

Saltmarsh

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CERTIFIED PUBLIC ACCOUNTANTS AND CONSULTANTS

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
PENSACOLA, FLORIDA
FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
PENSACOLA, FLORIDA
FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
University of West Florida Foundation, Inc.
Pensacola, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of University of West Florida Foundation, Inc. (the "Foundation") (a component unit of the University of West Florida), as of and for the years ended June 30, 2020 and 2019, and the related notes to the financial statements, which collectively comprise the Foundation's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

Board of Directors
University of West Florida Foundation, Inc.

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 respective financial position of the Foundation as of June 30, 2020 and 2019, and the respective changes in financial position and, where applicable, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Foundation's basic financial statements. The accompanying supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements.

Board of Directors
University of West Florida Foundation, Inc.

The Schedules of Student Housing System Revenues and Expenses, Net Position (Excluding the Student Housing System), Functional Expenses, Expenditures of State Financial Assistance, Receipts, Expenses, and Endowment Balances for the Chairs Under Eminent Scholars Program, and Major Gifts Program are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, these schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated October 31, 2020, 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.



Pensacola, Florida
October 31, 2020

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

To the Board of Directors
University of West Florida Foundation, Inc.
Pensacola, 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 West Florida Foundation, Inc. (the “Foundation”) (a component unit of the University of West Florida), as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the Foundation’s basic financial statements, and have issued our report thereon dated October 31, 2020.

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.

Board of Directors
University of West Florida Foundation, Inc.

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.



Pensacola, Florida
October 31, 2020

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
MANAGEMENT’S DISCUSSION AND ANALYSIS
JUNE 30, 2020 AND 2019
(UNAUDITED)

This management’s discussion and analysis (“MD&A”) provides an overview of the financial position and activities of the University of West Florida Foundation, Inc (the “Foundation”) as of and for the years ended June 30, 2020 and 2019.

The Foundation is presented as a discrete component unit of the University of West Florida (the “University” or “UWF”). The Foundation’s mission is to exclusively support and enhance the University’s mission of teaching, research, and service as determined by the University of West Florida Board of Trustees (“BOT”).

Overview of the Financial Statements

The financial statements are prepared on the accrual basis of accounting with accounting principles generally accepted in the United States of America, as promulgated by the Government Accounting Standards Board (“GASB”).

It is noteworthy that in the year ended June 30, 2019, a transition from Financial Accounting Standards Board (“FASB”) standards was made to the GASB standards. This was driven by a change in Florida Statute 1004.28(3) which in part requires the approval of the Foundation’s board members by the BOT. 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 statements of net position; the statements of revenue, expenses and changes in net position; the statements of cash flows, and other required supplemental information.

The Statement of Net Position

The statements of net position reflect the assets, liabilities, deferred inflows of resources, and liabilities of the Foundation and presents the financial position of the Foundation at a specified time. Assets 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. 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 WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2020 AND 2019
(UNAUDITED)

The Statements of Net Position (Continued)

The following is a summary of the Foundation's statements of net position as of June 30, 2020 and the preceding year.

	2020	2019	Dollar Change	Percentage Change
Assets:				
Current assets	\$ 9,496,434	\$ 8,446,210	\$ 1,050,224	12.4%
Noncurrent assets	155,068,999	157,428,694	(2,359,695)	-1.5%
Total Assets	\$ 164,565,433	\$ 165,874,904	\$ (1,309,471)	-0.8%
Liabilities:				
Current liabilities	\$ 3,763,835	\$ 3,357,778	\$ 406,057	12.1%
Noncurrent liabilities	41,181,419	44,353,273	(3,171,854)	-7.2%
Total liabilities	44,945,254	47,711,051	(2,765,797)	-5.8%
Deferred Inflows of Resources:				
Split-interest agreements	1,409,663	904,831	504,832	55.8%
Net Position:				
Net investment in capital assets	7,888,538	8,326,211	(437,673)	-5.3%
Unrestricted	3,219,141	2,378,339	840,802	35.4%
Restricted -				
Expendable	43,589,586	45,873,580	(2,283,994)	-5.0%
Nonexpendable	63,513,251	60,680,892	2,832,359	4.7%
Total net position	118,210,516	117,259,022	951,494	0.8%
Total Liabilities, Deferred Inflows and Net Position	\$ 164,565,433	\$ 165,874,904	\$ (1,309,471)	-0.8%

The Foundation's assets totaled \$164.6 million as of June 30, 2020. Current assets contribute \$9.5 million and consist primarily of funds available to meet current obligations. Noncurrent assets contribute \$155.1 million and consist primarily of investments expected to be held, capital assets (net), and restricted cash reserves. This balance reflects a decrease of \$1.3 million compared to June 30, 2019. The total decrease in assets is primarily related to an increase in current assets available to meet current obligations net of decreases in capital assets (net).

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2020 AND 2019
(UNAUDITED)

The Statements of Net Position (Continued)

The Foundation's liabilities total \$44.9 million as of June 30, 2020. This is composed of \$3.8 million in current liabilities including accounts payable and accrued expenses along with current year debt service amounts. Total noncurrent liabilities are \$41.2 million which consists of long-term debt and other obligations extending out more than one year. The amount of total liabilities reflects a decrease of \$2.8 million related primarily to a paydown of bonds for student housing.

Deferred inflows of resources of \$1.4 million represent planned giving donations made under split interest agreements and will be available in future years net of liabilities owed to other beneficiaries.

Net position totals \$118.2 million and is made up of \$7.9 million of net investment in capital assets and \$3.2 million in unrestricted net assets. It also includes \$43.6 million in restricted expendable net assets and \$63.5 million in restricted nonexpendable net assets. The total net position has increased by \$951,000. During fiscal year 2020, the net investment in capital assets decreased by \$438,000. Contributing to the change, capital assets decreased \$3.2 million (net of depreciation) and bonds payable reduced by \$2.8 million.

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2020 AND 2019
(UNAUDITED)

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

Change in net position is based on the activity presented in the statement of revenues, expenses, and changes in net position. The purpose of this statement is to present the revenues earned and the expenses incurred by the Foundation. Revenue, expenses, and changes in net position of the Foundation for the years ended June 30, 2020 and 2019 are presented in the following table:

	<u>2020</u>	<u>2019</u>	<u>Dollar Change</u>	<u>Percentage Change</u>
Operating revenues	\$ 15,242,479	\$ 20,065,540	\$ (4,823,061)	-24.0%
Operating expenses	<u>18,628,082</u>	<u>19,235,850</u>	<u>(607,768)</u>	-3.2%
Operating income (loss)	<u>(3,385,603)</u>	<u>829,690</u>	<u>(4,215,293)</u>	-508.1%
Nonoperating revenues	1,491,625	-	1,491,625	100.0%
Other changes in net position	<u>2,845,472</u>	<u>1,165,507</u>	<u>1,679,965</u>	144.1%
Change in net position	951,494	1,995,197	(1,043,703)	-52.3%
Net position, beginning of year	<u>117,259,022</u>	<u>115,263,825</u>	<u>1,995,197</u>	1.7%
Net position, end of year	<u>\$ 118,210,516</u>	<u>\$ 117,259,022</u>	<u>\$ 951,494</u>	0.8%

Operating revenues total \$15.2 million and are primarily composed of \$8.3 million related to the student housing system, \$5 million are contributions, and \$1.5 million are interest and dividends. Also included is a (\$438,000) reduction representing the net unrealized and realized loss on investments.

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

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

Operating expenses total \$18.6 million and are composed of \$9.3 million related to the student housing system, \$5.3 million represents services to the University, \$1.5 million of scholarships to students, \$1.94 million in general and administrative expenses, and \$541,000 related to fundraising.

Operating loss is \$3.4 million, nonoperating revenues are \$1.4 million, and contributions to endowments are \$2.8 million for fiscal year 2020. As a result, net position increased by \$951,000.

Overall, financial position and operations were favorable with investments mostly stable with a slight decrease by approximately \$300,000 and bonds payable outstanding decreasing \$2.8 million. Total expenses were down at about \$608,000 at \$18.6 million and revenues (operating and nonoperating) decreased by \$3.3 million as investment returns were positive but not as robust as the prior year. The economic outlook looks to be somewhat uncertain with exceptionally low interest rates and a negative quarterly gross domestic product ("GDP"). The 10-year treasury is yielding below 1% and the expansion has been impacted by COVID-19 pandemic in the United States reflected in a GDP of about (32%) Q2 2020.

The Statements of Cash Flows

The statement of cash flows is important to readers because it shows the Foundation's ability to generate cash required for its operations and payment of obligations in a timely fashion. It also provides information regarding decisions made by management as to the use of cash available.

The statement of cash flows shows the cash provided by and used in operating, investing, capital and related financing activities, and noncapital activities.

- Operating activities include funds received (i.e. private donors, student rents, interest and dividends) and payments (i.e. for programs, programmatic equipment, materials, and supplies) made for the Foundation and the University.
- Investing activities represent funds used to purchase investments, proceeds from sales of investments, and the funds held for West Florida Historic Trust.
- Capital and related financing activities include the purchase of property and equipment and the principal payments on the bonds.
- Noncapital and related financing activities include funds received for endowments and university support for student rent reimbursements.

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2020 AND 2019
(UNAUDITED)

Economics Factors That Will Affect the Future

The economic outlook of the Foundation is affected by several factors, including contributions, return on investments, continued COVID-19 pandemic uncertainty, and the State of Florida legislative changes. Annual contributions and endowments have a direct impact on enhancing University programs. With the exception of the COVID-19 uncertainty, the Foundation is not aware of currently known facts, decisions, or conditions that are expected to have a significant effect on the overall financial position or results of operations during the 2021 fiscal year.

Requests for Information

Questions concerning information provided in the MD&A or requests for additional information should be addressed to the University of West Florida Foundation, 1000 University Parkway, Building 12, Pensacola, FL 32514 or by calling (850) 474-3380.

