outlay, Capital Improvement Fee Trust Fund, and general revenue allocations due from the State to the University for construction of University facilities.

6. Due From and To Component Units/University

Component units' due from and due to amounts include receivables and payables between the various component unit columns. Some component units are not presented (see Note 1). 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.

7. Capital Assets

Capital assets activity for the fiscal year ended June 30, 2025, is presented in Table 9.

TABLE 9. CAPITAL ASSETS

Description	Beginning Balance	Adjustments ¹	Additions	Reductions	Ending Balance
Nondepreciable Capital Assets:					
Land	\$ 36,173,581	\$ -	\$ 37,350,605	\$ -	\$ 73,524,186
Construction in Progress	406,334,324	-	330,825,645	270,807,517	466,352,452
Intangibles Work in Progress	-	-	10,821,434	-	10,821,434
Works of Art and Historical Treasures	4,413,672	-	210,965	-	4,624,637
Total Nondepreciable Capital Assets	446,921,577	-	379,208,649	270,807,517	555,322,709
Depreciable Capital Assets:					
Buildings	3,852,046,284	-	246,999,557	121,635,131	3,977,410,710
Infrastructure and Other Improvements	172,670,383	-	22,650,105	-	195,320,488
Furniture and Equipment	932,475,114	-	107,556,293	28,580,682	1,011,450,725
Library Resources	400,277,893	-	6,881,379	-	407,159,272
Leasehold Improvements	20,550,325	-	1,157,855	-	21,708,180
Right-to-Use Lease Assets	16,133,797	-	6,074,290	1,579,266	20,628,821
Subscription-Based Information Technology Arrangements	11,324,303	-	-	-	11,324,303
Computer Software	62,886,853	-	-	-	62,886,853
Other Capital Assets	2,294,872	-	63,500	246,330	2,112,042
Total Depreciable Capital Assets	5,470,659,824	-	391,382,979	152,041,409	5,710,001,394
Less Accumulated Depreciation:					
Buildings	2,053,450,031	-	109,102,626	112,563	2,162,440,094
Infrastructure and Other Improvements	109,415,711	2,056	7,362,733	-	116,780,500
Furniture and Equipment	638,362,443	-	60,150,443	27,009,416	671,503,470
Library Resources	360,080,452	-	9,155,638	-	369,236,090
Leasehold Improvements	9,538,772	-	905,417	-	10,444,189
Right-to-Use Lease Assets	7,452,108	-	3,053,855	640,025	9,865,938
Subscription-Based Information Technology Arrangements	3,430,743	-	2,182,679	-	5,613,422
Computer Software	62,886,853	-	-	-	62,886,853
Other Capital Assets	1,560,212	-	222,075	208,868	1,573,419
Total Accumulated Depreciation	3,246,177,325	2,056	192,135,466	27,970,872	3,410,343,975
Total Depreciable Capital Assets, Net	2,224,482,499	(2,056)	199,247,513	124,070,537	2,299,657,419
Total Capital Assets, Net	\$ 2,671,404,076	\$ (2,056)	\$ 578,456,162	\$ 394,878,054	\$ 2,854,980,128

(1) Infrastructure and other improvements were revised to reflect the University's reassessment of the assets' carrying value.

8. Museum and Art Collections

The Florida Museum of Natural History, which is the official State-sponsored and chartered natural history museum and part of the University, maintains a depository of biological, paleontological, archaeological, and ethnographic materials. The Museum’s collections contain over 40 million specimens and objects, more than half of which are catalogued, either individually or in lots. While many of the collections are undoubtedly quite valuable and irreplaceable, the University has not placed a dollar value on these items and, accordingly, the financial statements do not include these assets.

The Samuel P. Harn Museum of Art, which is also part of the University, maintains a collection of over 13,000 works of art. In accordance with professional practice among the nation’s art museums, and in compliance with museum accreditation standards, the University has not placed a dollar value on these items.

9. Deferred Outflows/Inflows of Resources

Certain changes in the University’s proportionate share of the net pension liabilities of the cost-sharing multiple-employer Florida Retirement System and Health Insurance Subsidy defined benefit plans, as well as in the University’s proportionate share of the total other postemployment benefits liability of the Division of State Group Insurance, are reported as deferred outflows and inflows of resources. These include changes in actuarial assumptions, differences between actual and expected experience in the measurement of the liabilities, the net difference between projected and actual earnings on pension plan investments as well as changes in the University’s proportion of the collective liabilities since the prior measurement date, and changes between the University’s contributions and its proportionate share of contributions. In addition, University contributions to the pension and other postemployment benefits plans subsequent to the measurement date for the collective liabilities are reported as deferred outflows of resources. See Note 11 for a discussion of the University’s other postemployment benefits payable and the related deferred outflows and inflows of resources. See Note 12 for a complete discussion of the University’s defined benefit pension plans and the related deferred outflows and inflows of resources. Other deferred outflows consist of the resources tied to the asset retirement obligation recorded by the University under GASB Statement No. 83. See Note 11 for a complete discussion of the University’s asset retirement obligation and the related deferred outflows.

10. Unearned Revenue

Unearned Revenue includes amounts received prior to the end of the fiscal year but related to subsequent accounting periods. Unearned Revenue as of June 30, 2025, is summarized in Table 10.

TABLE 10. UNEARNED REVENUE		
Description		
Grants and Contracts	\$	43,139,343
Auxiliary Enterprises		6,013,903
Student Tuition and Fees		6,033,406
Total Unearned Revenue	\$	55,186,652

11. Long-Term Liabilities

Long-term liabilities of the University at June 30, 2025, include capital improvement debt payable, loans and notes payable, installment purchase agreements payable, leases payable, subscription arrangements payable, compensated absences payable, other postemployment benefits payable, net pension liability, and other noncurrent liabilities. Long-term liability activity for the fiscal year ended June 30, 2025, is presented in Table 11.

TABLE 11. LONG-TERM LIABILITIES

Description	Beginning Balance	Additions	Reductions	Ending Balance	Current Portion
Capital Asset-Related Debt:					
Capital Improvement Debt Payable	\$ 394,454,826	\$ -	\$ 17,949,655	\$ 376,505,171	\$ 16,380,000
Loans and Notes Payable	22,124,280	2,000,000	22,124,280	2,000,000	400,000
Installment Purchase Agreements Payable	1,969,942	19,577,352	1,471,180	20,076,114	1,181,882
Leases Payable	9,104,722	5,706,052	3,813,913	10,996,861	3,416,279
Subscription Arrangements Payable	7,100,448	-	2,142,370	4,958,078	2,206,433
Total Capital Asset-Related Debt	434,754,218	27,283,404	47,501,398	414,536,224	23,584,594
Other Long-Term Liabilities:					
Compensated Absences Payable	156,086,968	19,721,328	-	175,808,296	17,195,381
Other Postemployment Benefits Payable	861,415,423	317,809,474	51,039,846	1,128,185,051	31,357,481
Net Pension Liability	951,654,179	315,409,263	392,119,175	874,944,267	-
Other Noncurrent Liabilities	11,126,000	177,000	91,000	11,212,000	-
Total Long-Term Liabilities	\$ 2,415,036,788	\$ 680,400,469	\$ 490,751,419	\$ 2,604,685,838	\$ 72,137,456

(1) The change in compensated absences payable is presented as a net change



A. CAPITAL IMPROVEMENT DEBT PAYABLE

Capital improvement debt is issued to construct student housing, parking, and various other University facilities. The outstanding debt for student housing and the parking facilities is secured by a pledged portion of housing rental revenues and parking fees. The outstanding debt for the Clinical Translational Research Building is secured by a pledged portion of indirect cost revenues received by the College of Medicine. The outstanding debt for the renovation and expansion of the student activity center building is secured by a pledged portion of the student and activity fees. Pledged revenues are equal to the remaining debt service requirements to maturity for the capital improvement debt.

A summary of the University's capital improvement debt payable at June 30, 2025, is presented in Table 12.

TABLE 12. CAPITAL IMPROVEMENT DEBT PAYABLE					
Type and Series	Amount of Original Issue	Amount Outstanding		Interest Rates	Maturity Date
		Principal	Interest		
Student Housing Auxiliary Debt:					
2016A Housing	\$ 19,390,000	\$ 8,205,000	\$ 889,400	3.000 to 5.000%	2030
2021A Housing	215,550,000	210,915,000	95,424,738	2.250 to 5.000%	2051
2021B Housing	17,240,000	10,580,000	1,771,250	5.000%	2031
2023A Housing	10,555,000	8,880,000	2,120,500	5.000%	2033
Total Student Housing Debt	262,735,000	238,580,000	100,205,888		
Parking Garage Auxiliary Debt:					
2018A Parking	39,070,000	26,740,000	7,581,800	4.000 to 5.000%	2039
Total Parking Garage Debt	39,070,000	26,740,000	7,581,800		
Other University of Florida Revenue Bonds:					
2020A Clinical Translational Research Building	19,025,000	9,832,000	420,982	1.540%	2030
2023A Student Activity	22,290,000	18,660,000	4,437,250	5.000%	2033
2023A Research (Taxable)	10,680,000	9,830,000	2,617,000	5.000%	2034
2023B Research (Non-Taxable)	39,150,000	39,150,000	33,142,400	4.000 to 5.000%	2053
Total Other University of Florida Revenue Bonds	91,145,000	77,472,000	40,617,632		
Plus: Unamortized Premiums	-	31,895,560	-		
Plus: Unamortized Refunding Gains	-	1,817,611	-		
Total Capital Improvement Debt	\$ 392,950,000	\$ 376,505,171	\$ 148,405,320		

Annual requirements to amortize all capital improvement debt outstanding as of June 30, 2025, are presented in Table 13.

