

**UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE
UNIVERSITY OF CENTRAL FLORIDA)**

FINANCIAL STATEMENTS

YEARS ENDED JUNE 30, 2019 AND 2018



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UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
TABLE OF CONTENTS
YEARS ENDED JUNE 30, 2019 AND 2018

INDEPENDENT AUDITORS' REPORT	1
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)	4
FINANCIAL STATEMENTS	
STATEMENTS OF NET POSITION	12
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION	13
STATEMENTS OF CASH FLOWS	14
NOTES TO FINANCIAL STATEMENTS	16
SUPPLEMENTARY INFORMATION	
SCHEDULES OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION	47
ENDOWMENTS UNDER MAJOR GIFT PROGRAM	49
OTHER INFORMATION (UNAUDITED)	
DIRECTORS AND TERMS	52
EX-OFFICIO MEMBERS (VOTING) AND EX-OFFICIO AFFILIATE MEMBERS (NONVOTING)	53
OFFICERS	54
EXECUTIVE COMMITTEE AND EXECUTIVE SUPPORT STAFF	55
COMPLIANCE SECTION	
INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF THE FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	56
REPORT ON COMPLIANCE FOR EACH MAJOR STATE PROJECT AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH CHAPTER 10.650, <i>RULES OF THE AUDITOR GENERAL</i>	58
SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE	60
NOTES TO SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE	61
SCHEDULE OF FINDINGS AND QUESTIONED COSTS	62



INDEPENDENT AUDITORS' REPORT

Board of Directors
University of Central Florida Foundation, Inc.
Orlando, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the University of Central Florida Foundation, Inc. (the Foundation), a discrete component unit of the University of Central Florida, which comprise the statement of net position as of June 30, 2019, and the related statements of revenues, expenses, and changes in net position, and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditors' Responsibility

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

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Foundation as of June 30, 2019, and the changes in its financial position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Other Matter

The 2018 financial statements were audited by other auditors whose report dated October 10, 2018, expressed an unmodified opinion on those statements.

Required Supplementary Information

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

Our audit was conducted for the purpose of forming an opinion on the 2019 financial statements as a whole. The 2019 supplementary and other information as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial statements. The schedule of expenditures of state financial assistance, as required by Chapter 10.650, *Rules of the Auditor General*, is also presented for purposes of additional analysis and is not a required part of the financial statements.

The schedule of expenditures of state financial assistance and the supplementary information are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the financial statements as a whole. The 2018 supplementary information as listed in the table of contents was subjected to the auditing procedures applied in the 2018 audit of the financial statement by other auditors, whose report on such information stated that it was fairly stated in all material respects in relation to the 2018 financial statements as a whole.

The other information has not been subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we do not express any opinion or provide any assurance on it.

Board of Directors
University of Central Florida Foundation, Inc.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated October 11, 2019 on our consideration of the Foundation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Foundation'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 Foundation's internal control over financial reporting and compliance.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Orlando, Florida
October 11, 2019

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

This management's discussion and analysis (MD&A) provides an overview of the financial position and activities of the University of Central Florida Foundation, Inc. (the Foundation), including its two blended component units, Knights Crossing Student Housing, LLC and the University of Central Florida Real Estate Foundation, LLC, as of and for the years ended June 30, 2019, 2018, and 2017 and should be read in conjunction with the financial statements and notes thereto.

The Foundation is presented as a discrete component unit of the University of Central Florida (the University or UCF) and is certified as a direct support organization. The Foundation's purpose is to solicit, receive, hold, invest and administer charitable contributions for the University.

Overview of Financial Statements

The financial statements are prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America, as promulgated by the Governmental Accounting Standards Board (GASB). See the notes to the financial statements for a summary of the Foundation's significant accounting policies.

Pursuant to GASB Statement No. 35 Basic Financial Statements-Management's Discussion and Analysis – *for Public Colleges and Universities*, the Foundation's basic financial statements include; the statement of net position; the statement of revenues, expenses, and changes in net position; the statement of cash flows; and other required supplemental information.

The Statement of Net Position

The statement of net position reflects the assets, deferred outflows of resources, deferred inflows of resources and liabilities of the Foundation and presents the financial position of the Foundation at a specified time. Assets and deferred outflows less liabilities and deferred inflows equal net position, which is one indicator of the Foundation's current financial condition. The changes in net position that occur over time indicate improvement or deterioration in the Foundation's financial condition. Net position in capital assets represents funds that consist of capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to and expended on the acquisition, construction or improvement of those assets net of any related unspent debt proceeds. Restricted net position is comprised of expendable and nonexpendable and consists of assets that have constraints placed upon their use either by external donors or creditors or through laws or regulations imposed through constitutional provisions or enabling legislature. Nonexpendable assets represent endowment assets whose principal cannot be spent and are required by the donor to be held in perpetuity. Unrestricted net position consists of net assets that do not meet the definition of restricted or net investment in capital assets.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

The Statement of Net Position (Continued)

The following schedule is a summary of the Foundation's statements of net position as of June 30, 2019 and the two preceding fiscal years.

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

	<u>2019</u>	<u>2018</u>	<u>2017</u>
Assets:			
Current Assets	\$ 24,134,039	\$ 28,453,930	\$ 35,086,237
Noncurrent Assets	<u>373,638,858</u>	<u>309,659,386</u>	<u>285,508,020</u>
Total Assets	<u>\$ 397,772,897</u>	<u>\$ 338,113,316</u>	<u>\$ 320,594,257</u>
Deferred Outflows of Resources	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 416</u>
Liabilities:			
Current Liabilities	\$ 4,224,477	\$ 2,916,641	\$ 7,423,294
Noncurrent Liabilities	<u>71,849,663</u>	<u>18,019,108</u>	<u>19,896,699</u>
Total Liabilities	<u>\$ 76,074,140</u>	<u>\$ 20,935,749</u>	<u>\$ 27,319,993</u>
Net Position:			
Net Investment in Capital Assets	\$ 55,912,445	\$ 56,026,744	\$ 54,451,036
Restricted - Expendable	102,835,175	104,621,697	89,003,305
Restricted - Nonexpendable Endowments	139,179,939	136,083,134	130,431,162
Unrestricted	<u>23,771,198</u>	<u>20,445,992</u>	<u>19,389,177</u>
Total Net Position	<u>\$ 321,698,757</u>	<u>\$ 317,177,567</u>	<u>\$ 293,274,680</u>

The Foundation's assets totaled \$397.8 million as of June 30, 2019. This balance reflects an increase of \$59.7 million or 17.6%, compared to June 30, 2018. Current assets make up \$24.1 million of total assets and consist primarily of funds available to meet current obligations and pledges receivable that are expected to be collected within the next fiscal year. Noncurrent assets make up \$373.6 million of the Foundation's total assets and consist primarily of buildings and infrastructure, net of accumulated depreciation, along with investments expected to be held, and pledges receivable expected to be collected, beyond the next fiscal year. The total increase in assets of \$59.7 million is primarily due to two capital purchases made during the year totaling \$56 million combined.

The Foundation's assets totaled \$338.1 million as of June 30, 2018. This balance reflects an increase of \$17.5 million or 5.5%, compared to June 30, 2017. Current assets contribute \$28.4 million to total assets and consist primarily of funds available to meet current obligations and pledges receivable that are expected to be collected within the next fiscal year. Noncurrent assets contribute \$309.7 million to the Foundation's total assets and consist primarily of buildings and infrastructure, net of accumulated depreciation, along with investments expected to be held, and pledges receivable expected to be collected, beyond the next fiscal year. The total increase in assets of \$17.5 million is primarily due to an increase in the value of investments held longer than 12 months.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

The Statement of Net Position (Continued)

The Foundation's liabilities totaled \$76.1 million as of June 30, 2019. This balance reflects an increase of \$55.1 million, or 263% as compared to June 30, 2018. Total liabilities include current obligations of \$4.2 million and obligations arising beyond the next twelve months of \$71.8 million. The total increase in liabilities relates primarily to the related debt assumed in connection with two capital purchases made during the year totaling \$56 million combined.

The Foundation's liabilities totaled \$20.9 million as of June 30, 2018. This balance reflects a decrease of \$6.4 million, or 23.4% as compared to June 30, 2017. Total liabilities include current obligations of \$2.9 million and obligations arising beyond the next twelve months of \$18.0 million. Principal payments made toward debt during fiscal year 2018 totaled \$3.7 million and were made in accordance with the maturity schedules set forth at the time of issuance.

Net position was \$321.7 million, which reflects an increase of \$4.5 million compared to June 30, 2018, due primarily to an increased value in investments coupled with \$3.1 million in new contributions to the endowment.

Net position as of June 30, 2018 was \$317.2 million, which reflects an increase of \$23.9 million compared to June 30, 2017, due primarily to an increased value in investments and pledges receivable coupled with a reduction in liabilities associated primarily to scheduled balloon payments on two long-term annuity notes. Additionally, the Foundation received \$5.7 million in new contributions to the endowment.

The Statement of Revenues, Expenses, and Changes in Net Position

The statement of revenues, expenses, and changes in net position presents the Foundation's revenue and expense activity for a given fiscal year. GASB Statement No.35 categorizes revenue and expenses as either operating or nonoperating. Revenues and expenses are recognized when earned or incurred, regardless of when cash is received or paid.

The following summarizes the Foundation's changes in net position for the fiscal year ended June 30, 2019 and the two preceding fiscal years.

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

	2019	2018	2017
Operating Revenue	\$ 48,040,983	\$ 56,987,606	\$ 56,177,859
Operating Expenses	59,838,886	51,319,463	50,509,451
Operating Gain (Loss)	(11,797,903)	5,668,143	5,668,408
Nonoperating Revenues	13,266,244	12,541,652	12,084,531
Gain before Endowment Contributions	1,468,341	18,209,795	17,752,939
Endowment Contributions	3,052,849	5,693,092	4,270,764
Change in Net Position	4,521,190	23,902,887	22,023,703
Net Position - Beginning of Year	317,177,567	293,274,680	271,250,977
Net Position - End of Year	<u>\$ 321,698,757</u>	<u>\$ 317,177,567</u>	<u>\$ 293,274,680</u>

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

The Statement of Revenues, Expenses, and Changes in Net Position (Continued)

The following summarizes the operating revenues by source that were used to fund operating activities for the fiscal year ended June 30, 2019 and the two preceding fiscal years.

Operating Revenues
(For the Fiscal Years Ended June 30)

	<u>2019</u>	<u>2018</u>	<u>2017</u>
Contributions	\$ 26,075,347	\$ 35,695,533	\$ 29,983,376
Rental Income	9,678,518	9,900,935	9,899,103
Investment Income	11,206,050	10,381,576	15,417,629
Other Operating Revenues	1,081,068	1,009,562	877,751
Total Operating Revenues	<u>\$ 48,040,983</u>	<u>\$ 56,987,606</u>	<u>\$ 56,177,859</u>

Total operating revenues of \$48 million includes contributions, investment earnings, receipts from rental activity and other miscellaneous operating activity. Contributions were \$26.1 million and represent 54.3% of total operating revenues; this reflects a decrease of \$9.6 million over 2018, due primarily to significant contributions recognized in the prior year for UCF Downtown construction that did not reoccur. Investment income was \$11.2 million representing 23.3% of total operating income; this reflects an increase of \$0.82 million over 2018.

Fiscal year 2018 total operating revenue was \$57 million, an increase of \$0.81 million when compared to fiscal year 2017, which was relatively consistent year on year.

In addition to closing fiscal year 2019, the Foundation successfully closed IGNITE: The Campaign for UCF — the most ambitious fundraising initiative in university history with a goal of \$500 million. IGNITE spanned eight years and focused on raising private support for three key areas: 1) Student Success, which included items such as scholarships and experiential learning opportunities; 2) Academic Excellence, including faculty recruitment and endowed positions; and 3) Growth and Opportunity, which included capital projects such as UCF Downtown and athletics facilities. The campaign ended on a strong note, with fiscal year 2019 being the best year in UCF fundraising history. A significant portion of the \$500 million IGNITE Campaign goal includes direct contributions to UCF, as well as pledges for endowments, gifts-in-kind and planned gifts that are not reported in the Foundation's financial statements in accordance with GASB revenue recognition rules.

Expenses are categorized as operating or nonoperating. The majority of the Foundation's expenses are operating expenses as defined by GASB Statement No. 35. GASB gives financial reporting entities the choice of reporting operating expenses in the functional or natural classifications. The Foundation has chosen to report the expenses by their functional classifications on the statement of revenues, expenses and changes in net position.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

The Statement of Revenues, Expenses, and Changes in Net Position (Continued)

The following summarizes the operating expenses by function that incurred the operating activities for the fiscal year ended June 30, 2019 and the two preceding fiscal years.

Operating Expenses
(For the Fiscal Years Ended June 30)

	2019	2018	2017
Operating Expenses:			
Building Operations	\$ 7,422,876	\$ 6,433,428	\$ 6,761,538
Athletics	5,618,642	8,214,489	10,823,319
Fundraising	6,834,863	6,412,333	7,608,415
Management and General	7,323,819	6,950,428	6,165,799
Student Aid	4,186,992	3,467,767	3,686,172
Academic Programs	19,541,326	10,133,711	6,041,644
Alumni Relations	3,570,672	3,565,557	3,872,646
General Support to UCF	4,299,427	5,691,865	5,220,477
Research	1,040,269	449,885	329,441
Total Operating Expenses	<u>\$ 59,838,886</u>	<u>\$ 51,319,463</u>	<u>\$ 50,509,451</u>

Total operating expenses of \$59.8 million for fiscal year 2019 include program related costs, general support to the University, fundraising, maintenance, and operations of the rental property and other management and general expenses related to support of the Foundation's mission. This balance reflects an increase of \$8.5 million or 16.6% over the same period ended June 30, 2018, due primarily to increased Academic programs of \$9.4 million, partially offset by decreases to Athletics of \$2.6 million and General Support to UCF of \$1.4 million. A significant factor in the overall increase in academic programs and operating expenses relates to \$8.8 million in philanthropy dollars raised for UCF Downtown construction, paid to the University during fiscal year 2019.

Total operating expenses of \$51.3 million for fiscal year 2018 include program related costs, general support to the University, fundraising, maintenance, and operations of the rental property and other management and general expenses related to support of the Foundation's mission. This balance reflects an increase of \$0.8 million or 1.6% over the same period ended June 30, 2017, due primarily to increased Academic programs of \$4.1 million, partially offset by decreases to Athletics of \$2.6 million and Fundraising of \$1.2 million.

Nonoperating revenues of \$13.3 million and \$12.5 million for fiscal years 2019 and 2018, respectively, consist primarily of in-kind support for salaries of University employees dedicated to advancement effort from the University and other affiliated entities. The corresponding expenses are included in the operating expense section of the statements of revenues, expenses and changes in net position. During fiscal years 2019 and 2018, nonoperating revenue increased \$0.72 million and \$0.5 million, respectively.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

The Statement of Cash Flows

The statement of cash flows provides information about the Foundation's financial results by reporting the major sources and uses of cash and cash equivalents. This statement will assist in evaluating the Foundation's ability to generate net cash flows, its ability to meet its financial obligations as they come due and its need for external financing. Cash flows from operating activities show the net cash used by typically ongoing operating activities of the Foundation. Cash flows from capital and related financing activities include changes associated with the long-term debt activities of the Foundation. Cash flows from investing activities show the net sources and uses of cash related to purchasing or selling investments and earnings income on those investments. For purposes of cash flow, the Foundation considers all highly liquid investments with an original maturity of three months or less to be cash equivalents.