BASIC FINANCIAL STATEMENTS

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
STATEMENTS OF NET POSITION
JUNE 30, 2020 AND 2019

ASSETS

	2020	2019
Current Assets:		
Cash and cash equivalents	\$ 2,796,170	\$ 1,344,978
Restricted cash reserves	-	11,699
Contributions receivable, net	454,886	469,368
Other receivables, net	177,946	235,633
Due from University	353,218	387,149
Prepaid expenses	321,192	225,361
Investments	5,393,022	5,772,022
Total current assets	9,496,434	8,446,210
Noncurrent Assets:		
Restricted cash reserves	8,257,951	8,116,773
Contributions receivable, net	3,773,646	3,581,352
Investments	88,861,764	88,783,071
Capital assets, net	48,866,218	52,026,434
Assets held under split interest agreements	3,559,423	3,180,517
Other assets	1,749,997	1,740,547
Total noncurrent assets	155,068,999	157,428,694
Total Assets	\$ 164,565,433	\$ 165,874,904

LIABILITIES, DEFERRED INFLOWS AND NET POSITION

Current Liabilities:		
Accounts payable and accrued expenses	\$ 983,762	\$ 677,407
Bonds payable, net	2,780,073	2,680,371
Total current liabilities	3,763,835	3,357,778
Noncurrent Liabilities:		
Liabilities under split-interest agreements	2,033,988	2,159,914
Due to West Florida Historic Trust	949,824	1,173,507
Bonds payable, net	38,197,607	41,019,852
Total noncurrent liabilities	41,181,419	44,353,273
Deferred Inflows of Resources:		
Split-interest agreements	1,409,663	904,831
Net Position:		
Net investment in capital assets	7,888,538	8,326,211
Unrestricted	3,219,141	2,378,339
Restricted -		
Expendable	43,589,586	45,873,580
Nonexpendable	63,513,251	60,680,892
Total net position	118,210,516	117,259,022
Total Liabilities, Deferred Inflows and Net Position	\$ 164,565,433	\$ 165,874,904

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

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEARS ENDED JUNE 30, 2020 AND 2019

	2020	2019
Operating Revenues:		
Contributions	\$ 5,037,675	\$ 5,373,076
Interest and dividend income	1,501,450	1,514,607
Net unrealized and realized gain (loss) on investments	(437,898)	3,397,696
Student housing system	8,272,853	8,980,297
University support - non cash	770,611	685,555
Other operating revenues	97,788	114,309
Total operating revenues	15,242,479	20,065,540
Operating Expenses:		
Scholarships	1,508,017	1,481,751
Other program services	5,304,458	5,012,417
Student housing system	9,332,891	10,493,569
Fundraising services	541,361	476,206
General and administrative	1,941,355	1,771,907
Total operating expenses	18,628,082	19,235,850
Operating Income (Loss)	(3,385,603)	829,690
Nonoperating Revenues:		
University support	1,491,625	-
Net Income (Loss) Before Other Changes in Net Position	(1,893,978)	829,690
Other Changes in Net Position:		
Endowed contributions	2,845,472	1,165,507
Change in Net Position	951,494	1,995,197
Net Position, Beginning of Year	117,259,022	115,263,825
Net Position, End of Year	\$ 118,210,516	\$ 117,259,022

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

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
STATEMENTS OF CASH FLOWS
YEARS ENDED JUNE 30, 2020 AND 2019

	2020	2019
Cash Flows From Operating Activities:		
Cash receipts from contributions	\$ 4,859,863	\$ 3,988,966
Interest and dividends received	1,501,450	1,514,607
Cash receipts from student housing system	8,272,853	8,980,297
Cash receipts from other operating revenues	189,406	73,058
Cash paid for operating expenses	(14,482,180)	(14,694,068)
Net cash provided by (used in) operating activities	341,392	(137,140)
Cash Flows From Investing Activities:		
Purchase of investment securities	(13,672,482)	(18,833,490)
Proceeds from sales of investment securities	13,534,891	19,525,706
Due to West Florida Historic Trust	(223,683)	(64,789)
Net cash provided by (used in) investing activities	(361,274)	627,427
Cash Flows From Capital and Related Financing Activities:		
Acquisition of property and equipment	(14,001)	(2,385,849)
Bond principal payments	(2,722,543)	(2,620,368)
Net cash used in capital and related financing activities	(2,736,544)	(5,006,217)
Cash Flows From Noncapital Financing Activities:		
Endowment contributions	2,845,472	1,165,507
University support	1,491,625	-
Net cash provided by noncapital financing activities	4,337,097	1,165,507
Net Increase (Decrease) in Cash	1,580,671	(3,350,423)
Cash, Beginning of Year	9,473,450	12,823,873
Cash, End of Year	\$ 11,054,121	\$ 9,473,450
Displayed As:		
Cash and cash equivalents	\$ 2,796,170	\$ 1,344,978
Current restricted cash reserves	-	11,699
Noncurrent restricted cash reserves	8,257,951	8,116,773
	\$ 11,054,121	\$ 9,473,450

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

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
STATEMENTS OF CASH FLOWS
YEARS ENDED JUNE 30, 2020 AND 2019
(Continued)

	2020	2019
Reconciliation of Operating Income (Loss) to Net Cash Provided By (Used In) Operating Activities:		
Operating income (loss)	\$ (3,385,603)	\$ 829,690
Adjustments to reconcile operating income (loss) to		
Net cash provided by (used in) operating activities -		
Net unrealized and realized (gain) loss on long-term investments	437,898	(3,397,696)
Bad debt expense	29,506	18,760
Loss on impairment of capital assets	-	417,643
Loss on disposal of assets	35	300,277
Change in fair value of -		
Contributions receivable	-	(5,689)
Cash surrender value of insurance policies	(9,450)	1,233
Depreciation	3,174,182	3,220,778
Change in operating assets and liabilities -		
Contributions receivable	(187,847)	(1,383,157)
Other receivables	38,216	(46,922)
Due from University	33,931	(8,353)
Prepaid expenses	(95,831)	(22,031)
Accounts payable and accrued expenses	306,355	(61,673)
Net cash provided by (used in) operating activities	\$ 341,392	\$ (137,140)
Supplemental Disclosure of Cash Flow Information:		
Interest paid	\$ 1,558,544	\$ 1,658,035

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

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity:

The University of West Florida Foundation, Inc. (the “Foundation”) was organized as a Florida not-for-profit corporation in 1965 for the purpose of soliciting, receiving, and administering gifts and bequests of property and funds for scientific, educational, and charitable purposes, all for the advancement of the University of West Florida (the “University”) and its objectives. The Foundation is a direct-support organization of the University, as provided for in Section 1004.28, Florida Statutes, and Rule 6C-9.011, Florida Administrative Code, and therefore is considered a component unit of the University.

The Foundation is considered a discrete component unit of the University due to the University’s governance and budgetary oversight responsibility and due to the Foundation’s significant operational and financial relationship with the University.

The Foundation owns the Student Housing System and is responsible for the management thereof, along with the associated revenues, expenses and debt related to the operation of these projects as further described in Note 11 to the financial statements.

Basis of Accounting:

The Foundation follows standards of accounting and financial reporting that are generally accepted in the United States of America for governmental business-type activities. The Foundation’s financial statements are presented using the economic resources measurement focus and the accrual basis of accounting, which recognizes revenue when earned and expenses as incurred.

Fund Accounting:

To help 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 revenue bonds that are attributable to and expended on the acquisition, construction or improvement of those assets net of any related unspent debt proceeds.

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
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JUNE 30, 2020 AND 2019

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Accounting (Continued):

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

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: 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, professorships, and student scholarships. The corpus of the permanent endowments is retained and reported in nonexpendable endowments, while the net earnings or losses on endowment funds are included in expendable funds available for expenditure.

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 student housing facilities. Nonoperating revenues include certain revenue sources that provide additional funding not included in operating revenues and include University related support and endowment contributions.

Cash and Cash Equivalents:

The amount reported as cash and cash equivalents consists of cash on hand, cash in demand accounts, and a portion of cash placed with the State Treasury Special Purpose Investment Account ("SPIA").

SPIA has enacted liquidity requirements limiting the amount of money SPIA participants can withdraw from their accounts. The portion considered liquid is calculated as forty percent of the previous three months' average daily balance.

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
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NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Cash and Cash Equivalents (Continued):

For the purpose of reporting cash flows, the Foundation considers all highly liquid investments with original maturities of three months or less to be cash equivalents. Under this definition, the Foundation considers the liquid portion of SPIA deposits to be cash equivalents.

Noncurrent cash and cash equivalents at June 30, 2020 and 2019, include cash that is restricted or is not expected to be used during the Foundation's next fiscal year.

Restricted Cash Equivalents:

Restricted cash equivalents represent a portion of SPIA, and funds held by bond trustees for construction of on-campus housing, debt service, and maintenance of reserves required under the bond indentures. In addition, SPIA has established a minimum balance for each account. Each SPIA participant is required to give six months' notice for all withdrawals below the floor, which is calculated as sixty percent of the previous three months' average daily balance.

Investments:

The Foundation has created various pools for the investment of funds on a consolidated basis. All investments are reported at fair value. 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 next fiscal year.

Investment income includes interest, dividends, realized and unrealized gains or losses.

Contributions Receivable:

In accordance with GASB Statement No. 33, *Accounting and Financial Reporting for Nonexchange Transactions*, all non-endowed pledges that have met all eligibility requirements that are verifiable, probable, and measurable are recorded at their estimated realizable value on a discounted basis. An allowance for uncollectible contribution receivables is estimated and recorded based on management's judgment of the collectability in future years.

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NOTES TO FINANCIAL STATEMENTS
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NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Capital Assets:

Capital assets consists of office equipment and property held for lease, future use, or sale. Purchased assets are recorded at cost, while donated assets are recorded at fair market value at the date of donation. Where a contributed asset has an uncertain fair market value due to deed restrictions, the Foundation records no value for the property. The Foundation has a capitalization threshold of \$20,000. Depreciation is allocated over the estimated useful lives of the respective assets on a straight-line basis as follows:

	Years
Property and improvements	7 - 45
Equipment and software	3 - 10

The Foundation capitalizes interest costs on borrowing incurred during the construction of qualifying assets. The capitalized interest is amortized over the life of the borrowing.

Split-Interest Agreements:

The Foundation serves as trustee for split-interest agreements classified as charitable gift annuities and charitable remainder unitrust. Assets received under charitable gift annuities and charitable remainder unitrust are recorded at fair market value and the liabilities to make future payments under these agreements are recorded at present value, with the difference reported as deferred inflows of resources. These assets and liabilities are adjusted to reflect changes in their fair market value and present value. The determination of the present value of liabilities under charitable gift annuities and charitable remainder unitrust are based on discount rates and mortality tables established by the Internal Revenue Code and Regulations. The Foundation is a charitable recipient of a charitable lead trust. Assets received under the charitable lead trust are recorded at fair market value, with changes recorded as deferred inflows of resources. The determination of the future values is discounted in the same manner as contribution receivables based on the prevailing five-year Treasury constant maturities.

Works of Art:

Donated works of art are capitalized and are recorded as other assets on the statements of net position.

Deferred Inflows of Resources:

The Foundation reports increases in net position that relate to future periods as deferred inflows of resources in a separate section of the statement of net position. Deferred inflows of resources relate to split-interest agreements.

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NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Revenue Recognition:

Contributions of cash, investments securities or pledges receivable are recognized at fair value when all eligibility requirements have been met and are recognized when funds are received. Property and equipment donated to the Foundation are recorded at their estimated 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.