TABLE 13. CAPITAL IMPROVEMENT DEBT PAYABLE - PRINCIPAL & INTEREST					
Fiscal Year Ending June 30	Principal		Interest		Total
2026	\$	16,380,000	\$	12,545,839	\$ 28,925,839
2027		17,143,000		11,789,497	28,932,497
2028		17,908,000		11,028,036	28,936,036
2029		16,536,000		10,266,396	26,802,396
2030		17,265,000		9,536,337	26,801,337
2031-35		61,470,000		37,917,823	99,387,823
2036-40		55,935,000		26,655,423	82,590,423
2041-45		56,045,000		17,946,060	73,991,060
2046-50		64,315,000		9,677,934	73,992,934
2051-53		19,795,000		1,041,975	20,836,975
Total Principal & Interest		342,792,000		148,405,320	491,197,320
Plus: Unamortized Premiums		31,895,560		-	31,895,560
Plus: Unamortized Refunding Gains		1,817,611		-	1,817,611
Total	\$	376,505,171	\$	148,405,320	\$ 524,910,491

B. LOANS AND NOTES PAYABLE

On July 1, 2024 the University borrowed \$2,000,000 at an interest rate of 5.33% to finance the construction, renovation and remodeling of the Architecture building. The University's outstanding note is secured with collateral of gift agreements that are related to the project. The note contains a provision that in an event of default, the entire principal amount and any accrued interest shall immediately become due and payable. The note matures on July 1, 2029; principal repayments are made annually and interest payments are made monthly.

Annual requirements to amortize the note as of June 30, 2025, are presented in Table 14.

TABLE 14. LOANS AND NOTES PAYABLE – PRINCIPAL & INTEREST						
Fiscal Year Ending June 30		Principal		Interest		Total
2026	\$	400,000	\$	87,057	\$	487,057
2027		400,000		65,737		465,737
2028		400,000		44,417		444,417
2029		400,000		23,097		423,097
2030		400,000		1,777		401,777
Total	\$	2,000,000	\$	222,085	\$	2,222,085

C. INSTALLMENT PURCHASE AGREEMENTS PAYABLE

The University has entered into several installment purchase agreements for the purchase of buildings and equipment totaling \$31,818,695. The imputed interest rates ranged from 1.19% to 6.45%. The installment purchases contain a provision that, in an event of default, outstanding amounts become immediately due if the University is unable to make payment. Future minimum principal payments remaining under installment purchase agreements as of June 30, 2025, are presented in Table 15.

Fiscal Year Ending June 30	Principal	Interest	Total
2026	\$ 1,181,882	\$ 681,217	\$ 1,863,099
2027	1,027,062	641,872	1,668,934
2028	1,067,617	601,317	1,668,934
2029	1,109,903	559,014	1,668,917
2030	1,117,899	514,878	1,632,777
2031-35	4,998,006	2,030,047	7,028,053
2036-40	5,893,547	1,134,506	7,028,053
2041-43	3,680,198	185,232	3,865,430
Total Minimum Payments	\$ 20,076,114	\$ 6,348,083	\$ 26,424,197

D. LEASES PAYABLE

The University leases equipment and space from external parties for various terms under long-term lease agreements. The leases expire at various dates through 2036 with renewal options available ranging from 1 to 15 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, or any leases subject to a residual value guarantee. See Note 7 Capital Assets for information on right-to-use assets and the associated accumulated depreciation. Leases payable for the fiscal year ended June 30, 2025, are presented in Table 16:

Fiscal Year Ending June 30	Principal	Interest	Total
2026	\$ 3,416,279	\$ 390,116	\$ 3,806,395
2027	2,657,221	275,365	2,932,586
2028	1,320,592	198,769	1,519,361
2029	1,078,533	146,995	1,225,528
2030	831,367	94,758	926,125
2031-35	1,676,338	115,342	1,791,680
2036	16,531	269	16,800
Total	\$ 10,996,861	\$ 1,221,614	\$ 12,218,475

E. SUBSCRIPTION ARRANGEMENTS PAYABLE

The University implemented GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*, which establishes a right-to-use subscription asset— an intangible asset—and a corresponding subscription liability. The statement provides capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA. The standards for SBITAs are based on the standards established in Statement No. 87, *Leases*, as amended. See Note 7 Capital Assets for information on right-to-use subscription assets and the associated accumulated depreciation. Future minimum payments under subscription arrangements payable for the fiscal year ended June 30, 2025, are presented in Table 17:

Fiscal Year Ending June 30	Principal	Interest	Total
2026	\$ 2,206,433	\$ 210,274	\$ 2,416,707
2027	570,506	121,898	692,404
2028	644,248	96,624	740,872
2029	724,649	68,084	792,733
2030	812,242	35,982	848,224
Total	\$ 4,958,078	\$ 532,862	\$ 5,490,940

F. 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. Compensated absences are estimated and accrued as liabilities to the extent that it is more likely than not that the leave will be used for time off or otherwise paid in cash or settled through noncash means. The University reports a liability for the accrued leave in accordance with its policy regarding leave payment upon separation from employment. 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 \$175,808,296. The current portion of the compensated absences liability, \$17,195,381, is the amount expected to be paid in the coming fiscal year and is based on actual payouts over the last three years, calculated as a percentage of those years' total compensated absences liability.

G. 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 Florida Department of Management Services, Division of State Group Insurance.

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 health 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 OPEB Plan. 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 4 of GASB Statement No. 75. The OPEB Plan contribution requirements and benefit terms necessary for funding 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 \$1,128,185,051 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 11.06%, which increased by 0.77% 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, as presented in Table 18.

TABLE 18. ACTUARIAL ASSUMPTIONS – OPEB	
Inflation	2.40%
Salary Increases	Varies by FRS Class
Discount Rate	4.21%

Healthcare cost trend rates for the Preferred Provider Organizations (PPO) and Health Maintenance Organizations (HMO), respectively, are 7.86% and 7.68% for the 2024-25 fiscal year, decreasing to a rate of 7.83% and 7.59% in the 2025-26 fiscal year, and decreasing to 4.00% and 4.00% for 2074-75 and later fiscal years.

Retiree premium trend rates for both the PPO and HMO plans are 7.8% for the 2024-25 fiscal year, decreasing to a rate of 7.7% for 2025-26 fiscal year, and gradually decreasing to 4.0% for the 2074-75 and later fiscal years.

The discount rate was based on the S&P Municipal Bond 20-Year High Grade Rate Index. Mortality rates were based on the Pub-2010 mortality Tables with fully generational improvement with Scale MP-2018.

While an experience study has not been completed for the OPEB Plan, the actuarial assumptions that determined the total OPEB liability for the OPEB Plan were based on certain results of the most recent experience study for the FRS Plan.

The following changes have been made since the prior valuation:

- Census Data—The census data reflects changes in status for the twenty-four month period since July 1, 2022.
- DROP Participation Period—In conjunction with the passing of Senate Bill 7024, the maximum DROP participation period was extended from 60 months (5 years) to 96 months (8 years) for all groups.
- DROP Entry Window—There were previously constraints on when a member could enter DROP after becoming retirement eligible. These constraints were removed. This was also implemented due to Senate Bill 7024.
- Special Risk Eligibility for those Hired on and after July 1, 2011— Also included in Senate Bill 7024, eligibility was updated for this group. Previously, members became eligible at age 60 with 8 years of Credited Service or with 30 years of Credited service. Eligibility is now age 55 with 8 years of Credited Service or with 25 years of Credited Service.



- **Retirement and DROP Participation Rates** – In conjunction with the plan changes above associated with Senate Bill 7024, retirement rates and DROP entry rates were updated in alignment with the actuarial valuation of the Florida Retirement System (FRS) conducted by Milliman as of July 1, 2023.
 - **Claims Costs and Premium Rates** – 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 along with changes in the demographics of the population resulted in pharmacy claims costs higher than projected and lower premium rates than expected. The net result was an increase in liabilities due to claims and premiums as of June 30, 2024.
 - **Health Care Cost Aging Factors** – Age-related claims were updated to use aging factors developed in a study completed by Dale Yamamoto for the Society of Actuaries. We believe these rates more accurately account for the way in which claims costs vary with age.
 - **Trend Rate** – We update the medical trend assumption each year based on the Getzen Model. We used medical trend rates consistent with the August 2024 Report on Financial Outlook of the Plan along with information from the Getzen Model and actuarial judgement. The impact of the trend rate changes is a small increase in the liability, due primarily to higher trend rates in the first several years.
 - **Discount Rate** – The discount rate was updated to utilize the mandated discount rate based on a 20-year S&P Municipal Bond Rate Index as of the measurement date, as required under GASB 75. The discount rate increased from 4.13% to 4.21%.
- **Sensitivity of the University's Proportionate Share of the Total OPEB Liability to Changes in the Discount Rate** – Table 19 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%) or 1 percentage point higher (5.21%) than the current rate:

TABLE 19. SENSITIVITY TO CHANGES IN DISCOUNT RATE - OPEB

	1% Decrease 3.21%	Current Discount Rate 4.21%	1% Increase 5.21%
University's Proportionate Share of the Total OPEB Liability	\$ 1,336,890,155	\$ 1,128,185,051	\$ 962,487,944

- **Sensitivity of the University's Proportionate Share of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates** – Table 20 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 are 1 percentage point lower or 1 percentage point higher than the current healthcare cost trend rates:

TABLE 20. SENSITIVITY TO CHANGES IN HEALTHCARE COST TREND RATES - OPEB

	1% Decrease	Healthcare Cost Trend Rates	1% Increase
University's Proportionate Share of the Total OPEB Liability	\$ 946,046,024	\$ 1,128,185,051	\$ 1,366,816,279

- **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 \$47,684,376. At June 30, 2025, the University reported deferred outflows of resources and deferred inflows of resources related to OPEB as presented in Table 21.