The following summarizes the major sources and uses of cash for the fiscal year ended June 30, 2019 and the two preceding fiscal years.

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

	2019	2018	2017
Cash Flows Provided (Used) by:			
Operating Activities	\$ (5,148,783)	\$ (1,412,666)	\$ 494,224
Investing Activities	(2,514,886)	(5,979,441)	5,562,917
Capital and Related Financing Activities	(3,504,703)	(4,460,469)	(5,109,627)
Noncapital Financing Activities	2,987,912	5,638,633	4,128,264
Change in Cash and Cash Equivalents	(8,180,460)	(6,213,943)	5,075,778
Cash and Cash Equivalents:			
Beginning of Year	16,653,033	22,866,976	17,791,198
End of Year	\$ 8,472,573	\$ 16,653,033	\$ 22,866,976

Cash and cash equivalents decreased by \$8.2 million during fiscal year 2019, primarily due to an increase in the use of cash for operations. Net cash flows used in operating activities increased by \$3.7 million, mainly attributed to cash collected in prior years for UCF Downtown construction, paid to the University in the current year, partially offset by an increase in cash collected from contributions as compared to fiscal year 2018. Net cash flows used in investing activities decreased \$3.4 million primarily resulting from less net purchases of investments. Cash flows used in capital and related financing activities decreased by \$1 million, mainly due to reduction of existing debt coupled with the timing of new scheduled debt payments. Cash flows provided by other noncapital financing activities decreased by \$2.7 million, primarily due to a decrease in endowment contributions received for other than capital purposes.

Cash and cash equivalents decreased by \$6.2 million during fiscal year 2018, in line with the use of cash flows from investing activities due to an increase in cash utilized to purchase investments. Net cash flows used in operating activities increased by \$1.9 million, mainly attributed to an increase in payments to the University for salaries and benefits and a reduction in cash collected from contributions as compared to fiscal year 2017. Net cash flows used in investing activities reflects an increase primarily resulting from purchase of investments. Cash flows used in capital and related financing activities remained relatively unchanged as compared to the prior year. Cash flows provided by other noncapital financing activities increased by \$1.5 million, primarily due to an increase in endowment contributions received for other than capital purposes.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

The Statement of Cash Flows (Continued)

Capital Assets and Long-Term Debt Activity – The Foundation has \$129.5 million and \$75.5 million of capital assets, included in noncurrent assets on the accompanying statement of net position as of June 30, 2019 and 2018, respectively. These balances are net of accumulated depreciation of \$29.6 million and \$26.9 million, respectively. The following table summarizes capital assets as of June 30, 2019 and the two preceding years.

	<u>2019</u>	<u>2018</u>	<u>2017</u>
Property and Equipment, Net	\$ 2,580,036	\$ 2,694,140	\$ 830,787
Rental and Other Property, Net	63,102,613	18,859,445	19,748,807
Nondepreciable Assets - Primarily Land	63,847,796	53,928,159	55,076,025
Total Capital Assets	<u>\$ 129,530,445</u>	<u>\$ 75,481,744</u>	<u>\$ 75,655,619</u>

The balance at June 30, 2019 is comprised of 49.3% land totaling \$63.2 million, 48.7% of buildings and associated improvements totaling \$63.1 million, and the remaining 2.0% of other property and equipment. During fiscal year 2019, significant changes in capital assets related primarily to the purchase of a building and land for \$50 million at Lake Nona Medical City to be used by the University as a cancer research and treatment facility and the purchase of a building and land for \$6 million in Research Park to be leased by the University.

The balance at June 30, 2018 is comprised of 71.4% land totaling \$53.9 million, 25% of buildings and associated improvements totaling \$18.9 million, and the remaining 3.6% of other property and equipment. During fiscal year 2018, significant changes in capital assets related primarily to depreciation expense of \$1.7 million, offset by net capital additions of \$1.5 million.

A detailed schedule of capital assets and related activity can be found in Note 5 of the accompanying notes to the financial statements.

At June 30, 2019 and 2018, the Foundation had \$73.6 million and \$19.5 million in debt outstanding, respectively. The following table summarizes debt outstanding as of June 30, 2019 and the two preceding years.

	<u>2019</u>	<u>2018</u>	<u>2017</u>
Research Pavilion, Innovative Center, and OTECH Buildings:			
2009 Series Note - Taxable	\$ -	\$ -	\$ 1,130,000
2009 Series Note - Tax Exempt	11,140,000	12,440,000	12,540,000
University Tower and Bio-Molecular Buildings:			
2017 Series Note - Tax Exempt	6,478,000	7,015,000	7,535,000
Sanford-Burnham Note - Tax Exempt	50,000,000	-	-
Digital Learning Center Note - Tax Exempt	6,000,000	-	-
Renewal Annuity Notes:			
Annuity Note A	-	-	979,010
Annuity Note B	-	-	979,010
Total Debt	<u>\$ 73,618,000</u>	<u>\$ 19,455,000</u>	<u>\$ 23,163,020</u>

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

Capital Assets and Long-Term Debt Activity (Continued)

During fiscal year 2019, the Foundation increased debt by approximately \$54.2 million due to the two capital purchases in 2019, offset by \$1.8 million in principal payments. During fiscal year 2018 the foundation reduced debt by approximately \$3.7 million, related to principal payments and other reductions on its notes. Additional information on the Foundation's long-term debt obligations can be found in Note 6 of the accompanying notes to the financial statements.

Economic Outlook

The economic outlook of the Foundation is affected by several factors, including state support received from the University, charitable contributions, return on investments and various other revenue sources.

The University is expected to continue to provide a significant portion of the Foundation's funding due to the increased potential of giving from annual and major gift contributors. Annual contributions and endowments have a direct impact on enhancing University programs. The economy affects state appropriations to the University, which may result in a change in the amount of support the Foundation receives from the University in the next fiscal year. Overall, the global economy has affected contributions during the past few years as the economy continues to improve, it is anticipated to have a positive impact on the Foundation.

Requests for Information

Questions concerning information provided in the MD&A or other required supplemental information and financial statements and notes thereto, or requests for additional financial information should be addressed to The UCF Foundation, 12424 Research Parkway, Suite 140, Orlando, Florida 32826-3249 or by calling (407) 882-1220.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
STATEMENTS OF NET POSITION
JUNE 30, 2019 AND 2018

ASSETS	<u>2019</u>	<u>2018</u>
CURRENT ASSETS		
Cash and Cash Equivalents	\$ 8,472,573	\$ 16,653,033
Receivables	431,173	103,273
Receivables from Related Parties	371,680	344,695
Pledges Receivable - Net	11,935,127	10,404,276
Other Current Assets	2,923,486	948,653
Total Current Assets	<u>24,134,039</u>	<u>28,453,930</u>
NONCURRENT ASSETS		
Investments	226,443,273	212,593,751
Pledges Receivable - Net	17,331,592	18,894,977
Property and Equipment - Net	2,580,036	2,694,140
Rental and Other Property - Net	63,102,613	18,859,445
Nondepreciable Assets - Primarily Land	63,847,796	53,928,159
Other Noncurrent Assets	333,548	2,688,914
Total Noncurrent Assets	<u>373,638,858</u>	<u>309,659,386</u>
Total Assets	<u>\$ 397,772,897</u>	<u>\$ 338,113,316</u>
LIABILITIES AND NET POSITION		
CURRENT LIABILITIES		
Accounts Payable and Accrued Expenses	\$ 968,342	\$ 733,895
Payables to Related Parties	992,105	240,097
Long-Term Liabilities - Current Portion:		
Notes Payable, Net	2,131,000	1,837,000
Unearned Revenue	58,444	31,063
Annuity Obligations	74,586	74,586
Total Current Liabilities	<u>4,224,477</u>	<u>2,916,641</u>
NONCURRENT LIABILITIES		
Notes Payable, Net	71,487,000	17,618,000
Annuity Obligations	333,376	373,968
Deposits	29,287	27,140
Total Noncurrent Liabilities	<u>71,849,663</u>	<u>18,019,108</u>
Total Liabilities	<u>76,074,140</u>	<u>20,935,749</u>
NET POSITION		
Net Investment in Capital Assets	55,912,445	56,026,744
Restricted:		
Expendable	102,835,175	104,621,697
Nonexpendable Endowments	139,179,939	136,083,134
Unrestricted	23,771,198	20,445,992
Total Net Position	<u>321,698,757</u>	<u>317,177,567</u>
Total Liabilities and Net Position	<u>\$ 397,772,897</u>	<u>\$ 338,113,316</u>

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEARS ENDED JUNE 30, 2019 AND 2018

	2019	2018
OPERATING REVENUES		
Contributions, Net	\$ 26,075,347	\$ 35,695,533
Rental Income	9,678,518	9,900,935
Net Realized and Unrealized Gains on Investments	8,440,736	8,641,266
Interest and Dividends	2,765,314	1,740,310
License Plate Proceeds	676,815	549,198
Advertising and Royalties	317,646	327,485
Other Miscellaneous	86,607	132,879
Total Operating Revenues, Net	48,040,983	56,987,606
OPERATING EXPENSES		
Building Operations	7,422,876	6,433,428
Athletics	5,618,642	8,214,489
Fundraising	6,834,863	6,412,333
Management and General	7,323,819	6,950,428
Student Aid	4,186,992	3,467,767
Academic Programs	19,541,326	10,133,711
Alumni Relations	3,570,672	3,565,557
General Support to UCF	4,299,427	5,691,865
Research	1,040,269	449,885
Total Operating Expenses	59,838,886	51,319,463
OPERATING GAIN (LOSS)	(11,797,903)	5,668,143
NONOPERATING REVENUES		
Support from UCF - Noncash	13,104,810	12,343,140
Support from UCF Athletics - Noncash	195,429	232,507
Change in Value of Split Interest Agreements	(33,995)	(33,995)
Total Nonoperating Revenues	13,266,244	12,541,652
GAIN BEFORE ENDOWMENT CONTRIBUTIONS	1,468,341	18,209,795
ENDOWMENT CONTRIBUTIONS	3,052,849	5,693,092
CHANGE IN NET POSITION	4,521,190	23,902,887
Net Position - Beginning of Year	317,177,567	293,274,680
NET POSITION - END OF YEAR	\$ 321,698,757	\$ 317,177,567

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
STATEMENTS OF CASH FLOWS
YEARS ENDED JUNE 30, 2019 AND 2018

	<u>2019</u>	<u>2018</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from Contributions	\$ 25,689,083	\$ 24,456,230
Rental Receipts	9,708,390	9,788,882
All Other Receipts	1,050,316	1,045,573
Payments for Building Operations	(3,740,638)	(4,079,527)
Payments for Fundraising Activities	(1,407,041)	(1,571,194)
Payments to the University for Salaries and Benefits	(8,876,797)	(9,856,079)
Payments for University Programs, Scholarships, and Athletics	(26,897,235)	(19,865,796)
Payments for General and Administrative Functions	(670,323)	(1,325,012)
Payments for Income Taxes	(4,538)	(5,743)
Net Cash Used by Operating Activities	<u>(5,148,783)</u>	<u>(1,412,666)</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of Investments	(48,715,801)	(77,184,574)
Proceeds from Sales and Maturities of Investments	43,731,286	69,458,289
Receipts from Interest and Dividends, Net of Fees	2,469,629	1,746,844
Net Cash Used by Investing Activities	<u>(2,514,886)</u>	<u>(5,979,441)</u>
CAPITAL AND RELATED FINANCING ACTIVITIES		
Purchase or Construction of Capital Assets	(56,763,197)	(1,559,205)
Principal Paid on Capital Debt	(1,837,000)	(1,750,000)
Proceeds from Notes Issued	56,000,000	-
Payments from the University for Tenant Improvements	(12,716)	(275,398)
Interest Paid on Capital Debt	(891,790)	(875,866)
Net Cash Used by Capital and Related Financing Activities	<u>(3,504,703)</u>	<u>(4,460,469)</u>
NONCAPITAL FINANCING ACTIVITIES		
Endowment Contributions Received for Other than Capital Purposes	2,987,912	5,674,258
Interest Paid on Debt	-	(35,625)
Net Cash Provided by Noncapital Financing Activities	<u>2,987,912</u>	<u>5,638,633</u>
CHANGE IN CASH AND CASH EQUIVALENTS	(8,180,460)	(6,213,943)
Cash and Cash Equivalents - Beginning of Year	<u>16,653,033</u>	<u>22,866,976</u>
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 8,472,573</u>	<u>\$ 16,653,033</u>
SUPPLEMENTAL DISCLOSURE OF NONCASH RELATED INVESTING ACTIVITIES		
Unrealized Gains (Losses) on Investments	<u>\$ 6,208,750</u>	<u>\$ (2,588,841)</u>

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
STATEMENTS OF CASH FLOWS (CONTINUED)
YEARS ENDED JUNE 30, 2019 AND 2018

	<u>2019</u>	<u>2018</u>
RECONCILIATION OF OPERATING GAIN (LOSS) TO NET CASH USED BY OPERATING ACTIVITIES		
Operating Gain (Loss)	\$ (11,797,903)	\$ 5,668,143
Adjustments to Reconcile Operating Gain (Loss) to Net Cash Used by Operating Activities:		
Depreciation	2,714,496	1,733,080
Amortization	-	416
Provision for Cancellation of Pledges and Other Receivables	401,457	(113,781)
Net Realized and Unrealized Gains on Investments	(8,440,736)	(8,641,266)
Support from UCF and Other Related Entities - Noncash	13,300,239	12,575,647
Donated Securities and Other Noncash Contributions	(433,921)	(4,386,877)
Interest and Dividend Income, Net of Investment Fees	(2,765,314)	(1,740,310)
Interest Expense	949,786	919,549
Changes in Operating Assets and Liabilities:		
Investment Interest and Other Receivables	(32,215)	45,298
Receivables from Related Parties	(14,269)	(69,297)
Pledges Receivable	(368,923)	(6,767,334)
Prepaid Expenses and Other Assets	380,533	3,411
Accounts Payable, Accrued Expenses, and Deposits	178,598	(132,679)
Payables to Related Parties	752,008	(535,629)
Unearned Revenue	27,381	28,963
Net Cash Used by Operating Activities	<u>\$ (5,148,783)</u>	<u>\$ (1,412,666)</u>

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Organization

The University of Central Florida Foundation, Inc. and its two blended component units (collectively, the Foundation) serve as a Direct Support Organization (DSO) for the University of Central Florida (the University or UCF), a state university, as provided for in Section 1004.28 of the Florida Statutes and Board of Regents Rule 6C-9.011. The Foundation's principal function is to solicit, receive, hold, invest and administer charitable contributions for the University. The Foundation is a nonprofit corporation as described in Section 501(c)(3) of the Internal Revenue Code (IRC) and is exempt from federal and state income taxes pursuant to Section 501(a) of the IRC and Chapter 220.13 of Florida Statutes, except for income from activities not related to its principal function.

Reporting Entity

The Foundation is considered a discrete component unit of the University due to the University's budgetary oversight responsibility and due to the Foundation's significant operational and financial relationships with the University. The Foundation has determined that there are two component units that meet the criteria for blending into the Foundation's financial statements. The financial statements of the Foundation include the accounts of its blended component units, Knights Crossing Student Housing, LLC and the University of Central Florida Real Estate Foundation, LLC.

A summary of the Foundation's significant accounting policies follows:

Basis of Accounting: The Foundation prepares its financial statements on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (GAAP) for governmental business-type activities. Accordingly, revenues are recorded when earned and expenses are recorded when incurred.

Fund Accounting: To help to ensure observance of limitations and restrictions placed on the use of resources, the accounts of the Foundation are maintained in accordance with the principles of fund accounting. This is the procedure by which resources for various purposes are classified for accounting and reporting purposes into funds established according to their nature and purpose. Separate accounts are maintained for each fund in the general ledger. For reporting purposes, these funds are combined into one column.