Each state university board of trustees is authorized to permit the use of property, facilities, and personal services at any state university by any university direct support organization per Section 1004.28, Florida Statutes. Administrative and fiscal services, office space, and other miscellaneous support services are provided to University direct support organizations by the University. As discussed in Note 6, the Foundation records the University's support as contributed services on the Statement of Revenue, Expenses, and Changes in Net Position.

Bond Discounts and Premiums:

Bond discounts and premiums are amortized over the terms of the bonds using the straight-line method since the difference between this method and the effective interest method is not material to the financial statements. Bond discounts and premiums are presented as an adjustment to the face amount of bonds payable.

Compensated Absences:

Employees of the Foundation are entitled to paid vacation and sick days depending on job classification, length of service and other factors. Upon termination of employment, an employee will be paid for accumulated annual leave. In addition, an employee with ten or more years of service may be paid for a portion of their accumulated sick leave.

At June 30, 2020 and 2019, accrued compensated absences totaling \$416,531 and \$375,298 were reported as a component of accrued expenses in the accompanying financial statements.

Other Program Services:

Other program services consist of expenditures to support the objectives of the University and/or its various colleges and departments.

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
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NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Income Taxes:

The Foundation is a nonprofit organization exempt from federal income tax under Section 501 (c) (3) of the Internal Revenue Code. However, income from certain investment activities not directly related to the Foundation's tax-exempt purpose is subject to taxation as unrelated business income.

In addition, the Foundation qualifies for the charitable contribution deduction under Section 170(b)(1)(A)(vi) and has been classified as an organization other than a private foundation under Section 509(a)(1).

Use of Estimates:

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Retirement Plan and Other Post-Employment Healthcare Benefits:

As discussed in more detail in Note 10, Foundation employees may elect to participate in the Florida Retirement System consisting of a defined benefit plan; the Deferred Retirement Option Program, an alternative method for retirement payment; and the Public Employee Optional Retirement Program, a defined contribution plan. These plans have vesting and service requirements. Certain eligible faculty and administrators may also elect to participate in the Optional Retirement Program, a defined contribution plan which provides full and immediate vesting of contributions. Certain key University personnel participate in a money-purchase retirement savings plan with specific vesting schedules.

As required by Section 112.0804, 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 allows retirees to participate in the plan at reduced or blended group rates. These rates may 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 who work for the Foundation are employees of the University, the liabilities for pensions and other post-employment benefits is reported by the University and not reflected on the Foundation's financial statements.

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NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Recent Accounting Standards:

The Foundation adopted GASB Statement No. 88, *Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements*, which requires additional essential information related to debt be disclosed in the notes to the financial statements. This statement also requires existing and additional information be provided for direct borrowings and direct placements of debt separately from other debt. The required disclosures have been added to Note 7.

NOTE 2 - CASH AND INVESTMENTS

Cash and Cash Equivalents:

At June 30, 2020 and 2019, unrestricted cash and cash equivalents consisting of bank demand accounts were as follows:

	2020	2019
Foundation cash on deposit	\$ 2,553,823	\$ 1,290,484
Housing cash on deposit	242,347	54,494
	\$ 2,796,170	\$ 1,344,978

At June 30, 2020 and 2019, restricted cash and cash equivalents consisting of State of Florida's Division of Treasury's SPIA and Housing reserve accounts were as follows:

	2020	2019
Housing operating reserves	\$ 923,192	\$ 926,671
Housing replacement reserves	456,836	357,529
Housing contingency and improvement reserve	5,464,922	4,853,841
Courtelis reserve	445,290	548,494
SPIA operating reserves	962,268	1,429,096
Housing bond service accounts	5,443	12,841
	8,257,951	8,128,472
Less current portion	-	11,699
Restricted cash, less current portion	\$ 8,257,951	\$ 8,116,773

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JUNE 30, 2020 AND 2019

NOTE 2 - CASH AND INVESTMENTS (Continued)

Custodial Credit Risk - Deposits:

Custodial credit risk for deposits is the risk that, in the event of a depository financial institution's failure, the Foundation's deposits may not be returned to it. It is the Foundation's policy to monitor deposits on account to avoid deposits that are not covered by depository insurance or are uncollateralized. The Foundation's cash balances held at financial institutions are insured by the Federal Deposit Insurance Corporation ("FDIC") up to certain limits. At June 30, 2020, the Foundation's uninsured cash balance at financial institutions totaled approximately \$524,000.

At June 30, 2020, the Foundation maintained approximately \$7,678,000 of cash and cash equivalent balances in the State of Florida's Division of Treasury's SPIA investment pool ("Pool"). This amount is the Foundation's pro-rata ownership in the Pool itself, not in the underlying securities. The Pool is invested in a combination of short-term liquid instruments and intermediate term fixed income securities. Federal depository insurance does not insure amounts in the Pool. At June 30, 2020, the Pool was rated at AA-f by Standard and Poor's and had an effective duration of 0.43 years. Fair value for this account is determined by multiplying the Foundation's cost for its pro-rata share of the Pool by the Pool's Fair Value Factor ("Factor"). At June 30, 2020, the unaudited Factor was 1.0291. The Factor is determined by an independent pricing service which uses quoted market prices as well as multifactor models for securities which have no quoted market prices.

Additional information may be found in Note 2 to the State of Florida Comprehensive Annual Financial Report ("CAFR") and at the Treasury's website, www.fltreasury.org. Due to the dollar for dollar liquidity of the account, the cash amounts in the Foundation's financial statements that are held in SPIA have not been adjusted for the unaudited fair value factor.

Additional financial instruments that potentially subject the Foundation to custodial credit risk consist of cash deposits at brokerage firms. These accounts are not insured by the FDIC. At June 30, 2020, the Foundation maintained cash and cash equivalent balances at these institutions totaling approximately \$2,331,000.

Management monitors the soundness of the financial institutions and does not believe the Foundation is exposed to any significant credit risk on cash and cash equivalents.

Investments:

The Foundation has an investment policy which provides guidelines for the investments of Foundation assets. The purpose of these assets is to further the overall mission of the University. The objectives of the assets are the enhancement of capital and real purchasing power while limiting exposure to risk of loss. Real purchasing power of real rate of return will be defined as returns in excess of inflation as defined by Consumer Price Index. The investment policy provides information on authorized asset classes, target allocations and ranges of acceptable investment categories.

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NOTES TO FINANCIAL STATEMENTS
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NOTE 2 - CASH AND INVESTMENTS (Continued)

Investments (Continued):

Investments are carried at fair value and consist of the following:

	Cost	Fair Value	Unrealized Gain (Loss)
June 30, 2020:			
Certificates of deposit	\$ 415,953	\$ 415,953	\$ -
Equity securities -			
Common stock and mutual funds	50,351,522	60,545,211	10,193,689
Debt securities	16,701,208	17,139,174	437,966
Alternative investments -			
Fund of fund hedge funds	6,660,500	7,947,135	1,286,635
Private equity investments	5,354,012	5,528,091	174,079
Real estate investment trust	2,567,279	2,679,222	111,943
	<u>\$ 82,050,474</u>	<u>\$ 94,254,786</u>	<u>\$ 12,204,312</u>
June 30, 2019:			
Certificates of deposit	\$ 599,649	\$ 599,649	\$ -
Equity securities -			
Common stock and mutual funds	49,219,517	61,088,241	11,868,724
Debt securities	16,872,372	17,145,999	273,627
Alternative investments -			
Fund of fund hedge funds	5,497,079	8,982,267	3,485,188
Private equity investments	2,569,952	3,641,312	1,071,360
Real estate investment trust	2,834,936	3,097,625	262,689
	<u>\$ 77,593,505</u>	<u>\$ 94,555,093</u>	<u>\$ 16,961,588</u>

Wells Fargo is the custodian for the Foundation's equity securities, debt securities and fund of fund hedge funds.

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NOTE 2 - CASH AND INVESTMENTS (Continued)

Investments (Continued):

As further discussed in Note 6, on July 1, 2016, the Foundation entered into a cash and securities agreement with the Pensacola Museum of Art (“PMA”) for the furtherance of the PMA mission. The Foundation acts as a manager of PMA’s certificates of deposit and mutual funds which are included in the Foundation’s investment balance. These investments are kept separate from the Foundation’s investment pool. Balances at June 30 were as follows:

	2020	2019
Certificates of deposit	\$ 415,953	\$ 599,649
Mutual funds	120,034	116,761
	\$ 535,987	\$ 716,410

As further discussed in Note 9, the fair market value of all endowed investments was at a level above the minimum required by donor stipulations, totaling \$8,833,193. However, individual donor-restricted endowment funds were deficient, totaling \$372,761, where the fair value of the investments at June 30, 2020 was less than the level required by the donor stipulations.

The net return on investments was as follows:

	Total Unrestricted	Total Expendable
Year Ended June 30, 2020 -		
Dividends and interest	\$ 3,677	\$ 1,497,773
Net realized gain on investments	8,547	3,489,631
Unrealized gain (loss) on investments	1,115,654	(5,051,730)
Total return on investments	\$ 1,127,878	\$ (64,326)
 Year Ended June 30, 2019 -		
Dividends and interest	\$ 3,467	\$ 1,511,140
Net realized gain on investments	12,691	5,401,634
Unrealized gain (loss) on investments	671,602	(2,688,231)
Total return on investments	\$ 687,760	\$ 4,224,543

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NOTE 2 - CASH AND INVESTMENTS (Continued)

Custodial Credit Risk - Investments:

Custodial 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, 2020 and 2019, 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 the book entry form.

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.

Disclosure of any issuer of investments that in the aggregate is 5% or more of the portfolio is required to be disclosed as a concentration of credit risk (investments issued by or explicitly guaranteed by the US Government and investments in mutual funds, external investment pools and other pooled investments are exempt). As of June 30, 2020, there were no concentrations of credit risk.

Credit Risk:

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. At June 30, 2020 and 2019, the credit quality ratings of the Foundation's debt securities were as follows:

<u>Standard and Poor's Credit Rating</u>	<u>2020</u>	<u>2019</u>
AAA	\$ 6,070,372	\$ 5,468,988
AA	788,417	895,142
A	3,082,487	3,133,401
BBB	3,540,233	3,566,452
BB	2,871,435	3,325,341
B	610,550	756,675
Below B	73,646	-
Unrated	102,034	-
	<u>\$ 17,139,174</u>	<u>\$ 17,145,999</u>

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NOTE 2 - CASH AND INVESTMENTS (Continued)

Credit Risk (Continued):

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 securities that are directly held by the Foundation.

Interest Rate Risk:

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Foundation's policy for managing its exposure to fair value loss occurring from interest rate risk is through maintaining diversification of its investments and investment maturities so as to minimize the impact of downturns in the market as stated above.