TABLE 21. DEFERRED OUTFLOWS AND INFLOWS OF RESOURCES RELATED TO OPEB		
Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Change of Assumptions	\$ 160,059,995	\$ 295,738,497
Differences Between Expected and Actual Experience	-	79,210,758
Changes in Proportion and Differences Between University Benefit Payments and Proportionate Share of Benefit Payments	83,758,928	9,182,278
Transactions Subsequent to the Measurement Date	32,042,935	-
Total	\$ 275,861,858	\$ 384,131,533

Of the total amount reported as deferred outflows of resources related to OPEB, \$32,042,935 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 presented in Table 22.

TABLE 22. RECOGNITION OF DEFERRED OUTFLOWS & INFLOWS RELATED TO OPEB		
Fiscal Year Ending June 30		
2026	\$	(49,610,917)
2027		(41,192,008)
2028		(22,598,676)
2029		(22,603,931)
2030		(19,408,710)
Thereafter		15,101,632
Total	\$	(140,312,610)

H. ASSET RETIREMENT OBLIGATION PAYABLE

The University follows GASB Statement No. 83, *Certain Asset Retirement Obligations*, to account for significant asset retirement obligations (AROs). These AROs are included as part of Other Noncurrent Liabilities in Table 11, and the total amount of the AROs for the University was \$11,212,000 as of June 30, 2025. The University's AROs consist of radioactive and biohazardous tangible capital assets. The University utilizes governmental agency estimates and current remediation costs to estimate the AROs. The source of the obligations are Federal and State regulations, and there are no legally required funding or assurance provisions associated with the AROs. There are no assets restricted for payments of the AROs. The remaining useful lives of the tangible capital assets range from 25 to 50 years. The University amortizes the associated deferred outflows of resources associated with the AROs by applying the straight-line method over the estimated remaining useful lives of the assets.

12. Retirement Plans

A. DEFINED BENEFIT PENSION PLANS

The University follows GASB Statement No. 68, *Accounting and Financial Reporting for Pensions*, for reporting the employer's proportionate share of the net pension liabilities for the FRS and HIS defined benefit plans.

General information about the Florida Retirement System and Health Insurance Subsidy Program

The Florida Retirement System (FRS) was created in Chapter 121, Florida Statutes. The FRS was created 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 112, Florida Statutes, established the Retiree Health Insurance Subsidy (HIS) Program, a cost-sharing multiple-employer defined pension plan to assist retired members of any State-administered retirement system in paying the costs of health insurance. 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 as well as faculty and specified employees in the State university system.

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 Florida Retirement System 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 website (www.dms.myflorida.com).

The University's pension expense totaled \$108,277,068 for the 2024-25 fiscal year for both the FRS Pension Plan and HIS Program.

1. Florida Retirement System Defined Benefit 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 – Members in senior management level positions.
 - Special Risk Class – 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 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. All vested members enrolled in the Plan on or after July 1, 2011, are eligible for normal retirement benefits at age 65, or 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 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 service credit. 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. Table 23 shows the percentage value for each year of service credit earned.

TABLE 23. PERCENTAGE VALUE OF SERVICE CREDIT EARNED PER YEAR	
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	
Service on and after October 1, 1974	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 3.00% 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 3.00%, determined by dividing the sum of the pre-July 2011 service credit by the total service credit at retirement, multiplied by 3.00%. 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 are shown in Table 24. The University’s contributions to the Plan totaled \$96,499,845 for the fiscal year ended June 30, 2025.

TABLE 24. FLORIDA RETIREMENT SYSTEM CONTRIBUTION RATES		
Class	Percent of Gross Salary	
	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)
(1) Employer rates for each membership class include 2.00% for Health Insurance Subsidy. Also, employer rates, other than for DROP participants, include .06% for administrative costs of the Investment Plan.		
(2) Contribution Rates are dependent upon retirement class in which reemployed.		

- **Pension Liabilities, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions** – At June 30, 2025, the University reported a liability of \$626,129,524 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 1.62%, which was a decrease of 0.11% compared to the proportionate share measured as of June 30, 2023.



For the year ended June 30, 2025, the University recognized a pension expense of \$94,814,055. At June 30, 2025, the University reported deferred outflows of resources and deferred inflows of resources related to pensions as presented in Table 25.

TABLE 25. DEFERRED OUTFLOWS AND INFLOWS RELATED TO PENSIONS - FRS			
Description		Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	\$	63,255,892	\$ -
Change of Assumptions		85,816,776	-
Net Difference Between Projected and Actual Earnings on FRS Plan Investments		-	41,615,825
Changes in Proportion and Difference Between University Contributions and Proportionate Share of Contributions		15,907,417	31,737,124
University FRS Contributions Subsequent to the Measurement Date		96,499,845	-
Total	\$	261,479,930	\$ 73,352,949

The deferred outflows of resources related to pensions totaling \$96,499,845 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 shown in Table 26.

TABLE 26. RECOGNITION OF DEFERRED OUTFLOWS AND INFLOWS RELATED TO PENSIONS - FRS	
Fiscal Year Ending June 30	
2026	\$ (10,573,188)
2027	102,354,987
2028	2,803,324
2029	(6,605,036)
2030	3,647,049
Total	\$ 91,627,136

- **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, as presented in Table 27.

TABLE 27. ACTUARIAL ASSUMPTIONS - FRS			
Inflation	2.40%		
Salary Increases	3.50%	Average, including inflation	
Investment Rate of Return	6.70%	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 MP2021. 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 Plan investments was not based on historical returns, but instead was 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 was based on a consistent set of underlying assumptions and includes an adjustment for the inflation assumption. The target allocation and best estimates of long-term expected rates of arithmetic return for each major asset class are summarized in Table 28.

TABLE 28. TARGET ALLOCATION AND EXPECTED RATE OF RETURN		
Asset Class	Target Allocation	Long-Term Expected Rate of Return
Cash	1.00%	3.30%
Fixed Income	29.00%	5.70%
Global Equity	45.00%	8.60%
Real Estate (Property)	12.00%	8.10%
Private Equity	11.00%	12.40%
Strategic Investments	2.00%	6.60%
Total	100.00%	

- **Discount Rate** – The discount rate used to measure the total pension liability was 6.70%. 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.
- **Sensitivity of the University's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate** – Table 29 presents the University's proportionate share of the net pension liability calculated using the discount rate of 6.70%, 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%) or 1 percentage point higher (7.70%) than the current rate.

TABLE 29. SENSITIVITY TO CHANGES IN DISCOUNT RATE - FRS			
	1% Decrease 5.70%	Current Discount Rate 6.70%	1% Increase 7.70%
University's Proportionate Share of the Net Pension Liability	\$ 1,101,339,909	\$ 626,129,524	\$ 228,040,033

- **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*.

Health Insurance Subsidy Defined Benefit 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. 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 Division of Retirement within the Florida Department of Management Services.
- **Benefits Provided** – For the fiscal year ended June 30, 2025, eligible retirees and beneficiaries received a monthly HIS payment equal to the number of years of creditable service completed at the time of retirement, multiplied by \$7.50. The payments are at least \$45, but not more than \$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 2.00% of payroll pursuant to Section 112.363, Florida Statutes. The University contributed 100% 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 \$15,686,640 for the fiscal year ended June 30, 2025.
- **Pension Liabilities, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions** – At June 30, 2025, the University reported a liability of \$248,814,743 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 1 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. 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 1.66%, which was an increase of 0.01% from its proportionate share of 1.65% measured as of June 30, 2023.

For the fiscal year ended June 30, 2025, the University recognized pension expense of \$13,463,013. In addition, the University reported deferred outflows of resources and deferred inflows of resources related to pensions as presented in Table 30.

TABLE 30. DEFERRED OUTFLOWS AND INFLOWS RELATED TO PENSIONS - HIS

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	\$ 2,402,475	\$ 477,761
Change of Assumptions	4,403,437	29,456,474
Net Difference Between Projected and Actual Earnings on Plan Investments	-	89,987
Changes in Proportion and Difference Between University Contributions and Proportionate Share of Contributions	12,041,138	-
University Contributions Subsequent to the Measurement Date	15,686,640	-
Total	\$ 34,533,690	\$ 30,024,222

The deferred outflows of resources related to pensions totaling \$15,686,640 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 shown in Table 31.