The net position of the Foundation is reported in three categories as follows:

Net Investment in Capital Assets: Represents funds that consist of capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to and expended on the acquisition, construction or improvement of those assets net of any related unspent debt proceeds.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Reporting Entity (Continued)

Restricted: Restricted net position represents net position that is restricted by constraints placed on the use of resources either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through enabling legislation. Restricted funds include:

Expendable: Represents funds that are subject to donor, grantor or other outside party restrictions to use for the benefit of various programs at the University and includes the expendable portion of endowment funds. These programs include endowed chairs and professorships, research funding, and student scholarships.

Nonexpendable Endowments: Represents the nonexpendable portion (corpus) of endowment funds that are subject to donor, grantor, or other outside party restrictions for the benefit of various programs at the University. These programs include endowed chairs and professorships, research funding and student scholarships. The corpus of the permanent endowments are retained and reported in nonexpendable endowments, while the net earnings or losses on endowment funds are included in expendable funds available for expenditure.

Unrestricted: Represents funds that are available without restriction for carrying out the Foundation's objectives.

As a general practice, the Foundation applies restricted resources when an expense relating to the purpose restriction imposed by the outside party is incurred before unrestricted resources are used.

Operating and Nonoperating Activities

Operating revenues and expenses represent ongoing activities of the Foundation, as well as ongoing activities that are in support of the University's programs. Operating activities relate to the Foundation's principal function, which is to solicit, receive, hold, invest and administer charitable contributions for the benefit of the University. Operating revenues also include rental revenue from leasing of Foundation owned facilities. Nonoperating revenues include certain revenue sources that provide additional funding not included in operating revenues and include University related support and endowment contributions.

Revenue Recognition

Contributions of cash, investment securities or pledges receivable are recognized at fair value when all eligibility requirements have been met and are reported as increases in net position, with the exception of pledges to the endowment which are recognized when funds are received. Property and equipment donated to the Foundation are recorded at their estimated acquisition values at the dates of donation. Donated services are not recognized by the Foundation. Conditional promises to give are not recognized until the condition has been met. Additions to endowments and other trusts are not recognized until the resources are received and all eligibility requirements have been met.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Rent Revenue

In accordance with guidance related to accounting for leases, income on leases, which include scheduled increases in rental rates over the lease term (other than scheduled increases based on the Consumer Price Index), is recognized on a straight-line basis. The Foundation recognizes revenues for recoveries from tenants of operating expenses the Foundation paid on the tenant's behalf. These operating expenses include items such as real estate taxes, insurance and other property operating costs. During fiscal years 2019, and 2018, the Foundation recognized \$3,499,865 and \$3,493,573, respectively, in rent revenue for recoveries from tenants.

Fundraising

Costs associated with fundraising activities are reported as fundraising expenses in the accompanying statements of revenues, expenses and changes in net position. Included are all direct costs associated with fundraising activities and allocable costs of activities that include both fundraising and program or management and general functions.

Cash and Cash Equivalents

The Foundation considers all highly-liquid investments with a maturity of three months or less when purchased to be cash equivalents.

Investments

Investments are carried at fair value. Governmental Accounting Standards Board (GASB) guidance establishes a framework for measuring fair value through a hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. See Note 2 for further discussion of fair value. The hedge funds carry their underlying investments at fair value and are valued, as a practical expedient, at the net asset value of the units held by the Foundation at year-end, as reported by the investment manager and within the valuation guidelines stipulated in respective investment agreements. The valuation for the real assets investment is determined by an independent appraisal management firm based on market data and research. Investments that are expected to be used within the next 12 months are classified as current investments. Investments classified as noncurrent primarily represent the corpus of donor restricted contributions and amounts subject to other internal designations by the board of directors and management as well as investments not expected to be used during the Foundation's next fiscal year.

Investment Income

Gains or losses on the sale of the investments are based on the weighted-average cost method. Realized gains (losses) are recognized based on the trade date for investments sold during the year. For investments held as of year-end any changes in fair value during the year are recorded as unrealized gains (losses) for the year. Interest and dividend income is recognized as revenue in the period earned.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Pledges Receivable

In accordance with GASB Statement No. 33, *Accounting and Financial Reporting for Nonexchange Transactions*, all nonendowed pledges that have met all the eligibility requirements that are verifiable, probable and measurable are recorded at their estimated realizable value on a discounted basis. The Foundation has established an allowance to absorb the uncollectible portion of pledges based on management's estimate, which includes an assessment of the donor's ability to pay. See Note 3 for more details.

Other Assets

Other assets primarily include various accounts receivable, notes receivable and prepaid leasing commissions.

Capital Assets

Capital assets include buildings, property and equipment (including rental property), which is stated at cost as of the date of acquisition (estimated value at the date of donation for donated property). The Foundation has a capitalization threshold of \$25,000 for building and building improvements and \$5,000 for equipment and furniture. Depreciation is provided on the straight-line method over the following estimated useful lives:

Buildings and Improvements	7 to 39 Years
Equipment and Furniture	3 to 10 Years

Other property consists principally of land and is not subject to depreciation.

Impairment of Capital Assets

The Foundation reviews its capital assets and considers impairment whenever indicators of impairment are present, such as when the decline in service utility of the capital asset is large in magnitude and the event or change in circumstance is outside the normal life cycle of the capital asset. As a result of any impairments, property with a permanent decrease in value is stated at the lower of the carrying value or fair value. Pursuant to these guidelines, management has determined that no impairments existed at June 30, 2019, and 2018.

Unearned Revenue

Unearned revenue relates to cash received for which criteria required for revenue recognition have not been met. Amounts relate primarily to rent and event admission received in advance.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Split-Interest Agreements

The Foundation accepts gifts subject to split interest agreements. These gifts may be in the form of annuities, life estate or charitable remainder trusts. At the time of receipt, contribution revenue is recognized based upon the fair value of assets donated less any applicable liabilities. Liabilities include the present value of projected future distributions to the annuitant or trust beneficiaries and are determined using the Internal Revenue Service rate for computing charitable deductions for such gifts in effect at the time of the gift ranging from 2.0% to 7.8%. Funds subject to split interest agreements are classified as restricted or unrestricted based upon donor designations.

Current Florida law requires charities to maintain certain minimum gift annuity reserves. As of June 30, 2019, and 2018, the Foundation held assets in excess of the minimum required by state law.

Compensated Absences, Other Postemployment Benefits, and Pension Liability

Employees earn the right to be compensated during absences for annual leave (vacation) and sick leave pursuant to Section 6C-5.920, Florida Administrative Code. Leave earned is accrued to the credit of the employee and records are kept on each employee's unpaid (unused) leave balance. Employees also accrue retirement benefits for pension and other postemployment benefits over the time of employment at the University. Since all the employees who work for the Foundation are considered employees of the University, this compensated absences liability, along with liabilities for pensions and other post-employment benefits, is reported by the University and therefore is not reflected on the Foundation's financial statements.

Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Income Taxes

The Foundation is exempt from federal income taxes under Section 501(a) of the IRC as an organization described in Section 501(c)(3). However, the Foundation is subject to income tax on unrelated business income. The Foundation is classified as an organization operated for the benefit of a college or university owned or operated by a governmental unit described in Section 170(b)(1)(A)(iv). The Foundation is generally only subject to U.S. federal tax examinations by tax authorities for all years since 2015.

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

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Recent Accounting Pronouncement

In June 2017, the GASB issued Statement No. 87, *Leases*. The objective of this statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. This statement is effective for the periods beginning after December 15, 2019.

Management is currently evaluating the impact of this unadopted standard on the Foundation's financial statements.

NOTE 2 CASH, CASH EQUIVALENTS, AND INVESTMENTS

Cash and Cash Equivalents

At June 30, 2019, and 2018, the recorded amount of cash and cash equivalents of the Foundation's deposits was \$8,472,573 and \$16,653,033, respectively. Operating bank account balances were \$7,892,046 and \$16,851,453, respectively, as of June 30, 2019, and 2018. Cash equivalents include \$1,247,004 and \$1,510,127 as of June 30, 2019, and 2018, respectively, held in a series of money market funds held in brokerage accounts with an average duration of less than one year and a credit rating of AAA.

Custodial Credit Risk – Deposits

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, the Foundation will not be able to recover deposits. Cash deposits consist of noninterest-bearing demand deposits, money market account and cash deposits.

At June 30, 2019 and 2018, \$6,892,046 and \$15,601,453, respectively, in cash deposits are not insured by federal deposit insurance and are not collateralized.

Investments

The goal of the Foundation's investment program for endowments is set forth in the investment policy manual as approved by the Foundation's board of directors. Such goal is to provide a total return from assets invested that will preserve the purchasing power of the endowment assets, while generating an income stream to support the activities of the colleges and units of the University. The investment policy manual also provides information on asset classes, target allocations and ranges of acceptable investment categories. However, the policy does not address specific types of risks such as credit risk, interest rate risk and foreign currency risk that the Foundation may be exposed to as outlined below. Endowment investments were approximately \$167,146,000 and \$162,100,000 as of June 30, 2019 and 2018, respectively.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 2 CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Investments (Continued)

The objective for nonendowed assets is to produce the greatest possible total return with a minimum of risk. The investment policy manual provides information on asset classes, target allocations and ranges of acceptable investment categories for nonendowed assets.

Investments, including alternative investments, are allocated across various investment strategies as follows at June 30:

	<u>2019</u>	<u>2018</u>
Domestic Equity	\$ 17,399,316	\$ 12,646,412
International Equity	66,551,774	73,060,995
Domestic Fixed Income	53,634,147	41,201,383
International Fixed Income	17,370,897	21,325,906
Global All Assets	22,887,890	23,125,156
Hedge Funds	30,328,805	27,995,067
Private Equity	9,723,001	7,208,893
Real Assets	6,214,391	4,367,475
Private Debt	2,333,052	1,662,464
Total Investments	<u>\$ 226,443,273</u>	<u>\$ 212,593,751</u>

The following schedule provides a breakdown of net realized and unrealized gains and losses for the years ended June 30:

	<u>2019</u>	<u>2018</u>
Net Realized Gains (Losses) on Investments	\$ 2,231,986	\$ 11,230,107
Net Unrealized Gains (Losses) on Investments	<u>6,208,750</u>	<u>(2,588,841)</u>
Net Realized and Unrealized Gains (Losses) on Investments	<u>\$ 8,440,736</u>	<u>\$ 8,641,266</u>

Realized gains and losses on investments that had been held in more than one fiscal year and sold in the current year were included as part of the net realized and unrealized gains and losses reported in the statements of revenue, expenses and changes in net position.

Custodial Credit Risk for Investments

Custodial credit risk for investments is the risk that, in the event of the failure of the counterparty, the Foundation will not be able to recover the value of its investments or collateral securities that are in possession of an outside party. It is the Foundation's policy to require that all securities be held by the Foundation's agent in the Foundation's name. The Foundation's investments as of June 30, 2019, and 2018, excluding mutual funds and alternative investments, are uninsured and registered with securities held by the Foundation's agent in the Foundation's name. Mutual funds and alternative investments do not have specific securities, are uninsured and are held in book entry form.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 2 CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of an entity's investment in a single issuer. The Foundation's investment policy requires diversification of investments sufficient to reduce the potential of a single security, single sector of securities, or single investment manager having a disproportionate or significant impact on the portfolio. Guidelines for individual sectors of the portfolio further indicate percentage limitations.

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The following schedule represents the ratings of the Foundation's debt-type investments as of June 30, 2019, and 2018, using nationally recognized statistical ratings quality organizations:

<u>Debt Security Type</u>	<u>Quality Rating</u>	<u>2019 Fair Value</u>	<u>2018 Fair Value</u>
Domestic Fixed Income	AAA	\$ 5,125,254	\$ 4,936,250
Domestic Fixed Income	AA	38,478,724	22,706,796
Domestic Fixed Income	A	151,072	4,312,601
Domestic Fixed Income	BBB+	4,295,599	112,062
Domestic Fixed Income	BB	118,741	4,756,498
Global All Assets	A	14,124,619	-
		<u>62,294,009</u>	<u>36,824,207</u>

The following investments are held through alternative investments in funds and are not directly subject to credit risk:

Alternative Investments*

Domestic Fixed Income	5,464,757	4,377,176
International Fixed Income	17,370,897	21,325,906
Global All Assets	8,763,271	23,125,156
Hedge Funds	10,254,763	27,995,067
Private Debt	2,333,052	1,662,464
Total	<u>\$ 106,480,749</u>	<u>\$ 115,309,976</u>

*Alternative Investments consist of funds that may include underlying securities including equities, fixed income, real estate, and other types of investments. The schedule above only reflects the credit risk related to debt-type securities that are directly held by the Foundation.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 2 CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates of debt investments will adversely affect the fair value of an investment. Interest rate risk is as follows as of June 30:

<u>Investment Type</u>	<u>Average Duration</u>	<u>2019 Fair Value</u>	<u>2018 Fair Value</u>
Domestic Fixed Income	Greater than Five Years	\$ 1,514,915	\$ 5,116,754
Global All Assets	Greater than Five Years	7,791,016	-
Domestic Fixed Income	One to Five Years	46,654,475	31,707,453
Global All Assets	One to Five Years	6,333,603	-
		<u>62,294,009</u>	<u>36,824,207</u>

The following investments are held through alternative investments in funds and are not directly subject to interest rate risk:

Alternative Investments*

Domestic Fixed Income	5,464,757	4,377,176
International Fixed Income	17,370,897	21,325,906
Global All Assets	8,763,271	23,125,156
Hedge Funds	10,254,763	27,995,067
Private Debt	2,333,052	1,662,464
Total	<u>\$ 106,480,749</u>	<u>\$ 115,309,976</u>

*Alternative investments consist of funds that may include underlying securities including equities, fixed income, real estate, and other types of investments. The schedule above only reflects the interest rate risk related to debt-type securities that are directly held by the Foundation.

Fair Value Measurements

GASB Statement No. 72, *Fair Value Measurement and Application*, establishes a framework for measuring fair value through a hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The level of an asset or liability within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement.

The fair value hierarchy prioritizes the inputs into three broad levels:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that government can access at the measurement date.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 2 CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Fair Value Measurements (Continued)

Level 2: Inputs other than quoted prices included within Level 1 that are observable for an asset or liability either directly or indirectly.

Level 3: Unobservable inputs for an asset or liability.

The following valuation techniques and inputs were used to estimate the fair value of assets and liabilities carried at fair value on the statements of financial position. There have been no changes to these techniques and inputs during the years ended June 30, 2019, and 2018.

Cash and Cash Equivalents

The fair value of these short-term investments is classified as Level 1 based on quoted prices in an active market.

Domestic Equity

The fair value of domestic equity investments are valued at quoted prices in an active market and are classified as Level 1.

Global All Assets

The fair value of these equity and fixed income investments is classified as Level 1 based on quoted prices in an active market.

Domestic Fixed Income

The fair value of fixed income investments is classified as Level 1 based on quoted prices in an active market.

International Equity

The fair value of these equity investments is classified as Level 1 based on quoted prices in an active market.

Real Assets

The fair value of real assets investments are classified as Level 1 and 3. The Level 1 investments are based on quoted prices in an active market. The Level 3 assets include one property consisting of 16 acres of land one mile north of the University. The Foundation sold 44 acres of the original 60 acres to a separate 501(c)(3) corporation in January 2017. The entitled use consists of low density residential property. The fair value of this property has been determined by an appraisal utilizing recent sale and property comparisons of like assets.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 2 CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Fair Value Measurements (Continued)

The following tables present the assets measured at fair value on a recurring basis on the statements of net position for the years ended June 30, 2019, and 2018, by the GASB Statement No. 72 hierarchy (as described above).