As of June 30, 2020, the Foundation's debt securities had the following weighted average maturities:

Total Fair Value	Less than 1 year	1-5 years
\$ 17,139,174	\$ 5,393,022	\$ 11,746,152

As of June 30, 2019, the Foundation's debt securities of \$17,145,999 had weighted average maturities of 1 - 5 years.

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 and equity securities that are directly held by the Foundation.

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. It is the Foundation's policy to limit its exposure to foreign currency risk by limiting the asset allocation in international investments in accordance with the established targets in the approved investment policy. As of June 30, 2020 and 2019, the Foundation did not have any direct investments subject to this risk. As of June 30, 2020 and 2019, the Foundation's assets were held in U.S. currency. The currency risk on international and global assets is absorbed by the underlying investments managers.

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NOTE 2 - CASH AND INVESTMENTS (Continued)

Fair Value Measurements:

The Foundation utilizes various methods to measure fair value of its assets and liabilities on a recurring basis. U.S. GAAP establishes a hierarchy that prioritizes inputs to valuation methods. The three levels of hierarchy are:

Level 1: Unadjusted quoted market prices in active markets for identical assets or liabilities.

Level 2: Observable inputs other than quoted market prices and can include active markets and markets not considered to be active.

Level 3: Unobservable inputs that are supported by little or no market activity.

The availability of observable inputs can vary from security to security and is affected by a wide variety of factors, including, for example, the type of security, whether the security is new and not yet established in the marketplace, the liquidity of markets, and other characteristics particular to the security. To the extent the valuation is based on models or inputs that are less observable or unobservable in the market, the determination of fair value requires more judgment. Accordingly, the degree of judgment exercised in determining fair value is greatest for instruments categorized in Level 3.

The inputs used to measure fair value may fall into different levels of the fair value hierarchy. In such cases, for disclosure purposes, the level in the fair value hierarchy within which the fair value measurement falls in its entirety, is determined based on the lowest level of any input that is significant to the fair value measurement in its entirety. The inputs or methodology used for valuing securities are not necessarily an indication of the risk associated with investing in those securities. Changes in valuation techniques may result in transfers in or out of an investment's assigned level as described above.

The inputs used to measure the fair value of contributions receivable are categorized as Level 3.

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JUNE 30, 2020 AND 2019

NOTE 2 - CASH AND INVESTMENTS (Continued)

Fair Value Measurements (Continued):

The fair value of the Foundation's assets and liabilities at June 30, 2020 is as follows:

Description	Total	(Level 1)	(Level 2)	(Level 3)
Assets measured at fair value -				
Equity securities-Domestic & International	\$ 60,545,211	\$ 60,545,211	\$ -	\$ -
Debt securities	17,139,174	10,946,624	6,192,550	-
Alternative investments:				
Private equity investments	2,175,468	-	-	2,175,468
Real estate investment trust	2,679,222	-	-	2,679,222
Total alternative investments	4,854,690	-	-	4,854,690
Funds held in trust by others	3,559,423	3,559,423	-	-
Contributions receivable, net	4,228,532	-	-	4,228,532
Total assets measured at fair value	90,327,030	75,051,258	6,192,550	9,083,222
Assets measured at net asset value (NAV) -				
Fund of fund hedge funds	7,947,135			
Private equity investments	3,352,623			
Total assets measured at NAV	11,299,758			
Total assets	101,626,788			
Liabilities:				
Funds held in trust	2,033,988	-	-	2,033,988
Due to WFHT	949,824	-	949,824	-
Total liabilities	2,983,812	-	949,824	2,033,988
Total	\$ 98,642,976	\$ 75,051,258	\$ 5,242,726	\$ 7,049,234

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JUNE 30, 2020 AND 2019

NOTE 2 - CASH AND INVESTMENTS (Continued)

Fair Value Measurements (Continued):

The fair value of the Foundation's assets and liabilities at June 30, 2020 is as follows:

Description	Total	(Level 1)	(Level 2)	(Level 3)
Assets measured at fair value -				
Equity securities-Domestic & International	\$ 61,088,241	\$ 61,088,241	\$ -	\$ -
Debt securities	17,145,999	11,462,615	5,683,384	-
Alternative investments:				
Private equity investments	1,701,594	-	-	1,701,594
Real estate investment trust	3,097,625	-	-	3,097,625
Total alternative investments	4,799,219	-	-	4,799,219
Funds held in trust by others	3,180,517	3,180,517	-	-
Contributions receivable, net	4,050,720	-	-	4,050,720
Total assets measured at fair value	90,264,696	75,731,373	5,683,384	8,849,939
Assets measured at net asset value (NAV) -				
Fund of fund hedge funds	8,982,267			
Private equity investments	1,939,718			
Total assets measured at NAV	10,921,985			
Total assets	101,186,681			
Liabilities:				
Funds held in trust	2,159,914	-	-	2,159,914
Due to WFHT	1,173,507	-	1,173,507	-
Total liabilities	3,333,421	-	1,173,507	2,159,914
Total	\$ 97,853,260	\$ 75,731,373	\$ 4,509,877	\$ 6,690,025

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NOTES TO FINANCIAL STATEMENTS
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NOTE 2 - CASH AND INVESTMENTS (Continued)

Fair Value Measurements (Continued):

The following methods and assumptions were used to estimate the fair value for each class of asset and liability, measured at fair value:

Equity securities - Investments in equity securities are measured at fair value using quoted market prices. They are classified as Level 1 as they are traded in an active market for which closing stock prices are readily available.

Debt securities - Investments in fixed income securities are classified as Level 1 as they trade with sufficient frequency and volume to enable the Foundation to obtain pricing information on an ongoing basis. However, a small segment of debt security holdings is in a High Yield Commingled Fund where there are inputs, other than quoted prices included in Level 1, that are observable, either directly or indirectly, and therefore included in Level 2.

Alternative investments - Investments in private equity partnerships for which there is no readily determinable fair value is classified as Level 3 as the valuation is based on significant unobservable inputs.

Private equity and real estate investment trust funds for which there are not readily determinable fair values are classified as Level 3 as the valuation is based on significant unobservable inputs. Private equity real estate are partnerships formed for the purpose of acquiring, holding, managing and selling income producing real estate and real estate related assets including interest in joint venture development projects for current income, investment and capital appreciation over a three to five year holding period.

Funds held in trust by others - Funds held in trust by others are measured at fair value using quoted market prices. They are classified as Level 1 as they are traded in an active market for which closing stock prices are readily available. The liabilities are classified as Level 3 as they are measured at the present value of the future distributions the Foundation expects to receive over the term of the agreements.

Contributions receivable - Unconditional promises to give that are expected to be collected in future years are recorded at an estimated fair value determined using the discounted present value of expected cash flows. They are classified as Level 3 as the discounts on those amounts are computed using a risk adjusted discount rate applicable at the time promises are received.

Due to WFHT - The amount payable to WFHT is classified as Level 2 as the value correlates directly to the fair value of WFHT's interest in the Foundation's investment pool.

While the Foundation believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different estimate of fair value at the reporting date.

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NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 2 - CASH AND INVESTMENTS (Continued)

Fair Value Measurements (Continued):

The following table presents a reconciliation of the statement of net position amounts for financial instruments measured at fair value on a recurring basis using significant unobservable inputs (Level 3) for the year ended June 30, 2020:

	Private Equity	Real Estate	Contributions Receivable, net	Funds Held in Trust by Others	Total
Assets:					
Beginning balance	\$ 1,701,594	\$ 3,097,625	\$ 4,050,720	\$ -	\$ 8,849,939
Total gains or losses:					
Included in change					
in net assets	74,944	242,897	-	-	317,841
Purchases, issuances, sales, and settlements:					
Purchases	540,256	217,824	-	-	758,080
Settlements	(141,326)	(879,124)	-	-	(1,020,450)
New pledges, payments, Write-offs:					
New pledges	-	-	608,726	-	608,726
Payments	-	-	(430,914)	-	(430,914)
Total assets	2,175,468	2,679,222	4,228,532	-	9,083,222
Liabilities:					
Beginning balance	-	-	-	2,159,914	2,159,914
Adjustments	-	-	-	(66,092)	(66,092)
Total gains or losses:					
Included in change					
in net assets	-	-	-	78,119	78,119
Purchases, issuances, sales, and settlements:					
Purchases	-	-	-	47,742	47,742
Settlements	-	-	-	(185,695)	(185,695)
Total liabilities	-	-	-	2,033,988	2,033,988
Total	\$ 2,175,468	\$ 2,679,222	\$ 4,228,532	\$ (2,033,988)	\$ 7,049,234

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 2 - CASH AND INVESTMENTS (Continued)

Fair Value Measurements (Continued):

The following table presents a reconciliation of the statement of net position amounts for financial instruments measured at fair value on a recurring basis using significant unobservable inputs (Level 3) for the year ended June 30, 2019:

	Private Equity	Real Estate	Contributions Receivable, net	Funds Held in Trust by Others	Total
Assets:					
Beginning balance	\$ 1,231,297	\$ 3,174,114	\$ 2,666,610	\$ -	\$ 7,072,021
Total gains or losses:					
Included in change in net assets	193,032	129,854	-	-	322,886
Purchases, issuances, sales, and settlements:					
Purchases	685,843	278,207	-	-	964,050
Settlements	(408,578)	(484,550)	-	-	(893,128)
New pledges, payments, Write-offs:					
New pledges	-	-	1,754,120	-	1,754,120
Payments	-	-	(370,010)	-	(370,010)
Total assets	1,701,594	3,097,625	4,050,720	-	8,849,939
Liabilities:					
Beginning balance	-	-	-	1,604,792	1,604,792
Adjustments	-	-	-	582,814	582,814
Total gains or losses:					
Included in change in net assets	-	-	-	156,958	156,958
Purchases, issuances, sales, and settlements:					
Purchases	-	-	-	-	-
Settlements	-	-	-	(184,650)	(184,650)
Total liabilities	-	-	-	2,159,914	2,159,914
Total	\$ 1,701,594	\$ 3,097,625	\$ 4,050,720	\$ (2,159,914)	\$ 6,690,025

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 2 - CASH AND INVESTMENTS (Continued)

Fair Value Measurements (Continued):

The following tables set forth a summary of valuation techniques and quantitative information utilized in determining the fair value of the Level 3 assets and liabilities as of June 30, 2020, excluding investments valued using the practical expedient or the net asset value (“NAV”).