TABLE 31. RECOGNITION OF DEFERRED OUTFLOWS AND INFLOWS RELATED TO PENSIONS - HIS

Fiscal Year Ending June 30	
2026	(546,061)
2027	(1,516,133)
2028	(3,993,700)
2029	(2,613,540)
2030	(1,865,449)
Thereafter	(642,289)
Total	\$ (11,177,172)

- **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, as presented in Table 32.

TABLE 32. ACTUARIAL ASSUMPTIONS - HIS

Inflation	2.40%	
Salary Increases	3.50%	Average, including inflation
Municipal Bond Rate	3.93%	

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.

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%, which was an increase of 0.28% from the prior measurement date. 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.

- **Sensitivity of the University's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate** – Table 33 presents the University's proportionate share of the net pension liability calculated using the discount rate of 3.93%, 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%) or 1 percentage point higher (4.93%) than the current rate.

TABLE 33. SENSITIVITY TO CHANGES IN DISCOUNT RATE - HIS			
	1% Decrease 2.93%	Current Discount Rate 3.93%	1% Increase 4.93%
University's Proportionate Share of the Net Pension Liability	\$ 283,243,608	\$ 248,814,743	\$ 220,233,222

- **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 Systems Annual Comprehensive Financial Report*.

B. DEFINED CONTRIBUTION PENSION PLANS

1. FRS Investment Plan

The State Board of Administration (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's 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 this program. 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 as the FRS defined benefit plan; these contributions are based on salary and membership class (Regular Class, Senior Management Service Class, etc.). 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% of payroll and by forfeited benefits of plan members. Allocations to the Investment Plan member investment accounts during the 2024-25 fiscal year are presented in Table 34.

TABLE 34. FLORIDA RETIREMENT SYSTEM - INVESTMENT PLAN RATES	
Class	Percent of Gross Compensation
Florida Retirement System, Regular	11.30%
Florida Retirement System, Senior Management Service	12.67%
Florida Retirement System, Special Risk	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. Non-vested 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 his or her 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 these amounts, if any, would be immaterial to the University.

After termination and applying to receive benefits, the member may roll over 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 select 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.

There were 5,633 University participants during the 2024-25 fiscal year. The University's Investment Plan pension expense totaled \$44,268,318 for the fiscal year ended June 30, 2025.

2. 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 the 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 investment 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% of the participant's salary to the participant's account, 4.84% to cover the unfunded actuarial liability of the FRS pension plan, and 0.01% to cover administrative costs, for a total of 9.99%. Employees contribute 3.00% of their 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.

There were 7,791 University participants during the 2024-25 fiscal year. The University's contributions to the Program totaled \$66,612,082 and employee contributions totaled \$35,501,436 for the 2024-25 fiscal year.

13. Construction Commitments

The University's construction commitments at June 30, 2025, are presented in Table 35.

TABLE 35. CONSTRUCTION COMMITMENTS			
Project Title	Total Commitment	Completed to Date	Balance Committed
Honors Residential College	\$ 201,286,360	\$ 189,901,045	\$ 11,385,315
Dental Building Addition	148,602,861	898,557	147,704,304
Hamilton Center for Classical and Civic Education	37,873,622	564,899	37,308,723
Whitney Laboratory for Marine Bioscience	52,294,334	36,112,629	16,181,705
Bruno E. & Maritza F. Ramos Collaboratory and Renovation of Existing Bldg.	49,729,310	27,139,121	22,590,189
Chemical Engineering Renovation & Remodeling	27,477,683	1,133,248	26,344,435
Inner Road Surface Treatments Improvement	36,198,000	30,690,821	5,507,179
Health Science Center Investment Grade Audit Energy Service Company	34,000,000	1,207,541	32,792,459
Holland Law Energy Service Company	32,506,013	30,078,403	2,427,610
Center for Applied Artificial Intelligence	31,665,880	526,829	31,139,051
Thompson Center for Earth Systems	29,353,125	4,972,723	24,380,402
Dental Science Building Envelope Repairs	17,624,518	638,382	16,986,136
New Disability Resource Center	12,515,421	366,093	12,149,328
Camp Cherry Lake 4-H Multipurpose Building	11,500,000	5,340	11,494,660
Basic Science Third Floor Renovation	11,449,848	7,715,099	3,734,749
Communicore Third level Remodel/Renovation	11,194,299	279,887	10,914,412
IFAS Microbiology & Cell Sciences Teaching Lab Addition	9,000,000	908,151	8,091,849
Black Hall - Bio-Tech Lab Renovations	8,691,643	208,826	8,482,817
O'Connell Center Pool & Mechanical Equipment Deferred Maintenance	7,000,000	461,387	6,538,613
O'Connell Center Roof Repairs	6,714,800	2,629,104	4,085,696
Flavet Outdoor Recreation Complex	6,552,004	1,436,024	5,115,980
Academic Research Building 4th Floor Renovation	6,200,000	260,570	5,939,430
Reitz Union Utility Improvement	6,107,064	5,981,191	125,873
Harn American Art Wing	5,698,000	691,685	5,006,315
Stetson Medical Science Roof Replace	5,572,948	4,331,272	1,241,676
Subtotal	806,807,733	349,138,827	457,668,906
Projects Under \$5,000,000	299,575,659	117,213,625	182,362,034
Total	\$ 1,106,383,392	\$ 466,352,452	\$ 640,030,940

14. State Self-Insurance 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 \$75.3 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 selfinsured 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 3 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.

15. University Self-Insurance Programs

The University of Florida Self-Insurance Program (the Program) and the University of Florida Healthcare Education Insurance Company (HEIC), which are included in the University's reporting entity as discretely presented component units (see Note 1), provide general and professional liability protection for the Trustees on behalf of the six health colleges of the JHMHC, the College of Veterinary Medicine teaching hospitals, the Student Health Care Center, direct-support organizations, and their employees and agents. Hospital professional liability protection, including general liability, is provided to Shands Teaching Hospital and Clinics, Inc., Shands Jacksonville Medical Center, Inc. (a subsidiary of Shands Jacksonville HealthCare, Inc.-Shands Jacksonville), other entities statutorily authorized to participate in the Program, and their employees and agents. The Program and HEIC are distinct from and entirely independent of the self-insurance programs administered by the State described in Note 14.

The Trustees and other immune entities are protected for losses which are subject to Section 768.28, Florida Statutes, including legislative claims bills, that in combination with the waiver of immunity limits described in Section 768.28, Florida Statutes, do not exceed \$1 million per claim and, for voluntary settlements, \$2 million per claim. For those protected entities not subject to Section 768.28, Florida Statutes, the Program provides \$2 million per claim. The per claim limit of liability protection for the participants does not exceed \$2 million per claim in the event more than one protected entity is involved in the same claim or action.

HEIC provides coverage for claims that are in excess of the protections provided by the Program, at limits of \$4 million per legislative claims bill coverage for participants subject to Section 768.28, Florida Statutes.

16. Litigation and Contingencies

The University is involved in certain pending and threatened legal actions. The range of potential loss from all such claims and actions, as estimated by the University's legal counsel and management, should not materially affect the University's financial position.

17. Scholarship Allowance

Student Tuition and Fees as well as Sales and Services of Auxiliary Enterprises are reported net of scholarship allowance. Allowances of \$294,825,338 and \$25,178,547 were applied to Student Tuition and Fees and Sales and Services of Auxiliary Enterprises.

18. Functional Distribution of Operating Expenses

The functional classification of operating expenses (instruction, research, etc.) is assigned to each individual transaction based on the nature of the activity. The operating expenses on the Statement of Revenues, Expenses, and Changes in Net Position are presented by natural classification. Table 36 presents those same expenses in functional classification as recommended by NACUBO.

TABLE 36. FUNCTIONAL EXPENSES		
Functional Classification		
Public Service	\$	1,201,859,189
Research		1,005,213,975
Instruction		901,976,909
Academic Support		339,875,870
Institutional Support		228,933,157
Scholarships, Fellowships, and Waivers, Net		209,600,734
Depreciation		192,135,466
Operation and Maintenance of Plant		185,484,410
Auxiliaries		141,462,639
Student Services		64,870,133
Total Operating Expenses	\$	<u>4,471,412,482</u>

19. Component Units

The University's financial statements include 17 discretely presented component units as discussed in Note 1. These component units comprise 100% of the transactions and account balances of the aggregate discretely presented component units columns of the financial statements. Summary financial information from the most recently available audited financial statements for these component units is presented on the following pages in Tables 37, 38, and 39.

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. Transportation and Parking Services provides the University with safe and adequate parking facilities. Several parking garages have been constructed from the proceeds of revenue-backed debt instruments. The Department of Housing and Residence Education provides safe and affordable living space for students of the University of Florida. Capital improvement debt has been issued over the years to provide funding for the construction of facilities to house students of the University. A summary of the financial activity for these segments is presented in Table 40.