	2019			
	Total	Level 1	Level 2	Level 3
Domestic Equity	\$ 4,381,135	\$ 4,381,135	\$ -	\$ -
Domestic Fixed Income	48,169,390	48,169,390	-	-
Global All Assets	14,124,619	14,124,619	-	-
International Equity	19,300,887	19,300,887	-	-
Real Assets	5,474,791	474,791	-	5,000,000
Total Investments by Level	<u>91,450,822</u>	<u>\$ 86,450,822</u>	<u>\$ -</u>	<u>\$ 5,000,000</u>

Alternative investments measured by the net asset value (NAV) and not subject to level classification:

Domestic Equity	13,018,181
Domestic Fixed Income	5,464,757
Global All Assets	8,763,271
Hedge Funds:	
Credit	8,044,810
Event Driven	7,715,979
Global Macro	5,614,091
Long Short	2,324,676
Long Short Credit	2,209,953
Equity Linked	4,419,296
International Equity	47,250,887
International Fixed Income	17,370,897
Private Equity	9,723,001
Private Debt	2,333,052
Real Assets	739,600
Total Investments Measured at the NAV	<u>134,992,451</u>
Total Investments	<u>\$ 226,443,273</u>

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 2 CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Fair Value Measurements (Continued)

	2018			
	Total	Level 1	Level 2	Level 3
Domestic Equity	\$ 5,220,769	\$ 5,220,769	\$ -	\$ -
Domestic Fixed Income	36,824,207	36,824,207	-	-
Global All Assets	14,575,447	14,575,447	-	-
International Equity	27,405,051	27,405,051	-	-
Real Assets	4,073,225	473,225	-	3,600,000
Total Investments by Level	88,098,699	\$ 84,498,699	\$ -	\$ 3,600,000

Alternative investments measured by the net asset value (NAV) and not subject to level classification:

Domestic Equity	7,425,643
Domestic Fixed Income	4,377,176
Global All Assets	8,549,709
Hedge Funds:	
Credit	7,686,794
Event Driven	6,563,227
Global Macro	5,185,778
Long Short	2,230,741
Long Short Credit	2,211,562
Equity Linked	4,116,965
International Equity	45,655,944
International Fixed Income	21,325,906
Private Equity	7,208,893
Private Debt	1,662,464
Real Assets	294,250
Total Investments Measured at the NAV	124,495,052
Total Investments	\$ 212,593,751

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 2 CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Fair Value Measurements (Continued)

Redemptions and unfunded investment commitments for the years ended June 30:

	2019			
	Total	Unfunded Commitments	Redemption Frequency	Redemption Notice Period
Investments Measured at the Net				
Asset Value (NAV):				
Domestic Equity	\$ 13,018,181	\$ -	Immediate	
Domestic Fixed Income	1,286,295	-	Immediate	
Domestic Fixed Income	4,178,462	-	Monthly	30 Days
Global All Assets	8,763,271	-	Immediate	
Hedge Funds:				
Credit	2,367,316	-	Monthly	30 Days
Credit	1,627,776	-	Quarterly	60 Days
Credit	4,049,716	-	Quarterly	90 Days
Event Driven	6,037,962	-	Monthly	60 Days
Event Driven	1,678,019	1,092,353	Quarterly	90 Days
Global Macro	2,593,899	-	Monthly	30 Days
Global Macro	3,020,192	-	Quarterly	62 Days
Long Short	2,324,676	-	Monthly	30 Days
Long Short Credit	2,209,953	-	Quarterly	30 Days
Equity Linked	1,854,560	-	Monthly	30 Days
Equity Linked	2,564,736	-	Quarterly	60 Days
International Equity	43,601,255	-	Immediate	
International Equity	3,649,632	-	Monthly	30 Days
International Fixed Income	1,865,106	-	Immediate	
International Fixed Income	15,505,791	-	Monthly	30 Days
Private Equity	9,723,001	7,108,845	NA	NA
Private Debt	2,333,052	4,157,818	NA	NA
Real Assets	739,600	3,080,937	NA	NA
Total Investments Measured at the NAV	<u>\$ 134,992,451</u>	<u>\$ 15,439,953</u>		

NA – Information on redemptions is not applicable.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 2 CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Fair Value Measurements (Continued)

	2018			
	Total	Unfunded Commitments	Redemption Frequency	Redemption Notice Period
Investments Measured at the Net Asset Value (NAV):				
Domestic Equity	\$ 7,425,643	\$ -	Immediate	
Domestic Fixed Income	4,377,176	-	Immediate	
Global All Assets	8,549,709	-	Immediate	
Hedge Funds:				
Credit	2,216,306	-	Monthly	30 Days
Credit	1,544,779	-	Quarterly	60 Days
Credit	3,925,709	-	Quarterly	90 Days
Event Driven	5,795,366	-	Quarterly	60 Days
Event Driven	767,861	-	Quarterly	90 Days
Global Macro	2,540,453	-	Monthly	30 Days
Global Macro	2,645,325	-	Quarterly	62 Days
Long Short	2,230,741	-	Monthly	30 Days
Long Short Credit	2,211,562	-	Monthly	30 Days
Equity Linked	1,845,717	-	Monthly	30 Days
Equity Linked	2,271,248	-	Quarterly	60 Days
International Equity	45,655,944	-	Immediate	
International Fixed Income	12,392,072	-	Monthly	30 Days
International Fixed Income	8,933,834	-	Immediate	
Private Equity	7,208,893	10,626,424	NA	NA
Private Debt	1,662,464	4,062,135	NA	NA
Real Assets	294,250	2,775,706	NA	NA
Total Investments Measured at the NAV	<u>\$ 124,495,052</u>	<u>\$ 17,464,265</u>		

NA – Information on redemptions is not applicable.

Net Asset Value

GASB Statement No. 72, *Fair Value Measurement and Application*, permits the fair value of certain equity and debt investments that do not have readily determinable fair values to be based on their net asset value (NAV) per share.

The investments held at NAV reflect:

Domestic Equity includes one manager with one fund investing in domestic equities. This type represents a total of 6% of total investment assets. This fund is operated by a money manager that is passively managed to the Russell 3000 index. This fund is privately placed and their fair value cannot be observed through observable inputs through an exchange for the overall fund. The fair value of this fund is provided by the money manager which uses a quoted price in the active markets for the underlying assets.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 2 CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Net Asset Value (Continued)

Domestic Fixed Income includes two managers investing in fixed income bonds. This type represents a total of 2% of total investment assets. One fund is operated by a money manager that is passively managed to the Bloomberg Barclay's US Treasury Inflation Protected Securities (TIPS) Index. The second fund is operated by a money manager that is passively managed to the Bloomberg Barclay's US Treasury Inflation Protected Securities (TIPS) 0-5 Year Index. Both funds are privately placed and their fair value cannot be observed through observable inputs through an exchange for the overall fund. The fair value of this fund is provided by the money manager which uses a quoted price in the active markets for the underlying assets.

Global All Assets includes one manager with one fund investing in a global strategy including domestic, international, and global companies. This type represents 4% of total investment assets and primarily invests in equities, but may contain real assets and fixed income type of securities including treasuries and commodities to hedge against inflationary risk. This type represents a total of 4% of investments and this fund is operated by a money manager that is actively managed. This fund is privately placed and the fair value cannot be observed through observable inputs through an exchange for the overall fund. The fair value of this fund is provided by the money manager which uses a quoted price in active markets for the underlying assets.

Hedge Funds Credit includes four direct hedge fund managers and represents 4% of total investment assets. The credit class of hedge funds seeks to profit from the mispricing of related debt securities; returns are not generally dependent on the general direction of market movements. This strategy utilizes quantitative and qualitative analysis to identify securities or spreads between securities that deviate from their fair value and/or historical norms. This particular portfolio implements managers with a multi-sector expertise in high yield and structured credit. This type also includes one manager that invests in mortgage derivatives primarily through inverse floaters, principal only, interest only, and inverse securities. The fair values of the investments in this class have been estimated using the NAV per share of the investments.

Hedge Funds Event Driven includes three direct hedge fund managers that represent 3% of total investment assets. The event driven hedge funds class includes investments in hedge funds that invest across the capital structure in equity and debt securities. Managers invest in situations with the expectation that a near term event will act as a catalyst changing the market's perception of a company, thereby increasing or decreasing the value of its equity or debt. Events may include: bankruptcies, financial restructurings, mergers, acquisitions and spin-offs. The fair values of the investments in this class have been estimated using the NAV per share of the investments.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 2 CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Net Asset Value (Continued)

Hedge Funds Global Macro includes two direct hedge fund managers and represents 2% of total investment assets. The global macro hedge fund class includes hedge funds that trade highly liquid instruments, long and short, including currencies, commodities, fixed income instruments and equity indices. Two types of strategies are employed in this portfolio: discretionary strategies that employ broad analysis of economic, financial and political data to identify themes and systematic strategies that use algorithmic models to analyze historical data, both technical and fundamental. The fair values of the investments in this class have been estimated using the NAV per share of the investments.

Hedge Funds Long/Short includes one hedge fund of fund manager that represents 1% of total investment assets. The equity long/short hedge fund class includes investments in hedge funds that invest both long and short stocks and equity indices. Management of the hedge funds has the ability to shift investments across a variety of stocks, equity indices, and to a lesser extent other securities from a net long position to a net short position. In this portfolio, the managers are focused primarily on the U.S., Europe and Asia. The fair values of the investments in this class have been estimated using the NAV per share of the investments.

Hedge Funds Long/Short Credit includes one direct hedge fund manager that represents 1% of total investment assets. The credit linked class of hedge funds seeks to profit from the mispricing of related debt securities; returns are not generally dependent on the general direction of market movements. This strategy utilizes quantitative and qualitative analysis to identify securities or spreads between securities that deviate from their fair value and/or historical norms. This particular portfolio implements managers with a multi-sector expertise in high yield and structured credit. The fair values of the investments in this class have been estimated using the NAV per share of the investments.

Hedge Funds Equity Linked includes two direct hedge fund managers and represents 2% of total investment assets. The equity linked class of hedge funds includes investments in debt instruments and options on equities. The equities options provide investors with principal protection while providing exposure to equities; returns are dependent on performance of the equities options. The fair values of the investments in this class have been estimated using the NAV per share of the investments.

International Equity includes five managers and represents 21% of total investment assets. This class consists of active managers investing in established and emerging international markets. The global managers utilize a strategy that includes domestic, international, and global companies. These funds are privately placed and the fair value cannot be observed through observable inputs through an exchange for the overall fund. The fair value of this fund is provided by the money managers which uses a quoted price in active markets for the underlying assets.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 2 CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Net Asset Value (Continued)

International Fixed Income includes three managers and represents 8% of total investment assets that are actively managed. Two of the funds invest in fixed income bonds ranging in credit ratings focused on domestic and international investments. One fund utilizes a focus on credit driven strategies for the underlying investments and can contain both domestic and international investments in the portfolio. These funds are privately placed and the fair value cannot be observed through observable inputs through an exchange for the overall fund. The fair values of the three funds are provided by the money managers which use a quoted price in active markets for the underlying assets.

Private Equity includes ten investment vehicles consisting of distinct limited partnerships or limited liability companies. The investments can never be redeemed with these funds. Instead, the nature of the investments in this type is that distributions are received through the liquidation of the underlying assets of the fund. The total capital committed in the portfolio is \$16 million; the current value of this portfolio is \$9.7 million or 4% of assets. Private equity is capital not traded on a public, primary exchange. For the purposes of this portfolio, private equity can include equity rights to private companies, capital lent to companies, or other privately held securities. Private equity commitments are not drawn immediately, therefore the capital deployed at any one time is likely less than the total contractual commitment. In this portfolio, private equity capital is invested with general partners of a legally formed limited partnership, whereby several investors pool their capital as limited partners. The fair values of the investments in this type have been determined using recent observable transaction information for similar investments and nonbinding bids received from potential buyers of the investments.

Private Debt includes six investment vehicles consisting of distinct limited partnerships or limited liability companies. The investments can never be redeemed with these funds. Instead, the nature of the investments in this type is that distributions are received through the liquidation of the underlying assets or notes of the fund. The total capital committed in the portfolio is \$6.5 million; the current value of this portfolio \$2.3 million or 1% of assets. Private debt consists of private notes and debentures that are not traded on a public, primary exchange. For the purposes of this portfolio, the funds aim to take advantage of structural imbalances between demand and supply of credit for consumers, small and medium enterprises, and trade finance consisting of private notes and bonds with equity components. One of the funds invests primarily in Asian businesses while the other managers focus on U.S. domestic and international companies. In this portfolio, private debt is invested with general partners of legally formed limited partnerships whereby several investors pool their capital as limited partners. The fair values of the investments in this type have been determined using recent observable transaction information for similar investments and nonbinding bids received from potential buyers of the investments.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 2 CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Net Asset Value (Continued)

Real Assets include two investment vehicles consisting of a distinct limited liability company. The investments can never be redeemed with these funds. Instead, the nature of the investments in this type is that distributions are received through the liquidation of the underlying assets of the fund. The total capital committed in the portfolio is \$4 million; the current value of this portfolio is \$0.7 million or 0.1% of assets. Real assets consists of capital not traded on a public, primary exchange. For the purpose of this portfolio, real assets include private holdings in domestic and international real estate. Real asset commitments are not drawn immediately, therefore the capital deployed at any one time is likely less than the total contractual commitment. In this portfolio, real assets capital is invested with general partners of a legally formed limited partnership, whereby several investors pool their capital as limited partners. The fair values of the investments in this type have been determined using recent observable transaction information for similar investments and nonbinding bids received from potential buyers of the underlying properties.

Foreign Currency Risk

Foreign currency risk is the risk that changes in exchange rates between the U.S. dollar and foreign currencies could adversely affect an investment's fair value. As of June 30, 2019 and 2018, the Foundation did not have any direct investments in equity or fixed income investments subject to this risk. As of June 30, 2019 and 2018, the Foundation's assets were held in US currency, the currency risk on international and global assets is absorbed by the underlying investment managers.

NOTE 3 PLEDGES RECEIVABLE

Pledges receivable and the related allowance for potentially uncollectible amounts are summarized as follows at June 30:

	2019	2018
Pledges Receivable	\$ 34,182,288	\$ 35,435,124
Less: Allowance for Doubtful Amounts	2,942,474	4,541,017
Less: Discount on Future Payments	1,973,095	1,594,854
Total Pledges Receivables, Net	<u>\$ 29,266,719</u>	<u>\$ 29,299,253</u>
Current Pledges Receivable, Net	\$ 11,935,127	\$ 10,404,276
Noncurrent Pledges Receivable, Net	17,331,592	18,894,977
Total Pledges Receivable, Net	<u>\$ 29,266,719</u>	<u>\$ 29,299,253</u>

Noncurrent pledges receivable are net of discounts amounting to \$1,973,095 and \$1,594,854 at June 30, 2019 and 2018, respectively. Pledges receivable were discounted using a risk-free interest rate at the time the pledge was initially recognized. Discount rates used for pledges currently outstanding range from 1.01% to 5.04%.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 4 ENDOWMENTS

The Foundation authorizes expenditures for the uses and purposes for which endowment funds were established. The state of Florida has adopted FS 617.2104, which provides policy for administration related to investment of endowment funds and the ability to spend net appreciation.

The Foundation's general spending calculation for eligible endowments was calculated in accordance with the Foundation's investment policy and used a spending rate of 4.0% for fiscal years 2019 and 2018.