<u>Asset or Liability Type</u>	<u>Fair Value</u>	<u>Valuation Technique(s)</u>	<u>Unobservable Input</u>	<u>Range (weighted average)</u>
Real Estate Investment Trust - Harbert IV:				
Real Estate Partnership Interest	\$ 2,817	Independent Appraisal	N/A	N/A
Real Estate Investment Trust - Harbert V:				
Real Estate Partnership Interest	\$ 292,007	Independent Appraisal	Capitalization Rate	7.56%
Real Estate Partnership Interest	\$ 179,736	Direct Capitalization	Capitalization Rate	6.24%
Real Estate Partnership Interest	\$ 97,762	Market Transactions (a)	N/A	N/A
Real Estate Investment Trust - Harbert VI:				
Real Estate Partnership Interest	\$ 403,437	Independent Appraisal	Capitalization Rate	5.86%
Real Estate Partnership Interest	\$1,187,323	Direct Capitalization	Capitalization Rate	6.62%
Real Estate Partnership Interest	\$ 516,140	Market Transactions (a)	N/A	N/A
Private Equity Investments - Step Stone:				
Preferred Partnership Interest	\$ 355,346	Escrow	Other (b)	N/A
Member or Partnership Interest	\$ 237,911	Other	N/A	N/A

(a) Market Transactions include related capital expenditures of a particular investment.

(b) Investment is valued based on the estimated future distributions from the release of escrow.

**UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019**

NOTE 2 - CASH AND INVESTMENTS (Continued)

Fair Value Measurements (Continued):

<u>Asset or Liability Type</u>	<u>Fair Value</u>	<u>Valuation Technique(s)</u>	<u>Unobservable Input</u>	<u>Range (weighted average)</u>
Private Equity Investments - Portfolio Advisor Credit Opportunities Fund:				
Common Securities	\$ 95,220	Market Comparable Companies	EBITDA Multiple (11.3x)	7.4x - 16.4x
Common Securities	\$ 5,265	Cost (Recent Transaction)	N/A	N/A
Preferred Securities	\$ 42,740	Market Comparable Companies	EBITDA Multiple (11.5x)	1.2x - 15.6x
Debt Securities	\$ 51,862	Cost (Recent Transaction)	N/A	N/A
Debt Securities	\$ 527,300	Relative Value Analysis	Yield to Maturity 10.91%	9.1% - 15.66%
Private Equity Investments - Golub Capital Partners International:				
Debt Securities	\$ 859,824	Market rate approach	Market interest rate	10.80%
Contributions receivable, net	\$4,228,532	Discounted present value	Discounted present value of expected cash flows at a risk-adjusted discount rate applicable at the time promises are received	N/A
Funds Held in Trust - Liabilities	\$2,033,988	Factor times Annuity	Value of \$1 paid every year discounted for both mortality and interest multiplied by the annual amount paid to annuitant(s)	N/A

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
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NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 2 - CASH AND INVESTMENTS (Continued)

Fair Value Measurements (Continued):

The following table lists investments in hedge funds and investment limited partnerships by strategy, excluding investments measured at net asset value, as of June 30, 2020:

	<u>Net Asset Value</u>	<u>Unfunded Commitments</u>	<u>Redemption Frequency (If Currently Eligible)</u>	<u>Redemption Notice Period</u>
Fund of Fund Hedge Funds:				
Equity market neutral	7,947,135	-	Quarterly to Semi-annual	95 Days
Private equity investments	<u>3,352,623</u>	<u>4,824,925</u>	N/A*	N/A*
	<u>\$ 11,299,758</u>	<u>\$ 4,824,925</u>		

* These funds are in private equity structures, with no ability to be redeemed.

NOTE 3 - CONTRIBUTIONS RECEIVABLE

As of June 30, 2020 and 2019, the Foundation records unconditional promises to give using fair value adjusted for the current year-end at a discount rate of 0% and 2%, respectively, based on the prevailing five-year Treasury constant maturities. As of June 30, 2020 and 2019, the fair value adjustment to contributions revenue was \$-0- and \$482,237, respectively. Multi-year contributions receivable are classified within Level 3 of the fair value hierarchy because determination of the present value of future cash flows is based on little or no market data and requires management to develop their own assumptions. In 2020 and 2019, there were no transfers of contributions receivable into or out of Level 3.

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
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NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 3 - CONTRIBUTIONS RECEIVABLE (Continued)

Unconditional promises to give at June 30 are due as follows:

	2020	2019
In one year or less	\$ 454,886	\$ 476,762
Between one and five years	1,967,338	1,754,212
Greater than five years	1,828,163	2,313,802
Total contributions receivable, gross	4,250,387	4,544,776
Less discounts to net fair value	-	482,237
Less allowance for doubtful accounts	21,855	11,819
	\$ 4,228,532	\$ 4,050,720
Net contributions receivable, fair value		
Current contributions receivable, net	\$ 454,886	\$ 469,368
Noncurrent contributions receivable, net	3,773,646	3,581,352
	\$ 4,228,532	\$ 4,050,720
Total contributions receivable, net		

Time-restricted and endowment contributions receivable (gross) not recognized in the statement of net position under the provisions of GASB No. 33 were \$5,592,972 and \$5,888,547 at June 30, 2020 and 2019, respectively.

Conditional promises to give amounted to \$2,438,052 at June 30, 2020 for state matching funds from the State of Florida Major Gifts Trust Fund. The funds will be forwarded to the Foundation in the event that future appropriations are made by the state legislature.

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
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NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 4 - OTHER RECEIVABLES

Other receivables at June 30 consist of the following:

	<u>2020</u>	<u>2019</u>
Student loan fund	\$ 68,340	\$ 68,025
Rent, less allowance of \$270,367 in 2020 and \$250,896 in 2019	95,164	146,859
Other	<u>14,442</u>	<u>20,749</u>
Net other receivables	<u>\$ 177,946</u>	<u>\$ 235,633</u>

The Student Loan Fund, established through contributions, provides low-interest, short-term loans to students. All transactions are conducted through the University's cashiers' office. The Student Loan Program is made up of accounts receivable for loans to students, funds held at the University available for loans to students, and funds invested in a quasi-endowment at the Foundation. The Foundation holds \$232,012 that is invested in a quasi-endowment. Earnings in the quasi-endowment are transferred to the University, as needed, to support the Student Loan Program.

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 5 - CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2020 was as follows:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
<i>Capitals assets not being depreciated:</i>					
Land	\$ 3,059,483	\$ -	\$ -	\$ -	\$ 3,059,483
Construction in progress	449,820	51	-	-	449,871
Total capital assets not being depreciated	<u>3,509,303</u>	<u>51</u>	<u>-</u>	<u>-</u>	<u>3,509,354</u>
<i>Capitals assets being depreciated:</i>					
Property held under capital lease	77,694,666	-	-	-	77,694,666
Timeless Tanglewood property	5,595,202	-	-	-	5,595,202
Office equipment and software	501,957	13,950	(35)	-	515,872
Idle property	1,191,002	-	-	-	1,191,002
Total capital assets being depreciated	<u>84,982,827</u>	<u>13,950</u>	<u>(35)</u>	<u>-</u>	<u>84,996,742</u>
Less accumulated depreciation for:					
Property held under capital lease	34,534,402	2,996,716	-	-	37,531,118
Timeless Tanglewood property	252,344	168,228	-	-	420,572
Office equipment and software	487,948	9,238	-	-	497,186
Idle property	1,191,002	-	-	-	1,191,002
Total accumulated depreciation	<u>36,465,696</u>	<u>3,174,182</u>	<u>-</u>	<u>-</u>	<u>39,639,878</u>
Total capital assets being depreciated, net	<u>\$ 52,026,434</u>	<u>\$ (3,160,181)</u>	<u>\$ (35)</u>	<u>\$ -</u>	<u>\$ 48,866,218</u>

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A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 5 - CAPITAL ASSETS (Continued)

Capital asset activity for the year ended June 30, 2019 was as follows:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
<i>Capitals assets not being depreciated:</i>					
Land	\$ 2,334,483	\$ 725,000	\$ -	\$ -	\$ 3,059,483
Construction in progress	979,690	1,660,849	-	(2,190,719)	449,820
Total capital assets not being depreciated	<u>3,314,173</u>	<u>2,385,849</u>	<u>-</u>	<u>(2,190,719)</u>	<u>3,509,303</u>
<i>Capitals assets being depreciated:</i>					
Property held under capital lease	75,503,947	-	-	2,190,719	77,694,666
Timeless Tanglewood property	5,595,202	-	-	-	5,595,202
Office equipment and software	501,957	-	-	-	501,957
Idle property	1,985,003	-	(794,001)	-	1,191,002
Total capital assets being depreciated	<u>83,586,109</u>	<u>-</u>	<u>(794,001)</u>	<u>2,190,719</u>	<u>84,982,827</u>
Less accumulated depreciation for:					
Property held under capital lease	31,540,965	2,993,437	-	-	34,534,402
Timeless Tanglewood property	84,114	168,230	-	-	252,344
Office equipment and software	480,567	7,381	-	-	487,948
Idle property	1,215,353	469,373	(493,724)	-	1,191,002
Total accumulated depreciation	<u>33,320,999</u>	<u>3,638,421</u>	<u>(493,724)</u>	<u>-</u>	<u>36,465,696</u>
Total capital assets being depreciated, net	<u>\$ 53,579,283</u>	<u>\$ (1,252,572)</u>	<u>\$ (300,277)</u>	<u>\$ -</u>	<u>\$ 52,026,434</u>

Depreciation expense for the years ended June 30, 2020 and 2019 was \$3,174,182 and \$3,220,778, respectively. As discussed below, an impairment loss of \$417,643 is included in increases to accumulated depreciation for the idle property for the year ended June 30, 2019.

Property held under capital lease represents the University's Student Housing System, which consists of the following: the Villages Phase I (West) and II (East), completed in 1997 and 1999, respectively; the first (Martin Hall), the second (Pace Hall), and the third (Argo Hall) portions of Phase III completed in 2000, 2001, and 2004, respectively; and the first (Heritage Hall) and the second (President's Hall) portions of Phase IV completed in 2010 and 2012, respectively. The buildings under capital lease are depreciated over the lease term, which is effectively 30 years, and the furniture, fixtures, and equipment are depreciated over their useful life of 5 - 10 years. Amortization of property under capital lease is included in depreciation expense. At June 30, 2020 and 2019, amortization of the property under capital lease totaled \$3,005,954 and \$3,052,548, respectively. See Note 11 for further capital lease disclosure.

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
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NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 5 - CAPITAL ASSETS (Continued)

Timeless Tanglewood property represents a portion of an estate that was gifted to the Foundation in 2018 which consists of a building and furniture and fixtures. The remaining gift is included in land, stated above, and works of art, stated in other assets on the statement of net position. This estate is recognized as the UWF President's Club at Timeless Tanglewood and will be used to host related events.

During fiscal year 2019, the Foundation acquired an archaeological property with a carrying value of \$725,000 as of June 30, 2020 and 2019.

The Foundation routinely evaluates the carrying value of its long-lived assets. The Foundation records impairment losses on long-term assets when events or changes in circumstances indicate that the carrying amount of the assets may not be recoverable. If such assets are considered to be impaired, the charge to operations is measured by the amount by which the carrying amount of the assets exceeds the fair value of the assets. Assets to be disposed of are reported at the lower of the carrying amount or fair value less costs to sell.