TABLE 37. DIRECT-SUPPORT ORGANIZATIONS (amounts expressed in thousands)

	University of Florida Foundation, Inc. (1)	The University Athletic Association, Inc.	University of Florida Research Foundation, Inc.	GatorCare Health Management Corporation
CONDENSED STATEMENT OF NET POSITION				
Assets				
Due from Component Units/University	\$ 123,775	\$ 7,813	\$ 178,538	\$ -
Other Current Assets	165,238	95,026	10,235	88,400
Capital Assets, Net	104,533	303,577	-	1
Other Noncurrent Assets	2,752,254	60,649	-	1,185
Total Assets	3,145,800	467,065	188,773	89,586
Liabilities				
Due to Component Units/University	43,720	35,181	78,359	37,905
Other Current Liabilities	5,980	63,636	4,925	44,044
Noncurrent Liabilities	36,035	132,519	-	-
Total Liabilities	85,735	231,336	83,284	81,949
Deferred Inflows of Resources				
Other Deferred Inflows	22,668	-	-	-
Total Liabilities and Deferred Inflows of Resources	108,403	231,336	83,284	81,949
Net Position				
Net Investment in Capital Assets	104,168	167,964	-	1
Restricted-Nonexpendable Endowment	1,736,698	-	-	-
Restricted-Expendable Endowment	1,152,200	-	-	-
Restricted-Expendable Other	-	-	-	-
Unrestricted	44,331	67,765	105,489	7,636
Total Net Position	\$ 3,037,397	\$ 235,729	\$ 105,489	\$ 7,637
CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION				
Operating Revenues	\$ 186,422	\$ 204,177	\$ 46,222	\$ 1,818
Operating Expenses	(317,745)	(195,367)	(54,351)	(1,936)
Operating Income (Loss)	(131,323)	8,810	(8,129)	(118)
Nonoperating Revenues (Expenses) and Other Revenues, Expenses, Gains, or Losses				
Investment Income (Loss), Net of Expenses	281,978	6,954	683	2,990
Net Increase (Decrease) in the Fair Value of Investments	(12)	-	154	-
Other Nonoperating Revenues	-	11,150	2,300	-
Other Nonoperating Expenses	-	(13,885)	-	-
Addition to Permanent Endowments	72,958	-	-	-
Change in Net Position	223,601	13,029	(4,992)	2,872
Adjustments to Beginning Net Position	-	(1,148)	-	-
Net Position, Beginning of Year	2,813,796	223,848	110,481	4,765
Net Position, End of Year	\$ 3,037,397	\$ 235,729	\$ 105,489	\$ 7,637

(1) Includes financial transactions for the University of Florida Alumni Association, Inc.

Florida Foundation Seed Producers, Inc.	University of Florida Development Corporation	Gator Boosters, Inc.	Citrus Research and Development Foundation, Inc.	Total Direct- Support Organizations
\$ -	\$ -	\$ 39,064	\$ -	\$ 349,190
21,374	5,674	10,792	3,717	400,456
7,360	7,385	10	-	422,866
-	5,248	538	-	2,819,874
28,734	18,307	50,404	3,717	3,992,386
9,067	-	7,558	-	211,790
2,830	484	33,989	3,050	158,938
-	-	237	-	168,791
11,897	484	41,784	3,050	539,519
125	6,020	-	-	28,813
12,022	6,504	41,784	3,050	568,332
7,360	7,385	-	-	286,878
-	-	538	-	1,737,236
-	-	-	-	1,152,200
-	-	-	667	667
9,352	4,418	8,082	-	247,073
\$ 16,712	\$ 11,803	\$ 8,620	\$ 667	\$ 3,424,054
\$ 2,343	\$ 1,923	\$ 68,157	\$ 1,617	\$ 512,679
(1,119)	(2,402)	(11,927)	(21,005)	(605,852)
1,224	(479)	56,230	(19,388)	(93,173)
464	425	2,473	109	296,076
-	-	-	-	142
24	-	-	18,246	31,720
(435)	-	(49,575)	-	(63,895)
-	-	2	-	72,960
1,277	(54)	9,130	(1,033)	243,830
-	-	(94)	-	(1,242)
15,435	11,857	(416)	1,700	3,181,466
\$ 16,712	\$ 11,803	\$ 8,620	\$ 667	\$ 3,424,054

TABLE 38. HEALTH SCIENCE CENTER AFFILIATES (amounts expressed in thousands)

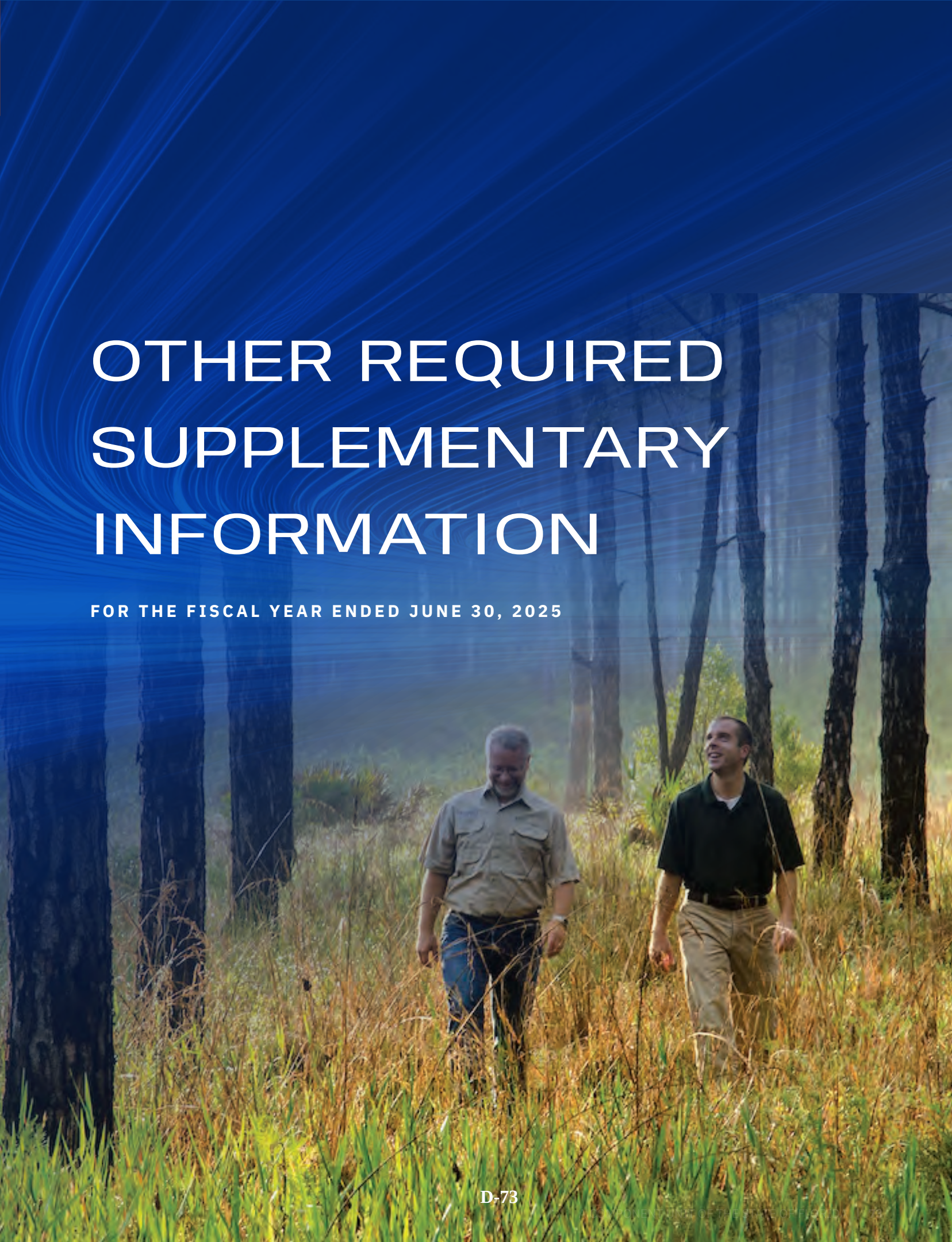
	Florida Clinical Practice Association, Inc.	University of Florida Jacksonville Physicians, Inc.	Faculty Associates, Inc.	Florida Veterinary Medicine Faculty Association, Inc.	University of Florida College of Pharmacy Faculty Practice Association, Inc.	Total Health Science Center Affiliates
CONDENSED STATEMENT OF NET POSITION						
Assets						
Due from Component Units/University	\$ 45,044	\$ 13,030	\$ -	\$ 10,000	\$ -	\$ 68,074
Other Current Assets	160,665	97,256	39,341	7,375	409	305,046
Capital Assets, Net	152,825	80,748	-	173	-	233,746
Other Noncurrent Assets	27,216	1,590	-	-	-	28,806
Total Assets	385,750	192,624	39,341	17,548	409	635,672
Liabilities						
Due to Component Units/University	16,988	2,491	-	2,478	-	21,957
Other Current Liabilities	78,261	52,540	534	1,097	106	132,538
Noncurrent Liabilities	137,121	51,259	-	78	-	188,458
Total Liabilities	232,370	106,290	534	3,653	106	342,953
Deferred Inflows of Resources						
Other Deferred Inflows	13,428	633	-	-	-	14,061
Total Liabilities and Deferred Inflows of Resources	245,798	106,923	534	3,653	106	357,014
Net Position						
Net Investment in Capital Assets	4,095	22,244	-	-	-	26,339
Unrestricted	135,857	63,457	38,807	13,895	303	252,319
Total Net Position	\$ 139,952	\$ 85,701	\$ 38,807	\$ 13,895	\$ 303	\$ 278,658
CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION						
Operating Revenues	\$ 1,218,125	\$ 441,961	\$ 29,440	\$ 29,916	\$ 1,319	\$ 1,720,761
Operating Expenses	(454,604)	(238,663)	(2,304)	(2,033)	-	(697,604)
Operating Income	763,521	203,298	27,136	27,883	1,319	1,023,157
Nonoperating Revenues (Expenses)						
Investment Income, Net of Expenses	1,107	(146)	1,163	-	-	2,124
Net Decrease in the Fair Value of Investments	(1,358)	(599)	-	-	-	(1,957)
Other Nonoperating Revenues	1,334	4,041	-	-	-	5,375
Other Nonoperating Expenses	(786,773)	(209,078)	(24,675)	(27,315)	(1,416)	(1,049,257)
Change in Net Position	(22,169)	(2,484)	3,624	568	(97)	(20,558)
Net Position, Beginning of Year	162,121	88,185	35,183	13,327	400	299,216
Net Position, End of Year	\$ 139,952	\$ 85,701	\$ 38,807	\$ 13,895	\$ 303	\$ 278,658