The following displays the total ending endowment balances for nonexpendable endowments or donor-restricted endowments:

	<u>2019</u>	<u>2018</u>
Total Endowment Balance	\$ 162,816,774	\$ 161,573,513
Less: Appreciation Portion of Restricted Expendable	<u>23,636,835</u>	<u>25,490,379</u>
Permanently Restricted Nonexpendable Balance	<u>\$ 139,179,939</u>	<u>\$ 136,083,134</u>

NOTE 5 CAPITAL ASSETS

	<u>June 30, 2018</u>	<u>Increases</u>	<u>Decreases</u>	<u>June 30, 2019</u>
Property and Equipment:				
Equipment and Furniture	\$ 3,886,927	\$ 154,561	\$ -	\$ 4,041,488
Less: Accumulated Depreciation	<u>1,192,787</u>	<u>268,665</u>	<u>-</u>	<u>1,461,452</u>
Net Property and Equipment	2,694,140	(114,104)	-	2,580,036
Rental and Other Property:				
Land (Nondepreciable)	53,907,684	9,311,000	-	63,218,684
Construction-in-Progress - (Nondepreciable)	<u>20,475</u>	<u>763,197</u>	<u>(154,560)</u>	<u>629,112</u>
Rental and Other Property - Nondepreciable	53,928,159	10,074,197	(154,560)	63,847,796
Buildings and Improvements	44,076,039	46,689,000	-	90,765,039
Site Improvements	494,535	-	-	494,535
Less: Accumulated Depreciation	<u>25,711,129</u>	<u>2,445,832</u>	<u>-</u>	<u>28,156,961</u>
Rental and Other Property, Net	<u>18,859,445</u>	<u>44,243,168</u>	<u>-</u>	<u>63,102,613</u>
Net Rental and Other Property	<u>72,787,604</u>	<u>54,317,365</u>	<u>(154,560)</u>	<u>126,950,409</u>
Total Net Capital Assets	<u>\$ 75,481,744</u>	<u>\$ 54,203,261</u>	<u>\$ (154,560)</u>	<u>\$ 129,530,445</u>

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 5 CAPITAL ASSETS (CONTINUED)

	June 30, 2017	Increases	Decreases	June 30, 2018
Property and Equipment:				
Equipment and Furniture	\$ 2,528,709	\$ 2,137,348	\$ (779,130)	\$ 3,886,927
Less: Accumulated Depreciation	1,697,922	161,305	(666,440)	1,192,787
Net Property and Equipment	830,787	1,976,043	(112,690)	2,694,140
Rental and Other Property:				
Land (Nondepreciable)	53,640,384	267,300	-	53,907,684
Construction-in-Progress - (Nondepreciable)	1,435,641	1,527,005	(2,942,171)	20,475
Rental and Other Property - Nondepreciable	55,076,025	1,794,305	(2,942,171)	53,928,159
Buildings and Improvements	43,793,429	804,824	(522,214)	44,076,039
Site Improvements	494,535	-	-	494,535
Less: Accumulated Depreciation	24,539,157	1,571,775	(399,803)	25,711,129
Rental and Other Property, Net	19,748,807	(766,951)	(122,411)	18,859,445
Net Rental and Other Property	74,824,832	1,027,354	(3,064,582)	72,787,604
Total Net Capital Assets	<u>\$ 75,655,619</u>	<u>\$ 3,003,397</u>	<u>\$ (3,177,272)</u>	<u>\$ 75,481,744</u>

Depreciation expense was charged to the following operating expense functions for the years ended June 30:

	2019	2018
Building Operations	\$ 2,529,420	\$ 1,625,787
Management and General	185,076	107,293
Total	<u>\$ 2,714,496</u>	<u>\$ 1,733,080</u>

Other property consists of the following at June 30, 2019, and 2018:

Rosen School of Hospitality Management Project: The Foundation received a contribution from a donor of \$18,282,403 during fiscal 2001 to purchase land and facilitate the construction of a new hospitality management building to be located in Orange County. A portion of that contribution, \$8,282,403, funded the purchase of 20-acre tract of land including closing costs of approximately \$82,400, on May 21, 2001. The land is recorded as a capital asset of the Foundation and is subject to a long-term ground lease with the UCF Hospitality School Student Housing Foundation, Inc. with a one-time minimal payment at the execution of the lease.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 5 CAPITAL ASSETS (CONTINUED)

Knights Crossing/Knights Court Land: On February 15, 2001, Knights Crossing Student Housing LLC (KKSH), through a series of transactions, was deeded an 87.8-acre tract of land from CAPFA Capital Corp. (CAPFA), a public body corporate and politic of the state of Florida. CAPFA owns the 1,176-unit apartment complex to be used exclusively by UCF students and other eligible individuals. KKSH leased the land back to CAPFA over a 30-year period under a ground lease. CAPFA obtained a mortgage based on the ground lease and improvements to the land to fund the purchase of the apartment complex. On an annual basis, CAPFA remits to KKSH any remaining funds after operating expenses (as defined), debt service and subordinated management fees. KKSH recorded the value of the land as a capital contribution at \$9,733,000 based on an independent appraisal dated August 28, 2001.

During fiscal years 2019, and 2018, there were no payments received for surplus rent under the ground lease due to maintenance and renovations.

Health Sciences Campus at Lake Nona: During fiscal 2007, the Tavistock Group donated 45 net usable acres of land with a fair value of \$17,425,000 to the Foundation. The University built the UCF Health Sciences Campus at Lake Nona on the land. During fiscal 2008, the Tavistock Group and the Foundation reconfigured the land, which increased the number of usable acres to 50 acres, which allowed for other medical entities to be located on adjoining property at Lake Nona. The additional five usable acres added value to the Foundation's land in the approximate fair value estimated amount of \$2,995,000 as of the date of the contribution. The land is recorded as a capital asset of the Foundation and is subject to a long-term ground lease with the University with a one-time minimal payment at the execution of the lease.

Northview Land: During fiscal 2013, the AHG Group LLC, donated approximately 8.5 acres of land with a fair value of \$6,000,000 to the Foundation. The land is recorded as a capital asset of the Foundation and is subject to a 60-year ground lease with Northview Knights Housing, LLC for the purposes of operating student housing. Northview Knights Housing, LLC will pay the Foundation 50% of the annual net cash flow received from the use and operation of the housing component during the first 34 years of the lease and 60% during the remainder of the lease term. Upon termination or expiration of the ground lease, all rights, title and interest in and to the housing component and all improvements, alterations, additions, fixtures, equipment and furnishings shall automatically be conveyed and revert from the lessee to the lessor.

During fiscal years 2019, and 2018, the Foundation received payments of \$-0- and \$150,000, respectively, for surplus rent under the ground lease.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 6 LONG-TERM LIABILITIES

A summary of changes in long-term liabilities is as follows:

	June 30, 2018	Additions	Reductions	June 30, 2019	Amount Due Within One Year
Research Pavilion, Innovative Center and Orlando Tech Center - Series 2009 Notes:					
2009 Series Note - Tax Exempt	\$ 12,440,000	\$ -	\$ (1,300,000)	\$ 11,140,000	\$ 1,365,000
University Tower and Bimolecular - 2017 Series Note - Tax Exempt	7,015,000	-	(537,000)	6,478,000	558,000
Sanford-Burnham Note - Tax Exempt	-	50,000,000	-	50,000,000	-
Digital Learning Center Note - Tax Exempt	-	6,000,000	-	6,000,000	208,000
Benton Cole Land Annuity Notes Payable	-	-	-	-	-
Total Notes Payable	<u>\$ 19,455,000</u>	<u>\$ 56,000,000</u>	<u>\$ (1,837,000)</u>	<u>\$ 73,618,000</u>	<u>\$ 2,131,000</u>
Unearned Revenue	\$ 31,063	\$ 560,587	\$ 533,206	\$ 58,444	\$ 58,444
Annuity Obligations	448,554	33,995	74,587	407,962	74,586
Deposits	27,140	2,147	-	29,287	-

	June 30, 2017	Additions	Reductions	June 30, 2018	Amount Due Within One Year
Research Pavilion, Innovative Center and Orlando Tech Center - Series 2009 Notes:					
2009 Series Note - Taxable	\$ 1,130,000	\$ -	\$ (1,130,000)	\$ -	\$ -
2009 Series Note - Tax Exempt	12,540,000	-	(100,000)	12,440,000	1,300,000
University Tower and Bimolecular - 2017 Series Note - Tax Exempt	7,535,000	-	(520,000)	7,015,000	537,000
Renewal Annuity Note:					
Annuity Note A	979,010	-	(979,010)	-	-
Annuity Note B	979,010	-	(979,010)	-	-
Total Notes Payable	<u>\$ 23,163,020</u>	<u>\$ -</u>	<u>\$ (3,708,020)</u>	<u>\$ 19,455,000</u>	<u>\$ 1,837,000</u>
Unearned Revenue	\$ 1,986,742	\$ 919,249	\$ (2,874,928)	\$ 31,063	\$ 31,063
Annuity Obligations	508,848	33,995	(94,289)	448,554	74,586
Deposits	38,027	-	(10,887)	27,140	-

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 6 LONG-TERM LIABILITIES (CONTINUED)

Research Pavilion, Innovative Center (IC) and the Orlando Tech Center (OTC)

Refinanced debt issued on December 17, 2009:

On December 17, 2009, the Foundation entered into a \$19,925,000 16-year note, maturing October 1, 2025, for refinancing the variable rate debt originally issued in 1996 through the Orange County Industrial Development Authority to fixed rate debt issued with Branch Banking and Trust (BB&T). The note is comprised of a \$12,540,000, tax-exempt portion with a fixed rate of 4.96% and a \$7,385,000 taxable portion with a fixed rate of 5.83%. The proceeds from the original note were used to purchase buildings in the Research Park vicinity of Orange County identified as Research Pavilion, IC and the OTC. The buildings represent security for the loan and lease revenues generated from these building has been pledged for debt repayment. For fiscal years 2019 and 2018, lease revenue totaled \$6,666,219 and \$6,733,756, respectively, of these amounts, \$1,884,784 and \$1,865,150, respectively, was used to pay principal and interest on the notes. The total amount of revenue pledged as security over the life of this note is \$13,044,888, which equates to the total remaining principal and interest on the notes.

As of June 30, 2019, and 2018, the remaining outstanding principal for the tax-exempt series was \$11,140,000 and \$12,440,000, respectively. The taxable series was paid in full during fiscal year 2018.

University Tower and Biomolecular Building Loans

On May 12, 2017, the Foundation refinanced 5.67% fixed-rate tax-exempt debt, with BB&T to a 3.34% fixed rate tax exempt debt. The principal balance at the time of refinance was \$7,535,000 with the debt still maturing on April 1, 2029. The proceeds from the original note were used to purchase buildings in the Research Park vicinity of Orange County identified as University Tower and the Biomolecular Building. The buildings represent security for the loan and lease revenues generated from these buildings has been pledged for debt repayment. The refinancing resulted in a total interest savings of \$1.3 million with a present value savings of \$1.1 million. The total amount of revenue pledged as security over the life of this note is \$7,672,902, which equates to the total remaining principal and interest on the notes. For fiscal years 2019 and 2018, lease revenue totaled \$3,012,299 and \$3,017,179, respectively. Of these amounts, \$771,301 and \$768,774 were used to pay principal and interest on the notes, respectively.

As of June 30, 2019, and 2018, the remaining outstanding principal was \$6,478,000 and \$7,015,000, respectively.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 6 LONG-TERM LIABILITIES (CONTINUED)

Digital Learning Center Loan

On December 11, 2018, the Foundation entered into a tax-exempt \$6,000,000 20-year note with BB&T maturing October 1, 2038 at a fixed rate of 3.93%. The proceeds of the loan were used to purchase a building and related land in the Research Park vicinity of Orange County identified as Digital Learning Center. The purchased property represents security for the loan and lease revenues generated from this building have been pledged for debt repayment. For fiscal year 2019, the Foundation paid \$72,605 in interest on the note.

As of June 30, 2019, the remaining outstanding principal was \$6,000,000.

Sanford-Burnham Cancer Center Loan

On August 27, 2018, the Foundation entered into a \$50,000,000 30-year interest free and tax-exempt note with Orange County, Florida. The proceeds of the loan were used to purchase a 175,000-square-foot building and related land located in Lake Nona Medical City to be used by the University as a cancer research and treatment facility. The repayment terms on the note are \$2,000,000 per year for the first twenty (20) years, and \$1,000,000 per year for the remaining ten (10) years. The maturity date of the loan is the thirtieth (30th) anniversary of the First Principal Payment Date. The First Principal Payment Date, as defined by the terms of the agreement, is the first day of the calendar month following the earlier to occur of: (i) the date that is five (5) days after UCF begins receiving rent payments from two (2) anchor subtenants, or (ii) the date which is the earlier to occur of (A) two (2) years after UCF takes occupancy of the Land and Improvements, or (B) November 30, 2020. The loan is secured by a mortgage on the land and building and the lease revenue generated has been pledged for debt repayment. The total amount of revenue pledged as security over the life of the note is \$50,000,000, which equates to the total remaining principal.

As of June 30, 2019, the remaining outstanding principal was \$50,000,000.

Covenants

The provisions of the notes described above contain certain covenants requiring the Foundation to, among other things, maintain use of property, provide insurance coverage, and timely reporting of financial performance. Additionally, certain notes require the Foundation to maintain a minimum debt service ratio of 1.5 to 1 over the life of the loans. The Foundation was in compliance with all loan covenants for fiscal years 2019, and 2018.

Interest Expense

Total interest expense for the year ended June 30, 2019 was \$949,786. In fiscal year 2018, interest expense was \$919,549. These amounts are included in building operations in the accompanying statements of revenues, expenses, and changes in net position.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 6 LONG-TERM LIABILITIES (CONTINUED)

Principal and Interest Requirements

Minimum principal and estimated interest payments required under all debt agreements, subsequent to June 30, 2019, are as follows:

<u>Year Ending June 30.</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 2,131,000	\$ 949,078	\$ 3,080,078
2021	4,224,000	850,915	5,074,915
2022	4,321,000	749,066	5,070,066
2023	4,434,000	642,347	5,076,347
2024	4,544,000	531,065	5,075,065
2025-2029	18,470,000	1,303,269	19,773,269
2030-2034	11,676,000	534,977	12,210,977
2035-2039	11,818,000	168,012	11,986,012
2040-2044	6,000,000	-	6,000,000
2045-2049	5,000,000	-	5,000,000
2050	1,000,000	-	1,000,000
Total	<u>\$ 73,618,000</u>	<u>\$ 5,728,729</u>	<u>\$ 79,346,729</u>

The interest rates used to calculate future interest payments are the stated interest rates for the fixed rate loans.

Annuity Obligations

Annuity obligations represent the recorded annuity liability for the future payments to donors and/or their beneficiaries related to planned giving transactions where assets have been received by the Foundation. The liability is initially recorded at the estimated present value of the future payments and is reduced by current-year payments and increased by the yearly accretion of the discount or receipt of new donor annuities. For the years ended June 30, 2019, and 2018, there were payments of \$74,587 and \$94,289, respectively, made on annuities. Payments to the annuitants are made from donated funds restricted for this purpose or from unrestricted funds. The accretion for all of the annuity obligations was approximately \$33,995 for each of the years ended June 30, 2019 and 2018.