During the year ended June 30, 2016, management decided to take the Southside units, which are part of the University's student housing system, offline. This action was compliant with the covenants in Section 5.14 of all the bond agreements, which allow housing facilities to be abandoned, sold, converted, razed or removed in the event that the facilities are found to be not capable of producing positive net revenues. Management has been considering this action as a portion of these units have been taken offline over the past few years. The Southside units, originally constructed in the 1960's, are the oldest units and maintenance costs have increased each year. It was economically unfeasible to continue to operate these units in their current capacity. In September 2018, the Foundation transferred six of the fifteen units to the University for non-housing use resulting in a loss on transfer of \$300,277 charged to student housing system operations for the year ended June 30, 2019.

During fiscal year 2019, management determined the remaining nine South Side Housing units to be materially and permanently impaired for housing use with a fair market value of zero. As a result, a loss on impairment equal to the net carrying value of the remaining units or \$417,643 was charged to student housing system operations for the year ended June 30, 2019.

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 6 - RELATED PARTY TRANSACTIONS

At June 30, 2020 and 2019, the Foundation and the University jointly determined an amount for the Foundation to deposit with the University to be used to manage and pay expenses for the Foundation's operations. Payroll, other University departments, and program expenses that are funded from the Foundation are paid through the University utilizing these funds. At June 30, 2020 and 2019, the cash balances held by the University were \$353,218 and \$387,149 respectively, and were included in due from University.

In March of 2013, the Foundation entered into a Memorandum of Understanding with the University of West Florida Historic Trust ("WFHT"), another DSO of the University, where WFHT may transfer current cash assets to the Foundation to invest on their behalf. These funds are invested as a Quasi-Endowment with the Foundation and will be part of the overall investment pool subject to spending and investment policies of the Foundation as agreed to in the memorandum. Funds invested by WFHT in the Foundation's investment pool totaled \$949,824 and \$1,173,507 at June 30, 2020 and 2019, respectively, and are included in due to WFHT.

On July 1, 2016, the assets of Pensacola Museum of Art ("PMA"), an independent not-for-profit corporation, became part of the University. On that date, the Foundation was gifted a historic building, land, a fine arts collection, furniture and equipment, cash and cash equivalents, a permanent endowment, and other current assets from the dissolving entity totaling approximately \$4.2 million. The historic building and land were transferred to the University and the fine arts collection, furniture and equipment, and all other assets were transferred to WFHT, with the exception of the permanent endowment and cash and cash equivalents. On July 1, 2016, the Foundation entered into a cash and securities agreement with PMA for the furtherance of the PMA mission, as discussed in Note 2. As such, the permanent endowment and cash and cash equivalents remained with the Foundation, which stewards the endowment on behalf of PMA.

As a direct support organization, the Foundation received support from the University in performance of its mission. Salaries and benefits of University employees providing such support total approximately \$770,000 and \$686,000 in 2020 and 2019, respectively, and are included in general and administrative expenses. The University also provides centralized payroll processing and IT support that the Foundation estimates as immaterial to these financial statements.

Due to the Coronavirus Disease 2019 ("COVID-19") pandemic, as discussed in Note 12, the Foundation's housing system chose to disburse pro-rated housing fees to students as a result of Spring 2020 dormitory closures. The total amount of housing fees refunded during the year ended June 30, 2020 was \$1,491,625. The funding source of these refunds were federal stimulus monies received by the University under the Coronavirus Aid, Relief, and Economic Security Act (the "CARES Act"). Housing fees refunded to students decreased operating revenue, and the portion of housing fees fund by CARES Act was recognized as nonoperating revenue.

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NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 7 - BONDS PAYABLE

The table below presents information about revenue bonds at June 30, 2020, including a schedule of changes for the year then ended:

	Beginning Balance	Additions	Deletions	Ending Balance	Amount Due Within One Year
Publicly issued revenue bonds:					
\$28,000,000 Dormitory Refunding Revenue Bonds, Series 2016A, due in annual installments of \$720,000 to \$1,780,000, from June 1, 2017 through June 1, 2040 with interest ranging from 3.375% to 5.00% due semiannually, June 1 and December 1	\$ 24,660,000	\$ -	\$ (1,210,000)	\$ 23,450,000	\$ 1,265,000
Less unamortized premiums	(885,616)	-	42,172	(843,444)	-
Publicly issued revenue bonds payable, net of unamortized premiums	<u>25,545,616</u>	<u>-</u>	<u>(1,252,172)</u>	<u>24,293,444</u>	<u>1,265,000</u>
Direct placement revenue bonds:					
\$8,635,000 Dormitory Refunding Revenue Bonds, Series 2016B, due in annual installments of \$618,500 to \$830,500, from June 1, 2017 through June 1, 2028 with an interest rate of 2.75% due semiannually, June 1 and December 1	6,731,000	-	(670,500)	6,060,500	688,000
\$13,683,344 Dormitory Refunding Revenue Bonds, Series 2016C, due in annual installments of \$731,544 to \$1,120,171, from June 1, 2017 through June 1, 2031 with an interest rate of 3.10% due semiannually, June 1 and December 1	11,423,607	-	(799,871)	10,623,736	827,073
Direct placement revenue bonds payable	<u>18,154,607</u>	<u>-</u>	<u>(1,470,371)</u>	<u>16,684,236</u>	<u>1,515,073</u>
Total bonds payable, net of unamortized premiums	<u>\$ 43,700,223</u>	<u>\$ -</u>	<u>\$ (2,722,543)</u>	<u>\$ 40,977,680</u>	<u>\$ 2,780,073</u>

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NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 7 - BONDS PAYABLE (Continued)

The table below presents information about revenue bonds at June 30, 2019, including a schedule of changes for the year then ended:

	Beginning Balance	Additions	Deletions	Ending Balance	Amount Due Within One Year
Publicly issued revenue bonds:					
\$28,000,000 Dormitory Refunding Revenue Bonds, Series 2016A, due in annual installments of \$720,000 to \$1,780,000, from June 1, 2017 through June 1, 2040 with interest ranging from 3.375% to 5.00% due semiannually, June 1 and December 1	\$ 25,810,000	\$ -	\$ (1,150,000)	\$ 24,660,000	\$ 1,210,000
Less unamortized premiums	(927,788)	-	42,172	(885,616)	-
Publicly issued revenue bonds payable, net of unamortized premiums	26,737,788	-	(1,192,172)	25,545,616	1,210,000
Direct placement revenue bonds:					
\$8,635,000 Dormitory Refunding Revenue Bonds, Series 2016B, due in annual installments of \$618,500 to \$830,500, from June 1, 2017 through June 1, 2028 with an interest rate of 2.75% due semiannually, June 1 and December 1	7,383,000	-	(652,000)	6,731,000	670,500
\$13,683,344 Dormitory Refunding Revenue Bonds, Series 2016C, due in annual installments of \$731,544 to \$1,120,171, from June 1, 2017 through June 1, 2031 with an interest rate of 3.10% due semiannually, June 1 and December 1	12,199,803	-	(776,196)	11,423,607	799,871
Direct placement revenue bonds payable	19,582,803	-	(1,428,196)	18,154,607	1,470,371
Total bonds payable, net of unamortized premiums	\$ 46,320,591	\$ -	\$ (2,620,368)	\$ 43,700,223	\$ 2,680,371

Interest of \$124,748 and \$133,393 was accrued on the bonds as of June 30, 2020 and 2019, respectively.

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
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NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 7 - BONDS PAYABLE (Continued)

Maturities of the publicly issued revenue bonds are as follows:

<u>For the year ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 1,265,000	\$ 1,000,981	2,265,981
2022	1,325,000	937,731	2,262,731
2023	1,390,000	871,481	2,261,481
2024	1,450,000	801,981	2,251,981
2025	1,525,000	729,481	2,254,481
2026-2030	7,495,000	2,592,444	10,087,444
2031-2035	4,055,000	1,514,019	5,569,019
2036-2040	4,945,000	627,306	5,572,306
	<u>\$ 23,450,000</u>	<u>\$ 9,075,424</u>	<u>\$ 32,525,424</u>

Maturities of the direct placement revenue bonds are as follows:

<u>For the year ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 1,515,073	\$ 496,000	2,011,073
2022	1,553,587	451,441	2,005,028
2023	1,606,456	405,747	2,012,203
2024	1,649,469	358,491	2,007,960
2025	1,697,152	309,968	2,007,120
2026-2030	7,542,328	793,404	8,335,732
2031	1,120,171	34,725	1,154,896
	<u>\$ 16,684,236</u>	<u>\$ 2,849,776</u>	<u>\$ 19,534,012</u>

The Series 2016A, B, & C Revenue Bonds are all issued on parity and all under the same terms of the trust indenture dated December 1, 2016. These bonds are all secured by mortgages on the student housing facilities in addition to a pledge of revenues earned from their operation. The bonds require the Foundation to maintain various covenants, including one that requires student housing room rates to be maintained at a level that provides net revenues at least equal to 120% of annual debt service. The debt service ratio for the year ended June 30, 2020 was 121%. The Foundation is not aware of any violations of the covenants at June 30, 2020.

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 7 - BONDS PAYABLE (Continued)

The default provisions for the direct placement revenue bonds differ in the following financial attributes:

Series 2016B - In the event the Series 2016B Bond is determined to be taxable by the Internal Revenue Service or the tax laws or regulations are amended, including, but not limited to, causing the Series 2016B Bond to be taxable, subject to minimum tax, alternative minimum tax, or a change in the corporate tax rate, the interest rate on the Series 2016B Bond can be adjusted by the holder to achieve the same after tax yield. In addition, any amount due under the Series 2016B Bond not paid when due shall be subject to payment of a default rate equal to the interest rate on the 2016B Bond plus 2% per annum from and after ten (10) days after the date due.

Series 2016C - In the event of a default that continues beyond any applicable cure period, the Series 2016C Bond shall be subject to a default rate of interest equal to the then applicable rate of interest plus 2.50% until such default has been cured, waived or the 2016C Bond has been paid in full.

NOTE 8 - NET POSITION

Expendable net position at June 30 are available for the following purposes:

	2020	2019
Scholarships, student awards and loan funds	\$ 9,600,275	\$ 11,479,558
Faculty support, professorships and chairs	4,197,516	4,993,746
Foundation reserve fund	10,657,886	8,958,855
Programs and other	19,133,909	20,441,421
Total expendable net position	\$ 43,589,586	\$ 45,873,580

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 8 - NET POSITION (Continued)

Nonexpendable net position consists of endowment fund assets to be held in perpetuity, with only the income to be expended. The following is a summary of nonexpendable net position at June 30, 2020 and 2019, categorized by the purpose for which the income is expendable:

	2020	2019
Scholarships, student awards and loan funds	\$ 31,827,009	\$ 29,264,349
Faculty support, professorships and chairs	11,763,613	11,763,613
Programs and other	19,922,629	19,652,930
Total nonexpendable net position	\$ 63,513,251	\$ 60,680,892

NOTE 9 - ENDOWMENTS

The Foundation's endowments consist of 307 individual funds established for a variety of purposes. The endowments include both donor-restricted endowment funds and funds designated by the governing board to function as endowments. As required by accounting principles generally accepted in the United States of America, net position associated with endowment funds, including funds designated by the governing board to function as endowments, are classified and reported based on the existence or absence of donor-imposed restrictions.