TABLE 39. SHANDS HOSPITAL AND OTHERS (amounts expressed in thousands)

	Shands Teaching Hospital & Clinics, Inc.	Shands Jacksonville HealthCare, Inc.	University of Florida Self-Insurance Program	University of Florida Healthcare Education Insurance Company	Total Shands Hospital and Others
CONDENSED STATEMENT OF NET POSITION					
Assets					
Due from Component Units/University	\$ 48,892	\$ 11,986	\$ -	\$ 72,723	\$ 133,601
Other Current Assets	1,347,532	503,234	294,525	14,294	2,159,585
Capital Assets, Net	2,058,762	571,117	1,447	-	2,631,326
Other Noncurrent Assets	853,191	105,117	-	-	958,308
Total Assets	4,308,377	1,191,454	295,972	87,017	5,882,820
Deferred Outflows of Resources					
Deferred Amounts Related to Pensions	103,716	8,815	-	-	112,531
Deferred Amounts Related to OPEB	-	272	-	-	272
Other Deferred Outflows	34,030	8,589	-	-	42,619
Total Assets and Deferred Outflows of Resources	4,446,123	1,209,130	295,972	87,017	6,038,242
Liabilities					
Due to Component Units/University	33,749	22,671	72,723	-	129,143
Other Current Liabilities	522,694	236,954	7,963	2,571	770,182
Noncurrent Liabilities	1,356,525	535,372	29,856	10,020	1,931,773
Total Liabilities	1,912,968	794,997	110,542	12,591	2,831,098
Deferred Inflows of Resources					
Deferred Amounts Related to Pensions	15,744	467	-	-	16,211
Deferred Amounts Related to OPEB	-	1,232	-	-	1,232
Other Deferred Inflows	33,320	52,856	-	-	86,176
Total Liabilities and Deferred Inflows of Resources	1,962,032	849,552	110,542	12,591	2,934,717
Net Position					
Net Investment in Capital Assets	674,146	271,169	-	-	945,315
Restricted-Nonexpendable Endowment	2,805	-	-	-	2,805
Restricted-Expendable Endowment	10,670	5,026	-	-	15,696
Other Restricted Net Position	-	-	185,431	74,426	259,857
Unrestricted	1,796,470	83,383	(1)	-	1,879,852
Total Net Position	\$ 2,484,091	\$ 359,578	\$ 185,430	\$ 74,426	\$ 3,103,525
CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION					
Operating Revenues	\$ 3,901,643	\$ 1,311,548	\$ 9,056	\$ 1,359	\$ 5,223,606
Operating Expenses	(3,811,949)	(1,224,021)	(3,815)	2,146	(5,037,639)
Operating Income (Loss)	89,694	87,527	5,241	3,505	185,967
Nonoperating Revenues (Expenses)					
Investment Income, Net of Expenses	112,908	11,559	19,435	6,438	150,340
Net Increase in the Fair Value of Investments	1,201	-	-	-	1,201
Other Nonoperating Revenues	55,178	(33)	-	-	55,145
Other Nonoperating Expenses	(55,069)	(25,286)	(4,959)	-	(85,314)
Capital Grants, Contracts, and Donations	-	16,996	-	-	16,996
Change in Net Position	203,912	90,763	19,717	9,943	324,335
Net Position, Beginning of Year	2,280,179	268,815	165,713	64,483	2,779,190
Net Position, End of Year	\$ 2,484,091	\$ 359,578	\$ 185,430	\$ 74,426	\$ 3,103,525

TABLE 40. SEGMENT INFORMATION

	Transportation and Parking Services	Department of Housing and Residence Education
CONDENSED STATEMENT OF NET POSITION		
Assets		
Current Assets	\$ 33,476,704	\$ 51,016,715
Capital Assets, Net	44,826,903	284,794,802
Other Noncurrent Assets	94,614	8,300,987
Total Assets	78,398,221	344,112,504
Liabilities		
Current Liabilities	4,730,580	11,485,386
Noncurrent Liabilities	27,625,613	256,373,073
Total Liabilities	32,356,193	267,858,459
Net Position		
Net Investment in Capital Assets	16,332,638	33,219,310
Restricted	-	(3,516,417)
Unrestricted	29,709,390	46,551,152
Total Net Position	\$ 46,042,028	\$ 76,254,045
CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION		
Operating Revenues (Expenses):		
Operating Revenues	\$ 16,133,727	\$ 74,630,345
Depreciation Expense	(3,082,887)	(6,492,374)
Other Operating Expenses	(7,178,376)	(47,134,804)
Operating Income	5,872,464	21,003,167
Nonoperating Revenues (Expenses):		
Investment Income	155,134	1,635,273
Interest on Capital Asset-Related Debt	(1,199,883)	(8,623,150)
Other Nonoperating Expenses	(2,068,825)	(23,598,670)
Net Nonoperating Expenses	(3,113,574)	(30,586,547)
Change in Net Position	2,758,890	(9,583,380)
Net Position, Beginning of Year	43,283,138	85,837,425
Net Position, End of Year	\$ 46,042,028	\$ 76,254,045
CONDENSED STATEMENT OF CASH FLOWS		
Net Cash Provided (Used) by:		
Operating Activities	\$ 6,637,181	\$ 27,670,669
Noncapital Financing Activities	(212,420)	7,302,422
Capital and Related Financing Activities	(5,734,760)	(53,041,267)
Investing Activities	(691,026)	18,068,176
Net Decrease in Cash and Cash Equivalents	(1,025)	-
Cash and Cash Equivalents, Beginning of Year	1,025	900
Cash and Cash Equivalents, End of Year	\$ -	\$ 900

The background of the entire page is a photograph of two men walking through a field of tall, golden-brown grass. The man on the left is wearing a light-colored short-sleeved button-down shirt and blue jeans, and is looking down at the grass. The man on the right is wearing a dark polo shirt and khaki pants, and is looking up and to the right. In the background, there are several tall, thin trees. A semi-transparent blue overlay with white wavy lines covers the top half of the image, behind the title text.

OTHER REQUIRED SUPPLEMENTARY INFORMATION

FOR THE FISCAL YEAR ENDED JUNE 30, 2025

Schedule of University's Proportionate Share of the Total Other Postemployment Benefits Liability (amounts expressed in thousands)			
	2024 (1) (3)	2023 (1) (3)	2022 (1) (3)
University's Proportion of the OPEB Liability	11.06%	10.29%	10.38%
University's Proportionate Share of the Total OPEB Liability	\$ 1,128,185	\$ 861,415	\$ 814,517
University's Covered Payroll	\$ 1,439,306	\$ 1,424,795	\$ 1,316,348
University's Proportionate Share of the Total OPEB Liability as a Percentage of Covered Payroll	78.38%	60.46%	61.88%

Change of assumptions - In 2024, amounts reported as changes of assumptions resulted from an increase in the discount rate from 4.13 percent to 4.21 percent, as well as updated healthcare costs and premiums, updated health care cost trend rates, updated claims aging rates, and an updated DROP participation assumption to 48 months; No assets are accumulated in a trust that meets the criteria in paragraph 4, GASB Statement No. 75 to pay related benefits. The discount rate was updated to utilize the mandated discount rate based on a 20-year S&P Municipal Bond Rate Index as of the measurement date, as required under GASB Statement No. 75.