Unearned Revenue

Unearned revenue is as follows at June 30:

	<u>2019</u>	<u>2018</u>
Prepaid Rent and Other Unearned Revenue	\$ 58,444	\$ 31,063

Deposits

Deposits represent tenant security payments made by occupants of the University Tower, Research Pavilion, IC and OTC, other than University tenants. Deposits become current in the year that the lease terminates.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 7 PASS-THROUGH DONATIONS (UNAUDITED)

Certain tangible properties are donated as gifts in kind directly to the University. These donations, which are passed through the Foundation, are recognized as support by the University but are not recognized as revenue by the Foundation because the Foundation serves only as an agent for the University. Total pass-through donations received in fiscal years 2019, and 2018 were approximately \$5,093,000 and \$11,216,000, respectively. Of the fiscal year 2018 total, \$10,525,000 relates to land donated for the UCF downtown campus.

NOTE 8 RELATED PARTY TRANSACTIONS

The Foundation considers the University and the University's direct support organizations (DSOs) to be related parties for the purpose of the financial statements. The DSOs include the University of Central Florida Research Foundation, Inc., UCF Athletics Association, Inc., UCF Convocation Corporation, Inc., UCF Stadium Corporation, Inc., and Limbitless Solutions, Inc.

The Foundation is the primary fundraiser for the University; in return, the University provides administrative and fundraising support to the Foundation for salaries and related benefits which is reported as support from UCF – noncash, on the statement of revenues, expenses and changes in net position. The Foundation also receives rents and reimbursements for certain operating expenses from the University related to rents received from the Research Pavilion, Orlando Tech Center, Innovative Center, University Tower, Sanford-Burnham Cancer Center, Digital Learning Center and the Biomolecular Research Annex buildings. In addition, the Foundation and University are parties to a long-term 99-year ground lease, as discussed in Note 5, for use of land at Lake Nona for the Health Sciences Campus and Rosen School of Hospitality Management Campus. The Foundation and University are also parties to a long-term 30-year lease, as disclosed in Note 9, for the Sanford-Burnham Cancer Center located in Lake Nona Medical City to be used by the University as a cancer research and treatment facility.

Significant transactions between the Foundation, University, and their related DSOs were as follows in 2019 and 2018:

	<u>2019</u>	<u>2018</u>
Noncash Support Received from the University and its DSOs:		
University of Central Florida	\$ 13,104,810	\$ 12,343,140
University of Central Florida Athletics	195,429	232,507
Total Program Support from Related Parties	<u>\$ 13,300,239</u>	<u>\$ 12,575,647</u>
Funds Received for Rent and Reimbursement Related to Leases from the University:		
Total Revenues	<u>\$ 9,205,615</u>	<u>\$ 9,445,452</u>
Total Rent and Reimbursements from Related Parties	<u>\$ 9,205,615</u>	<u>\$ 9,445,452</u>

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 8 RELATED PARTY TRANSACTIONS (CONTINUED)

	2019	2018
Payments made to the University for:		
Salaries and benefits	\$ 9,267,290	\$ 10,065,434
Construction related costs	7,177,102	22,498
Scholarships	3,777,912	3,240,566
Other Program related	2,919,666	2,258,747
Total Payments made to the University	\$ 23,141,970	\$ 15,587,245
Receivables		
From the University:		
Rent Reimbursements	\$ 180,010	\$ 69,298
Building Renovations	191,670	275,397
Total Receivables from Related Parties	\$ 371,680	\$ 344,695
Payables		
To the University:		
Salary Reimbursements	\$ 454,458	\$ -
Rent Reimbursements	45,256	17,445
Payables for Programs	183,996	84,478
	683,710	101,923
To Limbitless Solutions, Inc.	9,996	13,012
To UCF Stadium Corporation, Inc.	11,000	10,000
To UCF Athletic Association, Inc.	287,399	115,162
Total Payables to Related Parties	\$ 992,105	\$ 240,097

In addition to the organizations identified above as related, the Foundation, from time to time, conducts business with entities whose officers or directors are members of the Foundation's board of directors. The Foundation has established policies and procedures in order to consummate such business generally through competitive or negotiated procurement processes.

Portions of the Foundation's pledge receivable balance of \$1,973,732 and \$1,979,840 as of June 30, 2019, and 2018, respectively, are commitments made by several members of the Foundation's board of directors. In addition, the Foundation received \$620,992 and \$827,839 during fiscal years 2019, and 2018, respectively, in cash contributions and pledge payments from various members of the Foundation's board of directors.

NOTE 9 OPERATING LEASES PAID TO THE FOUNDATION

The Foundation leases office space to the University and other entities under operating leases with existing terms of one to five years (see Note 6), with the exception of the Sanford-Burnham Cancer Center, which is leased for a term of 30 years.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 9 OPERATING LEASES PAID TO THE FOUNDATION (CONTINUED)

At June 30, 2019, approximate future minimum rental payments to be received under noncancelable operating leases are as follows:

<u>Year Ending June 30,</u>	University- Affiliated Tenants	Commercial Tenants	Total
2020	\$ 6,325,575	\$ 238,273	\$ 6,563,848
2021	4,600,841	188,092	4,788,933
2022	4,600,841	71,531	4,672,372
2023	4,600,841	58,920	4,659,761
2024	4,600,841	-	4,600,841
2025-2029	10,000,000	-	10,000,000
2030-2034	10,000,000	-	10,000,000
2035-2039	10,000,000	-	10,000,000
2040-2044	6,000,000	-	6,000,000
2045-2049	5,000,000	-	5,000,000
2050	1,000,000	-	1,000,000
Total	<u>\$ 66,728,939</u>	<u>\$ 556,816</u>	<u>\$ 67,285,755</u>

Under the master lease agreement with the University for office building space, lease obligations are subject to availability of funds through the legislature's annual budget process. Although the University's intent is to occupy such space for the foreseeable future, by law, the University cannot commit beyond one year.

Total lease revenues for the years ended June 30, 2019, and 2018 were \$9,678,518 and \$9,900,935, respectively, which includes \$3,499,865 and \$3,493,573, respectively, in rent revenues for recoveries from tenants as discussed in Note 1.

NOTE 10 ADMINISTRATIVE FEES

The endowment fee represents an allocation for management and administration of endowed funds and is assessed on all endowments, including eminent scholar chairs, major gifts, other, etc., that represents a transfer from restricted to unrestricted funds. The endowment fee assessed on a monthly basis, is based on the fair value of the fund and totals an annual rate of 2.25% on endowed funds, resulting in a fee for fiscal years 2019, and 2018 of \$3,575,773 and \$3,587,377, respectively. For financial reporting purposes, these fees are eliminated.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 11 PENSION PLANS

Florida Retirement System (FRS)

The University follows GASB Statement No. 68, *Accounting and Financial Reporting for Pensions – an amendment of GASB Statement No. 27*. This statement requires a cost-sharing employer to recognize a liability for its proportionate share of the net pension liability. However, since all employees including those working at the Foundation are considered to be University employees, the University does not determine a separate net pension liability amount for University personnel working for the Foundation.

State University System Optional Retirement Program

Pursuant to Section 121.35, Florida Statutes, the Florida legislature created an Optional Retirement Program (the Program) for eligible State University System faculty and administrators. The Program, which became effective July 1, 1984, was expanded in 1988 to include the State University System Executive Service. The Program is designed to aid the university system in recruiting employees by offering more portability to those employees who are not expected to remain in the FRS for six or more years. The Program is a defined contribution plan, which provides full and immediate vesting of all contributions submitted to the participating companies on behalf of the participant. Information on contributions made to the program are disclosed in the University's financial statements.

Public Employee Optional Retirement Program

Pursuant to Section 121.4501, Florida Statutes, effective June 1, 2002, the Florida legislature created a Public Employee Optional Retirement Program (PEORP), also known as the FRS Investment Program. PEORP is a defined contribution plan, sponsored by the state of Florida, available as an option to the FRS and is self-directed by the employees. Foundation employees already participating in the State University System Optional Retirement Program or the DROP are not eligible to participate in this program. Information on contributions made to the program are disclosed in the University's financial statements.

The University does not determine a separate net pension liability amount for University personnel working for the Foundation participating in the above plans. As a result, no liability has been accrued in these financial statements and the University accrues the entire amount. Please refer to the University's financial statements for further details on the plan.

Other Postemployment Healthcare Benefits

During the year ended June 30, 2018, the University adopted GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other than Pensions*.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 11 PENSION PLANS (CONTINUED)

Other Postemployment Healthcare Benefits (Continued)

As required by Section 112.081, Florida Statutes, retirees and their eligible dependents are provided the same health care coverage as is offered to active employees at the same premium cost (borne by the retiree) applicable to active employees. The University subsidizes the premium rates paid by retirees, including Foundation funded participants, by allowing them to participate in the plan at reduced or blended group (implicitly subsidized) rates. These rates provide an implicit subsidy for retirees because, on an actuarial basis, their current and future claims are expected to result in higher costs to the plan on average than those of active employees. Since all employees working for the Foundation are considered University employees, the University does not determine a separate unfunded liability amount for University personnel working for the Foundation.

NOTE 12 RISK MANAGEMENT

The Foundation is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the Foundation purchases commercial insurance. Insurance for job-related illnesses or injuries to University employees is the responsibility of the state of Florida and no amounts are charged to the various state entities for this cost.

During the year ended June 30, 2019, basic types of insurance coverage remained the same as the types of coverage for June 30, 2018. No settlements have exceeded coverage levels in place during the past three fiscal years.

NOTE 13 COMMITMENTS AND CONTINGENCIES

Commitments

In August 2015, The Foundation agreed to sell a portion of property adjacent to the University boundary to CCRC Development Corporation (CDC), a University Affiliated continuing care retirement community known as Legacy Pointe at UCF. In connection with the sale, the Foundation issued an unsecured promissory note to CDC for \$2,352,450 that accrues interest at 10% (beginning in March 2018) until repayment can be made by CDC through proceeds of permanent financing on the project. The note is due from CDC on March 31, 2020 and is included in other current assets on the statements of revenues, expenses and changes in net position. As of June 30, 2019, no principal payments on the note have been received.

In order for CDC to receive permanent financing for the project, they were required to have a Liquidity Support agreement (LSA) held by a trustee in place to cover operating costs for up to 24 months beyond the anticipated resident fill up and project stabilization period. In March 2016, the Foundation's Board approved funding the LSA for an amount up to \$5,000,000 for CDC.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 13 COMMITMENTS AND CONTINGENCIES (CONTINUED)

Commitments (Continued)

CDC anticipates finalizing financing for the project by January 2020, which will require the Foundation to fulfill its commitment to fund the LSA held by trustee. The Foundation anticipates funding the LSA in fiscal year 2020 and is currently in the process of evaluating how the LSA will be funded. The total amount of the funding has not yet been determined but will not exceed \$5,000,000, a portion of which will be funded by the repayment of the CDC promissory note discussed above.

Contingencies

The Foundation participates in state assisted grant programs that are subject to review and audit by the grantor agencies. Entitlement to these resources is generally conditional upon compliance with the terms and conditions of the grant agreements and applicable state regulations. Any disallowance resulting from a regulatory audit may become a liability to the Foundation. Liabilities, if any, from such audits, if any, are recorded when the amounts of such liabilities become reasonably determinable.

SUPPLEMENTARY INFORMATION

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
SCHEDULES OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEAR ENDED JUNE 30, 2019

	Unrestricted	Restricted		Net Investment in Capital Assets	Total
		Expendable	Nonexpendable Endowments		
OPERATING REVENUES					
Contributions, Net	\$ 477,056	\$ 25,598,291	\$ -	\$ -	\$ 26,075,347
Rental Income	9,678,518	-	-	-	9,678,518
Net Realized and Unrealized Gains on Investments	2,267,349	6,173,387	-	-	8,440,736
Interest and Dividends	983,252	1,782,062	-	-	2,765,314
License Plate Proceeds	676,815	-	-	-	676,815
Advertising and Royalties	273,745	43,901	-	-	317,646
Other Miscellaneous	4,677	81,930	-	-	86,607
Total Operating Revenues, Net	14,361,412	33,679,571	-	-	48,040,983
OPERATING EXPENSES					
Building Operations	4,900,122	-	-	2,522,754	7,422,876
Athletics	56,428	5,562,214	-	-	5,618,642
Fundraising	6,483,745	351,118	-	-	6,834,863
Management and General	7,139,278	(535)	-	185,076	7,323,819
Student Aid	278,365	3,908,627	-	-	4,186,992
Academic Programs	213,765	19,327,561	-	-	19,541,326
Alumni Relations	3,365,389	205,283	-	-	3,570,672
General Support to UCF	2,829,539	1,463,222	-	6,666	4,299,427
Research	-	1,040,269	-	-	1,040,269
Total Operating Expenses	25,266,631	31,857,759	-	2,714,496	59,838,886
OPERATING GAIN (LOSS)	(10,905,219)	1,821,812	-	(2,714,496)	(11,797,903)
NONOPERATING REVENUES					
Support from UCF - Noncash	13,104,810	-	-	-	13,104,810
Support from UCF Athletics - Noncash	195,429	-	-	-	195,429
Change in Value of Split Interest Agreements	(4,855)	(29,140)	-	-	(33,995)
Total Nonoperating Revenues	13,295,384	(29,140)	-	-	13,266,244
GAIN (LOSS) BEFORE ENDOWMENT CONTRIBUTIONS	2,390,165	1,792,672	-	(2,714,496)	1,468,341
ENDOWMENT CONTRIBUTIONS	-	-	3,052,849	-	3,052,849
GAIN (LOSS) BEFORE TRANSFERS	2,390,165	1,792,672	3,052,849	(2,714,496)	4,521,190
TRANSFERS					
Net Transfers In (Out)	(40,535)	(3,421)	43,956	-	-
Internal Fees In (Out)	3,575,773	(3,575,773)	-	-	-
Capital Asset Adjustments In (Out)	(2,600,197)	-	-	2,600,197	-
Total Transfers	935,041	(3,579,194)	43,956	2,600,197	-
CHANGE IN NET POSITION	3,325,206	(1,786,522)	3,096,805	(114,299)	4,521,190
Net Position - Beginning of Year	20,445,992	104,621,697	136,083,134	56,026,744	317,177,567
NET POSITION - END OF YEAR	\$ 23,771,198	\$ 102,835,175	\$ 139,179,939	\$ 55,912,445	\$ 321,698,757

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
SCHEDULES OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEAR ENDED JUNE 30, 2018