As discussed in Note 6, the Foundation acts as a steward of PMA's cultural endowment program. The endowment of \$535,987, which excludes cash and cash equivalents of \$295,064, does not follow the Foundation's spending policy. All income from the endowment will provide support to PMA's mission.

Interpretation of Relevant Law -

The Foundation's governing board with guidance from legal counsel has interpreted the Florida Uniform Prudent Management of Institutional Funds Act ("Florida UPMIFA") as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary.

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 9 - ENDOWMENTS (Continued)

Funds with Deficiencies -

From time to time, the fair value of assets associated with individual donor-restricted endowment funds may fall below the level that the donor or the Florida UPMIFA requires the Foundation to retain as a fund of perpetual duration. In accordance with accounting principles generally accepted in the United States of America, deficiencies of this nature are reported as a loan from unrestricted net assets. For the period ending June 30, 2020 and 2019, the amount of the loan was \$114,441 and \$20,845, respectively. The loan considers donor-restricted endowments where the fair value of the investments was less than donor stipulations plus amounts available for spending. These deficiencies resulted from unfavorable market fluctuations and continued appropriation for certain programs that was deemed prudent by the governing board.

Return Objectives and Risk Parameters -

The Foundation's governing board has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowments while seeking to maintain the purchasing power of the endowment assets. Endowment assets are invested in a manner that is intended to produce the desired minimum rate of return which is equal to the Consumer Price Index ("CPI") plus 400 basis points (4%) for spending, plus an amount for the operating budget on an annualized basis.

The Foundation's investment committee recognizes that prudent investing requires taking reasonable risks in order to raise the likelihood of achieving the targeted investment returns. Research has demonstrated that portfolio risk is best minimized through diversification of assets. The portfolio of funds is structured to maintain prudent levels of diversification. In terms of relative risk, the volatility of the portfolio is expected to be in line with general market conditions.

Strategies Employed for Achieving Objectives -

To satisfy its long-term rate-of-return objectives, the Foundation relies on a total return strategy in which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). The Foundation targets a diversified asset allocation that places a greater emphasis on equity-based investments to achieve its long-term return objectives within prudent risk constraints.

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 9 - ENDOWMENTS (Continued)

Spending Policy and How the Investment Objectives Relate to Spending Policy -

The Foundation's spending rate is calculated on a three-year average of the market value of the endowments as of June 30. Spending is awarded for endowments greater than \$25,000 after a one year waiting period. The approved spending rate was 4.00% for fiscal years ended June 30, 2020 and 2019.

The Foundation strives to balance the donor's desire to fund current program, faculty, and scholarship needs with the commitment to preserve over time the donor's gifts to the endowment corpus. The Foundation takes seriously its responsibility to provide prudent fiduciary management. Despite utilizing a well-diversified investment portfolio strategy and the best good faith efforts of its governing board, there will be times when the fair market value of an endowment may fall below the endowment corpus value creating underwater endowments. In the event an endowment falls underwater, the Foundation will use a step down spending allocation method to slow the spending from the endowment. The intent of this policy is to attempt to continue to provide spending to support the scholarships, programs, and faculty as designated by the donor and within the limits of Florida laws, while also allowing the endowment to recover more quickly from economic downturns.

The Foundation's operating budget has generally been two percent (2%) of the three-year average of the market value of the investment portfolio. To accommodate both the needs of the university and keeping with the goal of managing the endowment portfolio for the long term the governing board has fixed the amount at a rate of 1.75% effective fiscal year 2020.

Changes in balances for donor and board restricted endowments by net position class as of June 30, 2020 are as follows:

	<u>Unrestricted</u>	<u>Expendable</u>	<u>Nonexpendable</u>	<u>Total</u>
Endowment Balance, July 1, 2019	\$ 1,626,333	\$ 14,092,082	\$ 60,680,892	\$ 76,399,307
Restricted contributions	-	35,325	2,872,359	2,907,684
Investment income	95,457	4,953,737	-	5,049,194
Net depreciation	(100,950)	(5,036,624)	-	(5,137,574)
Other changes	(27,391)	(1,364,529)	(40,000)	(1,431,920)
Amounts appropriated for expenditures	(200,000)	(2,951,629)	-	(3,151,629)
Endowment Balance, June 30, 2020	<u>\$ 1,393,449</u>	<u>\$ 9,728,362</u>	<u>\$ 63,513,251</u>	<u>\$ 74,635,062</u>

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 9 - ENDOWMENTS (Continued)

Changes in balances for donor and board restricted endowments by net position class as of June 30, 2019 are as follows:

	<u>Unrestricted</u>	<u>Expendable</u>	<u>Nonexpendable</u>	<u>Total</u>
Endowment Balance, July 1, 2018	\$ 1,665,776	\$ 14,137,621	\$ 59,387,842	\$ 75,191,239
Restricted contributions	10,000	34,673	1,318,052	1,362,725
Investment income	153,450	6,872,379	-	7,025,829
Net depreciation	(71,512)	(2,681,012)	-	(2,752,524)
Other changes	(31,381)	(1,476,321)	(25,002)	(1,532,704)
Amounts appropriated for expenditures	(100,000)	(2,795,258)	-	(2,895,258)
Endowment Balance, June 30, 2019	<u>\$ 1,626,333</u>	<u>\$ 14,092,082</u>	<u>\$ 60,680,892</u>	<u>\$ 76,399,307</u>

The earnings from investments, and expenditures from those earnings, related to nonexpendable balances for the years ended June 30, 2020 and 2019 are classified as expendable balances.

As of June 30, 2020 and 2019, \$1,919,018 and \$2,244,251, respectively, of net assets have been designated as quasi-endowment funds to support the missions of the University. The quasi-endowments resulting from internal designations are classified as unrestricted net position. The quasi-endowments resulting from donor designations are classified as expendable net position.

NOTE 10 - RETIREMENT PLAN

Certain Foundation employees working in regularly established positions of the University are covered by the Florida Retirement System (“FRS”), a State-administered cost-sharing, multiple-employer, public employee defined benefit retirement plan (“Plan”). The Plan provisions are established by Chapters 121 and 122, Florida Statutes; Chapter 112, Part IV, Florida Statutes; Chapter 238, Florida Statutes; and FRS Rules, Chapter 60S, Florida Administrative Code, wherein Plan eligibility, contributions, and benefits are defined and described in detail. The FRS is a single retirement system administered by the Department of Management Services, Division of Retirement, and consists of two cost-sharing, multiple-employer retirement plans and other non-integrated programs. These include the Plan, a Deferred Retirement Option Program (“DROP”), and a defined-contribution plan, referred to as the Public Employee Optional Retirement Program (“PEORP”). Participating employers include all State departments, counties, district school boards, universities and community colleges. Many municipalities and special districts have elected to be participating employers. Essentially all regular employees of participating employers are eligible.

Employees in the Plan vest at six years of service. All vested members are eligible for normal retirement benefits at age 62 or at any age after 30 years of service, which may include up to four years of credit for military service.

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 10 - RETIREMENT PLAN (Continued)

The Plan provides retirement, disability, death benefits, and annual cost-of-living adjustments. The University, as an employer participating in the Plan, paid an amount between 10.00% to 27.29% and 8.47% to 25.41% for 2020 and 2019, respectively, of each individual's salary to the retirement fund. Prior to July of 2011, the Plan was a non-contributory program for the employee. During 2020 and 2019, employees paid an amount of 3.00% into the Plan. Retirement expense for employees participating in this plan was \$78,098 and \$61,769 for the years ended June 30, 2020 and 2019, respectively.

DROP, subject to provisions of Section 121.091, Florida Statutes, permits employees eligible for normal retirement under the plan to defer receipt of monthly benefits payments while continuing employment with an FRS employer. An employer may participate in DROP for a period not to exceed 60 months after electing to participate. During the period of DROP participation, deferred monthly benefits are held in the FRS Trust Fund and accrue interest. Retirement expense for employees participating in this plan was \$707 for the year ended June 30, 2020. No employees participated in DROP during the year ended June 30, 2019.

As provided in Section 121.4501, Florida Statutes, eligible FRS members may elect to participate in the PEORP in lieu of the FRS defined-benefit plan. Employees already participating in the State University System Optional Retirement Program or the DROP are not eligible to participate in this program. Employer contributions are defined by law, but the ultimate benefit depends in part on the performance of investment funds. The PEORP is funded by employer contributions that are based on salary and membership class (Regular Class, Senior Management Service Class, etc.). Contributions are directed to individual member accounts, and the individual members allocate contributions and account balances among various approved investment choices. Employees in PEORP vest at one year of service. Retirement expenses for employees participating in this plan were \$38,147 and \$32,130 for the years ended June 30, 2020 and 2019, respectively.

Pursuant to Section 121.35, Florida Statutes, the Florida Legislature created an Optional Retirement Program ("Program") for eligible State University System faculty and administrators. The Program is a defined contribution plan, which provides full and immediate vesting of all contributions submitted to the participating companies on behalf of the participant. Employees in eligible positions may make an irrevocable election to participate in the Program rather than the Plan, and purchase retirement and death benefits through contracts provided by certain insurance carriers. The employing university contributes on behalf of the participant an amount equal to a percentage of the participant's gross monthly compensation. The participant may contribute by salary deduction an amount not to exceed the percentage contributed by the University to the participant's annuity account. Contributions made to the Program for fiscal years ended June 30, 2020 and 2019 totaled \$85,612 and \$84,091, respectively.

The University has established a qualified defined contribution plan under Section 401(a) of the Internal Revenue Code of 1986, as amended ("Code"), that is a governmental plan as defined under Code Section 414(d), to provide retirement benefits to eligible employees. Retirement expenses paid by the Foundation in 2020 and 2019 for the University President participating in the plan totaled \$92,406 and \$58,584, respectively.

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 11 - STUDENT HOUSING SYSTEM

The Foundation has a sublease agreement with the Florida Board of Education of the State of Florida on behalf of the University for use of land and certain existing student housing facilities. The lease requires the Foundation to construct additional student housing facilities and to operate the facilities as a consolidated housing system on behalf of the University.