Schedule of University's Proportionate Share of the Net Pension Liability - Florida Retirement System (FRS) Defined Benefit Pension Plan (amounts expressed in thousands)			
	2024 (1)	2023 (1)	2022 (1)
University's Proportion of the FRS Net Pension Liability	1.62%	1.73%	1.74%
University's Proportionate Share of the FRS Net Pension Liability	\$ 626,130	\$ 689,801	\$ 648,682
University's Covered Payroll (2)	\$ 1,439,306	\$ 1,424,795	\$ 1,316,348
University's Proportionate Share of the FRS Net Pension Liability as a Percentage of Covered Payroll	43.50%	48.41%	49.28%
FRS Plan Fiduciary Net Position as a Percentage of the FRS Total Pension Liability	83.70%	82.38%	82.89%

Schedule of University Contributions - Florida Retirement System (FRS) Defined Benefit Pension Plan (amounts expressed in thousands)			
	2025 (1)	2024 (1)	2023 (1)
Contractually Required FRS Contribution	\$ 96,500	\$ 91,652	\$ 83,279
FRS Contributions in Relation to the Contractually Required FRS Contribution	(96,500)	(91,652)	(83,279)
Contribution Deficiency (Excess)	\$ -	\$ -	\$ -
University's Covered Payroll (2)	\$1,490,421	\$1,439,306	\$1,424,795
FRS Contributions as a Percentage of Covered Payroll	6.47%	6.37%	5.84%

Change of assumptions - As of June 30, 2024, salary increases including inflation increased from 3.25 percent to 3.5 percent and the mortality assumptions were updated.

Schedule of University's Proportionate Share of the Net Pension Liability - Health Insurance Subsidy (HIS) Defined Benefit Pension Plan (amounts expressed in thousands)			
	2024 (1)	2023 (1)	2022 (1)
University's Proportion of the HIS Net Pension Liability	1.66%	1.65%	1.56%
University's Proportionate Share of the HIS Net Pension Liability	\$ 248,815	\$ 261,853	\$ 165,729
University's Covered Payroll (3)	\$ 601,975	\$ 562,469	\$ 492,903
University's Proportionate Share of the HIS Net Pension Liability as a Percentage of Covered Payroll	41.33%	46.55%	33.62%
HIS Plan Fiduciary Net Position as a Percentage of the HIS Total Pension Liability	4.80%	4.12%	4.81%

Schedule of University Contributions - Health Insurance Subsidy (HIS) Defined Benefit Pension Plan (amounts expressed in thousands)			
	2025 (1)	2024 (1)	2023 (1)
Contractually Required HIS Contribution	\$ 15,687	\$ 14,043	\$ 10,846
HIS Contributions in Relation to the Contractually Required HIS Contribution	(15,687)	(14,043)	(10,846)
Contribution Deficiency (Excess)	\$ -	\$ -	\$ -
University's Covered Payroll (3)	\$ 651,445	\$ 601,975	\$ 562,469
HIS Contributions as a Percentage of Covered Payroll	2.41%	2.33%	1.93%

Change of assumption - The municipal rate used to determine total pension liability increased from 3.65% to 3.93%, and the demographic and coverage election assumptions were updated.

Notes:

(1) The amounts presented for each fiscal year were determined as of June 30.

(2) Covered payroll includes active employees who are members of the following plans: defined benefit, Investment Plan, State University Optional Retirement Program, and DROP because total employer contributions are determined on a uniform basis (blended rate) as required by Part 111 of Chapter 121, Florida Statutes.

(3) Covered payroll includes active employees who are members of the following plans: defined benefit, Investment Plan, and DROP.

2021 (1)	2020 (1)	2019 (1)	2018 (1)	2017 (1)	2016 (1)
10.37%	10.39%	9.79%	9.89%	9.89%	9.92%
\$ 1,092,903	\$ 1,069,008	\$ 1,239,001	\$ 1,043,548	\$ 1,069,104	\$ 1,171,492
\$ 1,302,872	\$ 1,237,961	\$ 1,188,019	\$ 1,151,733	\$ 1,103,905	\$ 1,120,516
83.88%	86.35%	104.29%	90.61%	96.85%	104.55%

2021 (1)	2020 (1)	2019 (1)	2018 (1)	2017 (1)	2016 (1)	2015 (1)
1.64%	1.61%	1.62%	1.62%	1.53%	1.56%	1.59%
\$ 123,559	\$ 697,662	\$ 558,624	\$ 487,418	\$ 453,912	\$ 393,640	\$ 204,920
\$ 1,302,872	\$ 1,237,961	\$ 1,188,019	\$ 1,151,733	\$ 1,103,905	\$ 1,120,516	\$ 1,066,940
9.48%	56.36%	47.02%	42.32%	41.12%	35.13%	19.21%
96.40%	78.85%	82.61%	84.26%	83.89%	84.88%	92.00%

2022 (1)	2021 (1)	2020 (1)	2019 (1)	2018 (1)	2017 (1)	2016 (1)
\$ 74,394	\$ 62,313	\$ 53,483	\$ 50,296	\$ 46,118	\$ 39,948	\$ 38,018
(74,394)	(62,313)	(53,483)	(50,296)	(46,118)	(39,948)	(38,018)
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$1,316,348	\$1,302,872	\$1,237,961	\$1,188,019	\$1,151,733	\$1,103,905	\$1,120,516
5.65%	4.78%	4.32%	4.23%	4.00%	3.62%	3.39%

2021 (1)	2020 (1)	2019 (1)	2018 (1)	2017 (1)	2016 (1)	2015 (1)
1.52%	1.50%	1.49%	1.48%	1.47%	1.47%	1.46%
\$ 185,948	\$ 183,670	\$ 166,255	\$ 156,701	\$ 157,259	\$ 171,405	\$ 148,826
\$ 483,686	\$ 471,174	\$ 452,885	\$ 442,718	\$ 431,630	\$ 435,952	\$ 413,619
38.44%	38.98%	36.71%	35.40%	36.43%	39.32%	35.98%
3.56%	3.00%	2.63%	2.15%	1.64%	0.97%	0.50%

2022 (1)	2021 (1)	2020 (1)	2019 (1)	2018 (1)	2017 (1)	2016 (1)
\$ 9,468	\$ 8,910	\$ 8,668	\$ 8,251	\$ 8,029	\$ 7,784	\$ 7,538
(9,468)	(8,910)	(8,668)	(8,251)	(8,029)	(7,784)	(7,538)
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 492,903	\$ 483,686	\$ 471,174	\$ 452,885	\$ 442,718	\$ 431,630	\$ 435,952
1.92%	1.84%	1.84%	1.82%	1.81%	1.80%	1.73%



Sherrill F. Norman, CPA
Auditor General

AUDITOR GENERAL STATE OF FLORIDA

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 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 University of Florida, 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 20, 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, CPA
Tallahassee, Florida
February 20, 2026
Audit Report No. 2026-104

UNIVERSITY OF FLORIDA BOARD OF TRUSTEES



MORI HOSSEINI
Chair



RAHUL PATEL
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Senior Vice President and CFO

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UF Health

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Steve Orlando
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Strategic Communications

Dr. Mary G Parker
Vice President for
Enrollment Management

Brandi Renton
Interim Vice President for
Business Affairs

Scott Stricklin
Director of UF Athletics

Heather White
Vice President, Student Life

PRINCIPAL FINANCE AND ACCOUNTING OFFICIALS

Michelle Castaline
Associate Vice President

Matthew H. Ellis
Assistant Vice President & University Controller

Megan L. Burnsed
Senior Associate Controller

Hunter Williams
Senior Associate Controller



Assistant Vice President and University Controller
P.O. Box 113200, Gainesville, Florida 32611

**UNIVERSITY OF FLORIDA DEPARTMENT OF
HOUSING AND RESIDENCE LIFE**

FINANCIAL STATEMENTS

JUNE 30, 2025 AND 2024

**(SEE INDEPENDENT ACCOUNTANTS'
COMPILATION REPORT)**

**UNIVERSITY OF FLORIDA DEPARTMENT OF HOUSING
AND RESIDENCE LIFE
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JUNE 30, 2025 AND 2024**

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Statements of Cash Flows	4 – 5

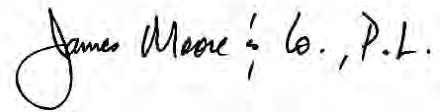
INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

University of Florida Department of,
Housing and Residence Life
Gainesville, Florida:

Management is responsible for the accompanying financial statements of the University of Florida Department of Housing and Residence Life (UFDHRL), which comprise the statements of net position as of June 30, 2025 and 2024, and the related statements of revenues, expenses and changes in net position, and cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements, nor were we required to perform any procedures to verify the accuracy or the completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting and for placing the basic financial statements in an appropriate operational, economical, or historical context.

Management has elected to omit substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about UFDHRL's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.