	Unrestricted	Restricted		Net Investment in Capital Assets	Total
		Expendable	Nonexpendable Endowments		
OPERATING REVENUES					
Contributions, Net	\$ 451,780	\$ 35,243,753	\$ -	\$ -	\$ 35,695,533
Rental Income	9,900,935	-	-	-	9,900,935
Net Realized and Unrealized					
Gains on Investments	80,843	8,560,423	-	-	8,641,266
Interest and Dividends	849,151	891,159	-	-	1,740,310
License Plate Proceeds	549,198	-	-	-	549,198
Advertising and Royalties	282,171	45,314	-	-	327,485
Other Miscellaneous	31,660	97,348	3,871	-	132,879
Total Operating Revenues, Net	<u>12,145,738</u>	<u>44,837,997</u>	<u>3,871</u>	<u>-</u>	<u>56,987,606</u>
OPERATING EXPENSES					
Building Operations	4,813,891	-	-	1,619,537	6,433,428
Athletics	-	8,214,489	-	-	8,214,489
Fundraising	5,809,581	602,752	-	-	6,412,333
Management and General	6,843,135	-	-	107,293	6,950,428
Student Aid	209,039	3,258,728	-	-	3,467,767
Academic Programs	117,458	10,016,253	-	-	10,133,711
Alumni Relations	3,435,716	129,841	-	-	3,565,557
General Support to UCF	2,616,225	3,068,973	-	6,667	5,691,865
Research	-	449,885	-	-	449,885
Total Operating Expenses	<u>23,845,045</u>	<u>25,740,921</u>	<u>-</u>	<u>1,733,497</u>	<u>51,319,463</u>
OPERATING GAIN (LOSS)	(11,699,307)	19,097,076	3,871	(1,733,497)	5,668,143
NONOPERATING REVENUES					
Support from UCF - Noncash	12,343,140	-	-	-	12,343,140
Support from UCF Athletics - Noncash	232,507	-	-	-	232,507
Change in Value of Split Interest					
Agreements	(4,855)	(29,140)	-	-	(33,995)
Total Nonoperating Revenues	<u>12,570,792</u>	<u>(29,140)</u>	<u>-</u>	<u>-</u>	<u>12,541,652</u>
GAIN (LOSS) BEFORE ENDOWMENT CONTRIBUTIONS	871,485	19,067,936	3,871	(1,733,497)	18,209,795
ENDOWMENT CONTRIBUTIONS	-	-	5,693,092	-	5,693,092
GAIN (LOSS) BEFORE TRANSFERS	871,485	19,067,936	5,696,963	(1,733,497)	23,902,887
TRANSFERS					
Net Transfers In (Out)	(86,309)	131,300	(44,991)	-	-
Internal Fees In (Out)	3,580,844	(3,580,844)	-	-	-
Capital Asset Adjustments In (Out)	(3,309,205)	-	-	3,309,205	-
Total Transfers	<u>185,330</u>	<u>(3,449,544)</u>	<u>(44,991)</u>	<u>3,309,205</u>	<u>-</u>
CHANGE IN NET POSITION	1,056,815	15,618,392	5,651,972	1,575,708	23,902,887
Net Position - Beginning of Year	19,389,177	89,003,305	130,431,162	54,451,036	293,274,680
NET POSITION - END OF YEAR	<u>\$ 20,445,992</u>	<u>\$ 104,621,697</u>	<u>\$ 136,083,134</u>	<u>\$ 56,026,744</u>	<u>\$ 317,177,567</u>

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
ENDOWMENTS UNDER MAJOR GIFT PROGRAM
YEAR ENDED JUNE 30, 2019

Description Endowed	Beginning	Beginning	Corpus	Gifts to	Interest	Administrative	Other	Transfers	Ending	Ending
	Corpus Balance June 30, 2018	Total Balance June 30, 2018	Contributed During the Year	Spending During the Year	Income and Investment Earnings				Fees	Expenditures
ABC Fine Wine & Spirits Undergraduate Scholarship Endowment	\$ 630,000	\$ 852,290	\$ -	\$ -	\$ 40,455	\$ (18,515)	\$ (33,000)	\$ -	\$ 630,000	\$ 841,230
Accounting Advisory Board Endowed Scholarship Fund	159,130	221,636	-	-	9,396	(4,300)	(4,500)	-	159,130	222,232
Accounting Advisory Board Research Support Fund	342,629	500,797	-	-	20,055	(9,176)	(10,924)	-	342,629	500,752
Agere Systems Eminent Scholar Chair of Computer Science	1,020,000	1,464,715	-	-	60,128	(27,512)	(10,830)	-	1,020,000	1,486,501
AI & Nancy Burnett Eminent Scholar Chair in Accounting	1,020,500	1,776,675	-	-	72,860	(33,373)	(70,570)	-	1,020,500	1,745,592
Alex Alexander Endowed Professorship	195,679	272,848	-	-	11,460	(5,244)	(407)	-	195,679	278,657
Alumni Trust "A" Endowment	775,823	1,023,780	1,127	21	47,897	(21,907)	(52,450)	-	776,950	998,468
Anheuser-Busch Academic Enhancement Fund	750,000	1,132,006	-	-	41,099	(18,819)	-	-	750,000	1,154,286
ARDA Timeshare Professorship Endowed Fund	150,000	231,806	-	-	8,131	(3,723)	-	-	150,000	236,214
Arthur & Sally Hillman Endowed Scholarship	299,069	368,593	-	-	15,994	(7,324)	(25,000)	-	299,069	352,263
AT&T Wireless Endowed Scholarship Fund	150,000	177,908	-	-	8,022	(3,673)	(4,000)	-	150,000	178,257
BE2000 Leadership Endowed Scholarship Fund	1,063,996	1,736,387	-	-	71,770	(32,847)	(10,000)	-	1,063,996	1,765,310
Beat M. and Jill L. Kahli Endowed Professorship in Oncology Nursing	480,075	645,474	-	-	28,721	(13,153)	(35,774)	-	480,075	625,268
Bert Fish Memorial Eminent Scholar Chair In Nursing Education	1,020,000	1,371,937	-	-	60,322	(27,602)	(73,723)	-	1,020,000	1,330,934
Business Ethics Endowed Scholarship	145,000	164,366	-	-	7,787	(3,566)	(6,300)	-	145,000	162,287
C.G. Avery Professorship in Accounting	151,430	221,653	-	-	9,592	(4,394)	(5,753)	-	151,430	221,098
CAE Link Endowed Professorship	180,000	290,787	-	-	11,704	(5,359)	(728)	-	180,000	296,404
Carl H. Galloway, Jr. Chair for Excellence in Business	1,000,000	2,108,330	-	-	79,482	(36,408)	(51,943)	-	1,000,000	2,099,461
CBA Department of Marketing Endowed Faculty Development Account	164,672	239,104	-	-	8,829	(4,043)	-	-	164,672	243,890
Central Florida Chapter of the Air Force Association Air Force ROTC Endowed Scholarship	163,354	202,306	848	-	9,559	(4,372)	(6,000)	-	164,202	202,341
Central Florida Hotel Lodging Association Professorship	150,000	286,666	-	-	9,476	(4,341)	(8,296)	-	150,000	283,505
Central Florida Kidney Center Endowed Scholarship	150,000	175,798	-	-	8,236	(3,771)	(4,000)	405	150,000	176,668
Charles N. Millican Eminent Scholar Chair in Computer Science	1,000,500	1,460,746	500	-	55,039	(25,203)	(25,000)	-	1,001,000	1,466,082
Cobb Family Eminent Scholar Chair	1,089,500	1,923,614	1,000	-	87,078	(39,806)	(1,353)	-	1,090,500	1,970,533
College of Engineering Alumni Chapter Endowed Scholarship	265,211	309,715	450	-	14,203	(6,500)	(20,000)	-	265,661	297,868
Conway Garden Club Endowed Professorship Fund	150,000	197,301	-	-	8,772	(4,014)	(14,394)	-	150,000	187,665
Daniel D. Hammond Engineering Endowed Scholarship/Fellowship	244,687	279,578	-	-	13,087	(5,992)	(10,000)	-	244,687	276,673
Darden Restaurants Academic Excellence Fund	4,000,002	6,005,994	-	-	220,886	(101,144)	(303,312)	-	4,000,002	5,822,424
Davis-Shine Endowed Professorship in Conservation Biology	150,000	185,888	-	-	8,772	(4,014)	-	-	150,000	190,646
Della Phillips Martha Schenck Chair of American Private Enterprise	1,000,000	1,764,911	-	-	63,602	(29,125)	(67,981)	-	1,000,000	1,731,407
DeVos / Orlando Magic Sport Business Management Endowed Scholarship	150,000	185,726	-	-	8,106	(3,712)	-	-	150,000	190,120
DeVos Endowment for Academics and Sports	10,000,250	11,206,521	-	-	531,341	(243,250)	(445,300)	-	10,000,250	11,049,312
DeVos Sport Business Management Program Endowed Fund	5,000,025	5,650,748	-	-	267,418	(122,450)	(232,453)	49	5,000,025	5,563,312
Doris H. Lester Endowed Merit Scholarship	150,000	165,878	-	-	7,904	(3,614)	(5,820)	-	150,000	164,348
Dorothy Anne Perkins Tomlinson Endowed Scholarship Fund	153,000	176,602	1,000	-	8,206	(3,763)	(6,800)	-	154,000	175,245
Dr. P. Phillips Institute for Research and Education	1,780,000	2,190,445	-	-	100,875	(46,098)	(29,026)	-	1,780,000	2,216,196
Dr. Pattisapu R.J. Gangadharam Endowed Fund for Hydrocephalus Research	187,700	235,774	-	-	9,979	(4,569)	-	-	187,700	241,184
Dr. Phillips Institute for the Study of American Business Activity	308,700	841,785	-	-	33,802	(15,479)	(65,173)	-	308,700	794,935
Edmond and Victoria Wirths Memorial Scholarship	267,589	358,106	-	-	14,311	(6,553)	(2,950)	-	267,589	362,914
EY Endowed Professorship of Accounting	154,549	266,943	-	-	11,311	(5,181)	(12,517)	-	154,549	260,556
Florida Blue Endowed Visiting Professorship in Nursing	300,000	406,522	-	-	17,006	(7,676)	(10,772)	-	300,000	405,080

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
ENDOWMENTS UNDER MAJOR GIFT PROGRAM (CONTINUED)
YEAR ENDED JUNE 30, 2019

Description Endowed	Beginning Corpus Balance June 30, 2018	Beginning Total Balance June 30, 2018	Corpus Contributed During the Year	Gifts to Spending During the Year	Interest Income and Investment Earnings	Administrative Fees	Over Expenditures	Transfers	Ending Corpus Balance June 30, 2019	Ending Total Balance June 30, 2019
Florida Hospital Foundation Endowed Chair in Cardiovascular Research	\$ 1,750,341	\$ 2,324,539	\$ -	\$ -	\$ 103,334	\$ (47,284)	\$ (214,829)	\$ -	\$ 1,750,341	\$ 2,165,760
Frank M. Hubbard Engineering Endowed Scholarship	152,500	215,563	-	-	9,866	(4,515)	(6,500)	-	152,500	214,414
Fullerton Family Fund Endowed	386,797	451,417	-	-	20,255	(9,275)	(16,353)	-	386,797	446,044
Gerald R. Langston Endowed Scholarship	152,493	177,054	-	-	8,409	(3,846)	(3,000)	-	152,493	178,617
Gerry and Ruth Hartman Endowed Professorship	150,000	203,588	-	-	8,967	(4,101)	(7,496)	-	150,000	200,958
Greater Orlando Builders Association Foundation Endowed Scholarship	150,000	204,950	-	-	8,528	(4,001)	(17,000)	-	150,000	192,477
Harris Corporation Broadcast Center Endowment Fund	150,000	220,388	-	-	8,130	(3,723)	(1,309)	-	150,000	223,486
Harris Rosen Endowed Fund	2,170,000	2,394,511	-	35,857	130,507	(51,945)	(136,586)	-	2,170,000	2,372,344
Helene Fuld Health Trust Scholarship Fund Endowed	876,150	1,088,658	17	-	46,792	(21,426)	(107,220)	-	876,167	1,006,821
HFTP Financial Management and Technology Professorship Endowed Fund	150,000	226,495	-	-	8,176	(3,744)	-	-	150,000	230,927
Hospitality and Travel Industry Education and Research Program	6,000,826	7,754,753	-	-	320,926	(146,952)	(713,489)	-	6,000,826	7,215,238
Howard Phillips Eminent Scholar Chair in Real Estate	1,020,000	1,233,017	-	-	54,860	(25,120)	(72,670)	-	1,020,000	1,190,087
Hubbs-Sea World Endowed Professorship	150,000	169,393	-	-	8,024	(3,674)	(2,127)	-	150,000	171,616
Hughes Simulation Systems Professorship	180,060	463,489	-	-	13,281	(6,083)	-	-	180,060	470,687
Hydrocephalus and Neuroscience Endowed Fund	157,500	203,474	-	-	8,616	(3,941)	-	-	157,500	208,149
J. Willard and Alice S. Marriott Foundation Academic Excellence Fund	150,050	207,813	-	-	8,027	(3,675)	-	-	150,050	212,165
Jack D. Holloway Endowed Scholarship	600,000	797,923	-	-	35,791	(16,381)	(23,000)	-	600,000	794,333
James and Annie Ying Eminent Scholar in Biology Program Endowment	150,000	176,525	-	-	8,363	(3,830)	(549)	-	150,000	180,509
Jim Heistand NAIOP Eminent Scholar Endowed Chair in Real Estate	820,550	1,024,404	-	-	48,730	(22,289)	(37,465)	-	820,550	1,013,380
John L. Brinson Endowed Scholarship	101,000	133,931	-	-	6,132	(2,807)	(3,000)	-	101,000	134,256
John L. Brinson Ethics Professorship	50,520	91,886	-	-	3,492	(1,600)	(10,255)	-	50,520	83,523
Kenneth G. Dixon School of Accounting Endowment Fund	5,020,920	6,551,747	2,000	-	276,322	(126,489)	(28,400)	-	5,022,920	6,675,180
Kimball Foundation Minority Scholarship Endowment	152,300	191,584	-	-	9,094	(4,162)	(7,417)	-	152,300	189,099
KPMG Peat Marwick Professorship Endowment	172,875	237,476	-	-	10,944	(5,009)	-	-	172,875	243,411
Langford Family Foundation Endowed Scholarship Fund	169,545	190,285	11,098	-	9,514	(4,188)	(7,200)	-	180,643	199,509
Lockheed Martin Eminent Scholar Chair of Science and Math	1,759,755	2,419,263	-	-	102,721	(47,013)	(161,777)	-	1,759,755	2,313,194
Lockheed Martin Professorship in Engineering	150,000	233,842	-	-	10,457	(4,790)	(4,243)	-	150,000	235,266
Lockheed Martin St. Laurent Professorship	160,000	270,991	-	-	11,940	(5,469)	(87)	-	160,000	277,375
Lockheed Martin Transition to Mathematics and Science Teaching Endowed Fund	677,500	843,332	-	-	35,796	(16,391)	(7,511)	62	677,500	855,288
Lucia C. Cooke Endowed Music Scholarship Fund	162,903	237,663	-	-	8,883	(4,067)	(3,000)	-	162,903	239,479
Mary P. McNamara Scholarship Endowment #1	150,000	189,056	-	-	8,974	(4,107)	(7,320)	-	150,000	186,603
Mary P. McNamara Scholarship Endowment #2	150,000	170,066	-	-	8,031	(3,677)	(4,200)	-	150,000	170,220
McArdle Graduate Assistantship in Real Estate Fund	150,000	193,260	-	-	8,271	(3,783)	-	-	150,000	197,748
Mildred W. Coyle Eminent Scholar Endowed Chair	1,020,000	1,218,388	-	-	54,564	(24,985)	(9,516)	-	1,020,000	1,238,451
Moss Family Endowed Scholarship Fund	594,891	690,566	-	-	32,100	(14,698)	(25,000)	-	594,891	682,968
NAIOP Jim Brown Endowed Real Estate and Business Ethics Scholarship Fund NAIOP - National Association Industrial and Office Properties	204,100	261,956	-	-	10,948	(5,013)	-	-	204,100	267,891
Northrop Grumman Scholarship Fund (Formerly Litton Scholarship End)	214,743	414,371	-	-	17,281	(7,914)	(15,500)	-	214,743	408,238
Orlando Sentinel Endowed Scholarship	252,500	319,947	-	-	13,271	(6,072)	-	-	252,500	327,146
Orlando Shakespeare Theater Endowment in Playwriting	775,000	878,922	-	-	41,145	(18,840)	(42,221)	-	775,000	859,006
Progress Energy Endowed Scholarship Fund	151,500	222,391	-	-	10,193	(4,669)	(8,500)	-	151,500	219,415
Richard T. Crotty Orange County Endowed Chair	1,020,000	1,561,652	-	-	61,962	(28,330)	(82,420)	-	1,020,000	1,512,864

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
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ENDOWMENTS UNDER MAJOR GIFT PROGRAM (CONTINUED)
YEAR ENDED JUNE 30, 2019

Description Endowed	Beginning	Beginning	Corpus	Gifts to	Interest	Administrative	Over	Transfers	Ending	Ending
	Corpus Balance	Total Balance	Contributed	Spending	Income and				Corpus Balance	Total Balance
	June 30, 2018	June 30, 2018	During the	During the	Investment	Fees	Expenditures		June 30, 2019	June 30, 2019
			Year	Year	Earnings					
Robert E. & Elisabeth S. Carey Library Endowment	\$ 338,343	\$ 452,256	\$ -	\$ -	\$ 18,106	\$ (8,291)	\$ (30,246)	\$ -	\$ 338,343	\$ 431,825
Robert N. Heintzelman Eminent Scholar Endowed Chair Fund	1,020,570	1,378,032	-	-	59,595	(27,268)	(24,897)	-	1,020,570	1,385,462
Robertson Student Support Fund	287,279	384,300	50	-	15,166	(6,944)	-	-	287,329	392,572
Sadler National Merit Scholarship Endowment	675,000	763,427	-	-	36,170	(16,562)	(30,887)	-	675,000	752,148
SAIC Endowed Professorship	150,000	198,396	-	-	8,364	(3,830)	(1,539)	-	150,000	201,391
Skura Family Endowed Freedom Scholarship	700,025	800,850	-	-	37,935	(17,371)	(10,000)	-	700,025	811,414
Sonny's Endowment for the President's Scholars Program	170,150	207,381	-	-	9,013	(4,124)	(8,000)	-	170,150	204,270
Suchoski Graduate Fellowship Endowed Fund	300,000	442,234	-	-	19,340	(8,848)	(10,000)	-	300,000	442,726
Tess and Abe Wise Endowed Professorship in Judaic Studies	157,176	220,480	-	-	9,262	(4,238)	(2,636)	-	157,176	222,868
The Al Ghazali Endowed Distinguished Professorship in Islamic Studies	841,168	1,141,039	-	-	48,987	(22,380)	(35,035)	-	841,168	1,132,611
The Bob Neel Rotary Club of Orlando Endowed Scholarship	188,155	217,864	-	-	10,326	(4,728)	-	(8,725)	188,155	214,737
The Chatlos Foundation Endowed Chair in Nursing	1,020,000	1,255,251	-	-	59,616	(27,278)	(18,816)	-	1,020,000	1,268,773
The Darden Chair in Restaurant Management	1,020,000	1,761,944	-	-	63,435	(29,057)	-	-	1,020,000	1,796,322
The Dr. Neil Euliano Endowed Chair in Italian Studies	1,020,000	1,183,813	-	-	56,149	(25,680)	(21,750)	-	1,020,000	1,192,532
The Elizabeth Willey Endowed Scholarship Fund	150,200	187,557	-	-	8,903	(4,074)	(1,761)	-	150,200	190,625
The Harris Rosen Endowment Fund for the Hospitality Management Program Scholarship	2,170,000	2,398,595	-	52,760	113,632	(52,033)	(100,000)	-	2,170,000	2,412,954
The Judith and David Albertson Endowment in the Arts	560,000	710,587	-	-	30,409	(13,925)	(11,992)	-	560,000	715,079
The Lester N. Mandell Endowed Distinguished Lecture Series	615,100	853,275	-	-	34,443	(15,771)	(7,247)	-	615,100	864,700
The Margaret Scott Brown Memorial Music Fund	242,649	297,181	-	-	12,988	(5,947)	(5,000)	-	242,649	299,222
The Shirley and Dick Wetherill Endowed Music Scholarship Fund	242,699	346,733	-	-	12,998	(5,952)	(12,700)	-	242,699	341,079
The SunTrust Bank, Central Florida, N.A. Eminent Scholar Chair of Banking	1,020,000	2,047,460	-	-	81,358	(37,263)	(38,533)	-	1,020,000	2,053,022
The Walter & Betty Boardman Endowed Professorship in Environmental Studies for Public Administration	151,500	326,969	-	-	11,642	(5,333)	(33,537)	-	151,500	299,741
Tony and Sonja Nicholson Endowment for the Nicholson School of Communication	1,767,830	2,157,700	20	6,640	95,635	(43,759)	(150,048)	-	1,767,850	2,066,188
UCF History Endowment Fund	150,083	180,852	-	33	8,066	(3,694)	(5,498)	-	150,083	179,759
University Club of Orlando Lead Scholarship #2	157,500	178,821	-	-	8,374	(3,840)	(5,600)	-	157,500	177,755
University Club of Orlando Scholarship Fund	150,000	184,675	-	-	8,717	(3,990)	(5,600)	-	150,000	183,802
Visit Orlando Endowed Chair	4,000,004	4,914,532	-	-	211,337	(96,547)	(240,969)	-	4,000,004	4,788,353
Vivian and Barry Woods Educational Endowment	251,250	291,052	5,000	-	13,754	(6,221)	(10,000)	-	256,250	293,585
Walt Disney World Academic Excellence Fund	2,560,002	3,345,626	-	-	135,082	(61,854)	(115,351)	-	2,560,002	3,303,503
Walt Disney World Co. Design and Engineering Endowed Scholarship	300,000	343,688	-	-	16,048	(7,348)	(14,000)	-	300,000	338,388
Wharton-Smith Group Endowed Professorship	150,000	192,790	-	-	8,323	(3,811)	(7,500)	-	150,000	196,552
William S. and Alice M. Jenkins Eminent Scholar Chair in Community Arts	1,007,548	1,511,487	-	-	64,851	(29,681)	(18,435)	-	1,007,548	1,528,222
William C. Schwartz Endowed Graduate Fellowship Fund	161,349	242,064	-	-	10,645	(4,870)	(2,000)	-	161,349	245,839
Total	\$ 88,785,969	\$ 117,458,099	\$ 23,110	\$ 95,311	\$ 5,072,959	\$ (2,313,955)	\$ (4,427,036)	\$ (8,209)	\$ 88,809,079	\$ 115,900,279

OTHER INFORMATION (UNAUDITED)

**UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
DIRECTORS AND TERMS**

Term Expires June 30, 2022 – 11 Individuals

Sara Bernard '00
Clarence Brown
Clint Bullock '95
Brian Butler
Loretta Corey
John D. Euliano
Diane Mahony '96
Cathy McCaw Engelman
Mary Beth Morgan
Chris Tomasso '93
Joyce Virga '98

Term Expires June 30, 2021 – 5 Individuals

Carrie Callahan '92

Nelson Marchioli extended 6/30/2021 per bylaws Kevin Miller
Antonio Moreno '91
Dianne Owen '93
Eva Tukdarian '90*

Term Expires June 30, 2020 – 7 Individuals

James Ferrell '80
Alan Florez '98
Douglas Gearity
Bruce Gould
Tracey Henley
Mike Okaty '96
J. Oscar Rodriguez '86

Term Expires June 30, 2019 – 6 Individuals

Judy Albertson
Richard O. Baldwin, Jr. '80*
Scott Buescher Resigned 3/1/19
Phyllis Klock
Gideon Lewis '00
Ronald C. Thaw '93
Rick Walsh '77

*Audit Committee member

**UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
EX-OFFICIO MEMBERS (VOTING) AND EX-OFFICIO AFFILIATE MEMBERS (NONVOTING)**

Ex-Officio Members (Voting)

President, University of Central Florida (UCF)	Mr. A. Dale Whittaker (10/18 – 2/19)
Interim President, University of Central Florida (UCF)	Mr. Thad Seymour (2/19)
President, University of Central Florida Athletics Association	Mr. David Albertson
Chair, UCF Alumni Board	Mr. Dan Ward '92
Chair, UCF Board of Trustees	The Honorable Marcos Marchena '82 (through 1/19)
Acting Chair, UCF Board of Trustees	The Honorable Robert Garvy H'18 (1/19)

Ex-Officio Affiliate Members (Nonvoting) (Roles removed at June 7, 2019 Board Meeting)

Orange County Mayor, Orange County Board of County Commissioner	The Honorable Teresa Jacobs
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**UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
OFFICERS**

Officers

Chair	Mr. Nelson J. Marchioli '72
Vice Chair	Mr. John D. Euliano
Vice Chair	Mr. Antonio Moreno '91
Secretary	Mr. Ronald C. Thow '93
Treasurer	Mr. Alan Florez '98
Immediate Past Chair	The Honorable Phyllis Klock

**UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
EXECUTIVE COMMITTEE AND EXECUTIVE SUPPORT STAFF**

Executive Committee

Mr. Nelson J. Marchioli, Chair

Mr. John D. Euliano, Vice Chair

Mr. Antonio Moreno, Co-Vice Chair

The Honorable Phyllis Klock, Immediate Past Chair, Chair, Governance Committee

Mr. James W. Ferrell, Chair, Investment Committee

Mr. Alan Florez '98, Treasurer and Chair, Finance Committee

Mr. Ronald C. Thaw, Secretary

Mr. A Dale Whittaker, President, UCF (10/18 – 2/19)

Mr. Thad Seymour, Jr., Interim President, UCF (2/19)

The Honorable Marcos Marchena, Chair of the UCF Board of Trustees (resigned 1/19)

The Honorable Robert Garvy H'18, Chair of the UCF Board of Trustees (1/19)

Mr. Michael Okaty, Chair, Real Estate Committee

Mr. Richard O. Baldwin, Chair, Audit Committee

Mr. Dan Ward '92, UCF Alumni Board of Directors

Mr. J. Oscar Rodriguez, Chair, Information Technology Committee

Mr. David Albertson, Chair, UCF Athletics Associate Board

Executive Support Staff

Mr. Michael J. Morsberger, Chief Executive Officer

Ms. Rachel Schaefer, Associate Vice President for Advancement

Ms. Misty Shepherd, Chief Financial Officer (through 1/19)

Ms. Hina Behal, Sr. Director of Accounting

Ms. Karen Monteleone, Director of Foundation Board Relations and Development



**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED
IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

Board of Directors
University of Central Florida Foundation, Inc.
Orlando, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the University of Central Florida Foundation, Inc. (the Foundation), a discrete component unit of the University of Central Florida, which comprise the statement of net position as of June 30, 2019, and the related statements of revenues, expenses, and changes in net position and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated October 11, 2019.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Foundation’s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing and not to provide an opinion on the effectiveness of the entity’s internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity’s internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



CliftonLarsonAllen LLP

Orlando, Florida
October 11, 2019



**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR STATE PROJECT
AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE
WITH CHAPTER 10.650, *RULES OF THE AUDITOR GENERAL***

Board of Directors
University of Central Florida Foundation, Inc.
Orlando, Florida

Report on Compliance for each Major State Project

We have audited the University of Central Florida Foundation's (the Foundation) compliance with the types of compliance requirements described in the Florida Department of Financial Services' *State Projects Compliance Supplement* that could have a direct and material effect on each of the Foundation's major state projects for the year ended June 30, 2019. The Foundation's major state projects are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts and grants applicable to its state projects.

Auditors' Responsibility

Our responsibility is to express an opinion on compliance for each of the Foundation's major state projects based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.650, *Rules of the Auditor General* (Chapter 10.650). Those standards and Chapter 10.650 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major state project occurred. An audit includes examining, on a test basis, evidence about the Foundation's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major state project. However, our audit does not provide a legal determination of the Foundation's compliance.

Opinion on Each Major State Project

In our opinion, the Foundation complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major state projects for the year ended June 30, 2019.

Report on Internal Control Over Compliance

Management of the Foundation is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Foundation's internal control over compliance with the types of requirements that could have a direct and material effect on each major state project to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major state project and to test and report on internal control over compliance in accordance with Chapter 10.650, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Foundation's internal control over compliance.

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

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

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of Chapter 10.650. Accordingly, this report is not suitable for any other purpose.



CliftonLarsonAllen LLP

Orlando, Florida
October 11, 2019

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE
YEAR ENDED JUNE 30, 2019

<u>State Agency, Project Title</u>	<u>CSFA Number</u>	<u>Expenditures</u>
Department of Education and Commissioner of Education University Major Gift Program	48.074	\$ 4,427,036
Department of Highway Safety and Motor Vehicles University of Central Florida License Plate Project	76.029	<u>640,271</u>
Total Expenditures of State Financial Assistance		<u>\$ 5,067,307</u>

See accompanying Notes to Schedule of Expenditures of State Financial Assistance.

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
NOTES TO SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE
JUNE 30, 2019

NOTE 1 BASIS OF PRESENTATION

The accompanying schedule of expenditures of state financial assistance (the Schedule) includes the state project activity of the University of Central Florida Foundation, Inc. (the Foundation), a discrete component unit of the University of Central Florida, for the year ended June 30, 2019. The information in this schedule is presented in accordance with the requirements of Chapter 10.650, *Rules of the Auditor General*. Because the Schedule presents only a selected portion of the operations of the Foundation, it is not intended to and does not present the financial position, changes in net position or cash flows of the Foundation.

Expenditures reported in the Schedule are recognized on the accrual basis of accounting. Such expenditures are reported following the cost principles established by the state of Florida Single Audit Act and individual grant agreements wherein certain types of expenditures are not allowable or are limited as to reimbursement.

NOTE 2 NATURE OF FUNDING

During fiscal year 2006, the state of Florida established a program in the form of matching grants for eligible donations for the establishment of permanent endowments. The program established standard policies and procedures to evaluate the eligibility of private donations submitted for the state matching funds, specify the purpose and use of endowment proceeds, determine monetary value of a gift, align pledge donations with requirements and document the receipt of gifts and donations. All eligible contributions are matched in accordance with the percentage schedule set forth in the Florida Statutes Section 1011.94.

The University Major Gifts program has been temporarily suspended by the state of Florida and no funding was received from the state in the form of matching funds during the year ended June 30, 2019. The expenditures under the University Major Gifts program in the accompanying Schedule represent expenditures of earnings on endowments that have received state matching funds in prior years. These expenditures include amounts spent from earnings on both the state match portion and the private donor portions of the endowments.

**UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
 (A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
 SCHEDULE OF FINDINGS AND QUESTIONED COSTS
 YEAR ENDED JUNE 30, 2019**

Section I – Summary of Independent Auditors’ Results

Financial Statements

1. Type of auditors’ report issued: Unmodified
2. Internal control over financial reporting:
- Material weakness(es) identified? _____ yes x no
 - Significant deficiency(ies) identified? _____ yes x none reported
3. Noncompliance material to financial statements noted? _____ yes x no

State Financial Assistance

1. Internal control over major projects:
- Material weakness(es) identified? _____ yes x no
 - Significant deficiency(ies) identified? _____ yes x none reported
2. Type of auditors’ report issued on compliance for major projects: Unmodified
3. Any audit findings disclosed that are required to be reported in accordance with Chapter 10.650, *Rules of the Auditor General* of the State of Florida? _____ yes x no

Identification of Major Projects

CSFA Number(s)	Name of State Projects
48.074	University Major Gift Program
76.029	University of Central Florida License Plate Project

Dollar threshold used to distinguish between Type A and Type B projects: \$ 300,000

UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.
(A DISCRETE COMPONENT UNIT OF THE UNIVERSITY OF CENTRAL FLORIDA)
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED JUNE 30, 2019

Section II – Financial Statement Findings

No matters to report.

Section III – State Financial Assistance Findings

No matters to report.

Section IV – Other Reporting

1. No Summary Schedule of Prior Audit Findings is presented because there were no prior audit findings related to state financial assistance projects.
2. No Corrective Action plan is presented because there were no findings required to be reported under the Florida Single Audit Act.