Gainesville, Florida
August 11, 2025

**UNIVERSITY OF FLORIDA DEPARTMENT OF
HOUSING AND RESIDENCE LIFE
STATEMENTS OF NET POSITION
JUNE 30, 2025 AND 2024**

	<u>2025</u>	<u>2024</u>
<u>ASSETS</u>		
Current assets		
Cash and cash equivalents	\$ 50,183,502	\$ 28,192,165
Accounts receivable	386,634	581,434
Student receivables (net of allowance of \$516,793 and \$431,729 at June 30, 2025 and 2024, respectively)	446,579	487,862
Inventory	-	115,045
Total current assets	<u>51,016,715</u>	<u>29,376,506</u>
Noncurrent assets		
Furniture and equipment (net of accumulated depreciation of \$1,870,355 and \$4,515,430 at June 30, 2025 and 2024, respectively)	<u>324,207</u>	<u>387,163</u>
Total noncurrent assets	324,207	387,163
Total Assets	<u><u>\$ 51,340,922</u></u>	<u><u>\$ 29,763,669</u></u>
<u>LIABILITIES</u>		
Current liabilities		
Accounts payable	\$ 1,567,733	\$ 1,744,125
Unearned rent	722,653	722,261
Total current liabilities	<u>2,290,386</u>	<u>2,466,386</u>
Total liabilities	<u>2,290,386</u>	<u>2,466,386</u>
<u>NET POSITION</u>		
Net position		
Net investment in capital assets	324,207	387,163
Restricted:		
Expendable:		
Capital projects	2,175,177	2,175,177
Unrestricted	<u>46,551,152</u>	<u>24,734,943</u>
Total net position	49,050,536	27,297,283
Total Liabilities and Net Position	<u><u>\$ 51,340,922</u></u>	<u><u>\$ 29,763,669</u></u>

- SEE INDEPENDENT ACCOUNTANTS' COMPILATION REPORT -

**UNIVERSITY OF FLORIDA DEPARTMENT OF
HOUSING AND RESIDENCE LIFE
STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEARS ENDED JUNE 30, 2025 AND 2024**

	<u>2025</u>	<u>2024</u>
Operating revenue		
Residence hall rents	\$ 74,630,345	\$ 64,328,525
Operating expenses		
Salaries and related fringe benefits	24,029,698	23,172,754
Utilities	9,034,626	8,526,826
Repairs and maintenance	6,002,229	5,418,904
Small furniture and equipment	1,896,488	953,045
Depreciation	77,325	247,256
Administrative overhead	3,849,846	3,617,595
Other expenses	2,321,917	2,200,007
Total operating expenses	47,212,129	44,136,387
Operating income	<u>27,418,216</u>	<u>20,192,138</u>
Nonoperating revenues (expenses)		
Gain (loss) on equipment disposals	(2,358)	9,670
Total nonoperating revenues (expenses)	(2,358)	9,670
Income before transfers	<u>27,415,858</u>	<u>20,201,808</u>
Transfers		
Capital contributions from (to) plant fund	8,019,689	(7,436,127)
Debt service transfers	(13,682,294)	(5,212,500)
Total transfers	(5,662,605)	(12,648,627)
Change in net position	<u>21,753,253</u>	<u>7,553,181</u>
Net position, beginning of year	27,297,283	19,744,102
Net position, end of year	<u><u>\$ 49,050,536</u></u>	<u><u>\$ 27,297,283</u></u>

- SEE INDEPENDENT ACCOUNTANTS' COMPILATION REPORT -

**UNIVERSITY OF FLORIDA DEPARTMENT OF
HOUSING AND RESIDENCE LIFE
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED JUNE 30, 2025 AND 2024**

	<u>2025</u>	<u>2024</u>
Cash flows from operating activities		
Cash received from rental charges	\$ 74,866,820	\$ 62,923,709
Payments for salaries and benefits	(24,029,698)	(23,172,754)
Payments to vendors	(23,166,453)	(20,207,738)
Net cash provided by operating activities	<u>27,670,669</u>	<u>19,543,217</u>
Cash flows from noncapital financing activities		
Capital contributions from (to) plant fund	8,019,689	(7,436,127)
Debt service transfers	(13,682,294)	(5,212,500)
Net cash used in noncapital financial activities	<u>(5,662,605)</u>	<u>(12,648,627)</u>
Cash flows from capital and related financing activities		
Purchases of capital assets	(16,727)	(89,848)
Net cash used in capital and related financing activities	<u>(16,727)</u>	<u>(89,848)</u>
Net change in cash and cash equivalents	<u>21,991,337</u>	<u>6,804,742</u>
Cash and cash equivalents, beginning of year	28,192,165	21,387,423
Cash and cash equivalents, end of year	<u><u>\$ 50,183,502</u></u>	<u><u>\$ 28,192,165</u></u>

- SEE INDEPENDENT ACCOUNTANTS' COMPILATION REPORT -

**UNIVERSITY OF FLORIDA DEPARTMENT OF
HOUSING AND RESIDENCE LIFE
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED JUNE 30, 2025 AND 2024
(Continued)**

	<u>2025</u>	<u>2024</u>
Reconciliation of operating income to net cash provided by operating activities		
Operating income	<u>\$ 27,418,216</u>	<u>\$ 20,192,138</u>
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation	77,325	247,256
Bad debts	85,064	78,642
Decrease (increase) in accounts receivable	194,800	(655)
Increase in student receivables	(43,781)	(484,671)
Decrease in inventory	115,045	255,251
Decrease (increase) in accounts payable	(176,392)	253,388
Increase (decrease) in unearned rent	<u>392</u>	<u>(998,132)</u>
Total adjustments	252,453	(648,921)
Net cash provided by operating activities	<u><u>\$ 27,670,669</u></u>	<u><u>\$ 19,543,217</u></u>

- SEE INDEPENDENT ACCOUNTANTS' COMPILATION REPORT -

FORM OF CONTINUING DISCLOSURE AGREEMENT

This Continuing Disclosure Agreement (the “Disclosure Agreement”) is executed and delivered by the Board of Governors of the State University System of Florida (the “Board”), the University of Florida (the “University”), and the Division of Bond Finance of the State Board of Administration of Florida (the “Division”) in connection with the issuance of the \$_____ State of Florida, Board of Governors, University of Florida 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 of the State of Florida, as the Governing Board of the Division, on June 9, 2026, authorizing the issuance of the Bonds. 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 Original Resolution adopted by the Governing Board of the Division on January 10, 1989, as amended and restated in its entirety on January 17, 2023, and as supplemented by the Eleventh Supplemental Resolution (collectively, the “Resolution”), 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;
- (e) Debt Service Coverage;
- (f) Comparison of Budget to Actual for the Fiscal Year;
- (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;
- (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 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 the Rule 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 _____ day of _____, 2026.

BOARD OF GOVERNORS

By _____
Chair

DIVISION OF BOND FINANCE

By _____
Assistant Secretary

UNIVERSITY OF FLORIDA

By _____
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, 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:

\$ _____
STATE OF FLORIDA
BOARD OF GOVERNORS
UNIVERSITY OF FLORIDA
DORMITORY REVENUE BONDS
SERIES 2026A
Dated _____, 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 Parity 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 January 10, 1989, as amended and restated on January 17, 2023, and as amended and supplemented on June 9, 2026 (collectively, the "Resolution") and a resolution of the Board adopted on June 9, 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 OF THE STATE BOARD OF ADMINISTRATION OF FLORIDA (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 State of Florida, Board of Governors, University of Florida, Dormitory Revenue Refunding Bonds, Series 2023A (the "2023A Bonds"). The Series 2023A Bonds will be issued as fully-registered bonds registered in the name of Cede & Co. (DTC's partnership nominee) or in 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 2023A 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 an S&P Global Ratings rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission.

Purchases of the 2023A Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the 2023A Bonds on DTC's records. The ownership interest of each actual purchaser of each 2023A 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 2023A 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 2023A Bonds, except in the event that use of the book-entry system is discontinued.

To facilitate subsequent transfers, all 2023A 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 2023A 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 2023A Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such 2023A 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 2023A Bonds may wish to take certain steps to augment transmission to them of notices of significant events with respect to the 2023A Bonds, such as redemptions, tenders, defaults, and proposed amendments to the 2023A Bond documents. For example, Beneficial Owners of 2023A Bonds may wish to ascertain that the nominee holding the 2023A 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 2023A 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 2023A 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 2023A 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 2023A 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 (the "Board"), 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 2023A 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 2023A 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 2023A Bonds will be printed and delivered as provided in the documents authorizing the issuance and sale of the 2023A Bonds.

For every transfer and exchange of beneficial interests in the 2023A 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 2023A Bonds, references herein to the Registered Owners or Holders of the 2023A Bonds shall mean Cede & Co. and not mean the Beneficial Owners of the 2023A 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 2023A 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 2023A 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 2023A Bonds, or the purchase price of, any 2023A 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 2023A Bonds for partial redemption.

So long as the Series 2023A 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 Series 2023A Bonds for all purposes whatsoever, including, without limitation:

- (i) the payment of the principal of, premium, if any, and interest on the Series 2023A Bonds;
- (ii) giving notices of redemption and other matters with respect to the Series 2023A Bonds;
- (iii) registering transfers with respect to the Series 2023A Bonds; and
- (iv) the selection of the beneficial ownership interests in the Series 2023A 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 2023A Bond as the absolute owner for all purposes, whether or not such 2023A Bond is overdue, and will not be bound by any notice to the contrary.

Principal of and premium, if any, on the 2023A Bonds will be payable upon presentation and surrender of the 2023A Bonds when due at the corporate trust office of U.S. Bank Trust National Association, as Bond Registrar/Paying Agent.

Each 2023A 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 2023A 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 2023A 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 2023A 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 2023A 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 2023A Bond is delivered.

The Bond Registrar/Paying Agent will not be required to issue, transfer or exchange any 2023A Bonds on the Record Date.