The Student Housing System consists of seven projects, which are the following: the Villages Phase I (West) and II (East), completed in 1997 and 1999, respectively; the first (Martin Hall), the second (Pace Hall), and the third (Argo Hall) portions of Phase III completed in 2000, 2001, and 2004, respectively; and the first (Heritage Hall) and the second (President's Hall) portions of Phase IV completed in 2010 and 2012, respectively.

The terms of the sublease require the Foundation to pay the University rents of \$10 per year plus variable rent equal to 100% of the Surplus Earnings from the Student Housing System. Surplus Earnings represent cash flows after payment of the operating costs, debt service and reserves. No variable rent was due for either 2020 or 2019. The sublease agreement was signed in 1998 and ends August 31, 2038. The sublease was amended September 30, 2018 in order to transfer six South Side units back to the University for non-housing use. See Note 5 for further explanation regarding the South Side units.

The Foundation and the University have a management operating agreement outlining the responsibilities of both parties for the operations of the Student Housing System. The current agreement was signed on December 1, 2016 and is effective until all bonds outstanding are paid in full.

The University has contracted with Apogee Telecom, Inc. to provide high-speed internet and cable to residence halls along with 24-hr customer support. Under the terms of the management operating agreement, the Foundation assumes financial responsibility for the terms of this contract. Fees are payable monthly in advance and are subject to adjustment based on bed count. The contract, executed on March 6, 2020, was signed for an initial term of 72 months. The agreement will renew for a term of 12 months, upon written mutual agreement.

The anticipated annual expenses over the term of the contract are as follows:

For the fiscal year ended:

2021	\$ 155,088
2022	\$ 371,867
2023	\$ 388,237
2024	\$ 406,847
2025	\$ 436,142
2026	\$ 456,993

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 12 - IMPACT OF COVID-19

In March 2020, the World Health Organization declared the outbreak of COVID-19 to be a global pandemic. During this time, the University closed its campus and dormitories. This closure resulted in a decision to refund a pro-rated amount of housing fees to students no longer living on campus, discussed in Note 6.

From the time of the closure through June 30, 2020, initiatives were developed in order to assist the students and local communities in need. The Foundation raised a total of approximately \$60,000 to help support students and expended approximately \$30,000 of those funds. The Foundation worked closely with the Small Business Development Center (“SBDC”) to raise and expend money to support local businesses. Funds raised and expended were approximately \$1.2 million and \$690,000, respectively. The SBDC is continuing to grant these funds to local businesses.

The Foundation continues to anticipate the greatest effects of this pandemic to be within the student housing system. The Foundation expects a decrease in occupancy and revenue, which could have a material effect on the financial statements. Due to the uncertainty of this pandemic, the material effects are not quantifiable and thus, the financial statements are not adjusted for this uncertainty. The housing system maintains adequate reserves, which is expected to cover necessary expenses and maintain the required debt covenant ratio.

The Foundation has also evaluated the impact of COVID-19 on its investments. While it is reasonably possible the pandemic could have a negative impact on the fair value of the Foundation’s investments, the impact is not readily determinable as of the date of these financial statements. The financial statements do not contain any adjustments that might result from the outcome of this uncertainty.

The Foundation, along with the University, is continually monitoring the potential impacts of the COVID-19 pandemic and its effects on the financial statements. The extent to which the COVID-19 pandemic impacts the Foundation going forward will depend on numerous evolving factors, which the Foundation cannot reliably predict.

SUPPLEMENTARY INFORMATION

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
SCHEDULES OF STUDENT HOUSING SYSTEM REVENUES AND EXPENSES
YEARS ENDED JUNE 30, 2020 AND 2019

	2020	2019
Operating Revenues:		
Rent	\$ 7,756,246	\$ 8,526,791
Interest	253,390	191,244
Other	263,217	262,262
Total revenues	8,272,853	8,980,297
Operating Expenses:		
Salaries and wages	1,887,587	1,889,867
Administrative and general	384,692	683,151
Loss on impairment of capital assets	-	417,643
Maintenance and repairs	1,334,912	1,543,183
Insurance	192,220	187,282
Utilities	977,627	1,070,151
Interest	1,549,899	1,649,744
Depreciation and amortization	3,005,954	3,052,548
Total operating expenses	9,332,891	10,493,569
Operating Loss	(1,060,038)	(1,513,272)
Nonoperating Revenues:		
University support	1,491,625	-
Excess (Deficiency) of Revenues Over (Under) Expenses	\$ 431,587	\$ (1,513,272)

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
SCHEDULES OF NET POSITION
(EXCLUDING THE STUDENT HOUSING SYSTEM)
JUNE 30, 2020 AND 2019

ASSETS

	2020	2019
Current Assets:		
Cash and cash equivalents	\$ 2,553,823	\$ 1,290,484
Contributions receivable, net	454,886	469,368
Other receivables, net	82,782	88,774
Due from University	353,218	387,149
Prepaid expenses	241,665	140,917
Investments	5,393,022	5,772,022
Total current assets	9,079,396	8,148,714
Noncurrent Assets:		
Restricted cash reserves	1,407,558	1,977,590
Contributions receivable, net	3,773,646	3,581,352
Investments	88,861,764	88,783,071
Capital assets, net	8,234,113	8,402,341
Assets held under split interest agreements	3,559,423	3,180,517
Other assets	1,749,997	1,740,547
Total noncurrent assets	107,586,501	107,665,418
Total Assets	\$ 116,665,897	\$ 115,814,132

LIABILITIES, DEFERRED INFLOWS AND NET POSITION

Current Liabilities:		
Accounts payable and accrued expenses	\$ 1,005,322	\$ 828,687
Noncurrent Liabilities:		
Liabilities under split-interest agreements	2,033,988	2,159,914
Due to West Florida Historic Trust	949,824	1,173,507
Total noncurrent liabilities	2,983,812	3,333,421
Deferred Inflows of Resources:		
Split-interest agreements	1,409,663	904,831
Net Position:		
Net investment in capital assets	8,234,113	8,402,341
Unrestricted	(4,069,850)	(4,209,620)
Restricted -		
Expendable	43,589,586	45,873,580
Nonexpendable	63,513,251	60,680,892
Total net position	111,267,100	110,747,193
Total Liabilities, Deferred Inflows and Net Position	\$ 116,665,897	\$ 115,814,132

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
SCHEDULES OF FUNCTIONAL EXPENSES
YEAR ENDED JUNE 30, 2020
(With Comparative Totals for 2019)

	Scholarships	Other Program Services	Student Housing System	Fundraising	General & Administrative	2020 Total	2019 Total
Bad debt expense	\$ -	\$ 10,035	\$ 19,471	\$ -	\$ -	\$ 29,506	\$ 18,760
Bond expense	-	-	11,941	-	-	11,941	22,622
Depreciation and amortization	-	168,228	3,005,954	-	-	3,174,182	3,220,778
Equipment	-	118,150	12,602	-	-	130,752	18,906
Housing administrative and general	-	-	50,383	-	-	50,383	51,197
Insurance	-	26,736	192,220	-	18,195	237,151	233,969
Interest	-	-	1,549,899	-	-	1,549,899	1,649,744
Investment and consultant fees	-	4,942	-	-	223,972	228,914	231,411
Lobbying	-	30,000	-	-	90,000	120,000	120,000
Maintenance and repairs	-	-	1,334,912	-	-	1,334,912	1,543,183
Miscellaneous	-	215,019	-	13,177	7,691	235,887	272,148
Office	-	198,959	93,476	101,397	77,356	471,188	442,468
Professional development	-	129,493	6,795	34,281	6,850	177,419	111,724
Professional services	-	1,111,720	18,178	31,425	68,319	1,229,642	680,268
Public radio program	-	236,837	-	-	-	236,837	299,866
Public relations	-	81,003	-	28,038	7,810	116,851	158,638
Recruitment	-	13,261	406	(6,929)	30	6,768	28,494
Rental	-	43,581	-	7,177	6,468	57,226	49,584
Salaries and wages	-	1,747,360	1,887,587	238,446	1,494,468	5,367,861	5,011,439
Scholarships	1,508,017	-	-	-	-	1,508,017	1,481,751
Service charges and other fees	-	51,709	120,962	(31)	(96,747)	75,893	118,476
Loss on impairment of capital assets	-	-	-	-	-	-	417,643
Loss on transfer of capital assets	-	-	-	-	-	-	300,277
Travel and entertainment	-	330,500	50,478	94,380	35,943	511,301	600,397
University support	-	786,925	-	-	1,000	787,925	1,081,956
Utilities	-	-	977,627	-	-	977,627	1,070,151
	<u>\$ 1,508,017</u>	<u>\$ 5,304,458</u>	<u>\$ 9,332,891</u>	<u>\$ 541,361</u>	<u>\$ 1,941,355</u>	<u>\$ 18,628,082</u>	<u>\$ 19,235,850</u>

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
CHAIRS UNDER EMINENT SCHOLARS PROGRAM
SCHEDULE OF RECEIPTS, EXPENSES AND ENDOWMENT BALANCES
YEAR ENDED JUNE 30, 2020

Name of Gift	Beginning	Beginning	Corpus	Net		Other	Fund Balance	Ending	Ending
	Corpus	Net	Contributed	Investment	Expenditures	Expenditures	Net of	Corpus	Total
	Balance	Balance	During the	Losses	Expenditures	and	Losses , Expense	Balance	Balance
			Year			Transfers	& Transfers		
William Craig Nystul Chair	\$ 1,210,852	\$ 1,581,642	\$ -	\$ 1,984	\$ 4,974	\$ 87,652	\$ 1,487,032	\$ 1,210,852	\$ 1,487,032
John C. Pace, Sr., Business Chair	1,000,000	1,301,551	-	1,633	4,093	72,130	1,223,695	1,000,000	1,223,695
John C. Pace, Sr., Memorial Eminent Scholar	2,644,500	3,519,101	-	4,415	11,069	195,023	3,308,594	2,644,500	3,308,594
John C. Pace, Jr., Distinguished University Professorship	3,966,750	5,278,651	-	6,622	16,600	292,535	4,962,894	3,966,750	4,962,894
Mary Ball Washington Chair	1,320,155	1,618,814	-	2,031	5,091	89,712	1,521,980	1,320,155	1,521,980
Total - Eminent Scholars Program	<u>\$ 10,142,257</u>	<u>\$ 13,299,759</u>	<u>\$ -</u>	<u>\$ 16,685</u>	<u>\$ 41,827</u>	<u>\$ 737,052</u>	<u>\$ 12,504,195</u>	<u>\$ 10,142,257</u>	<u>\$ 12,504,195</u>

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
MAJOR GIFTS PROGRAM
SCHEDULE OF RECEIPTS, EXPENSES AND ENDOWMENT BALANCES
YEAR ENDED JUNE 30, 2020

Name of Gift	Beginning	Beginning	Corpus	Investment	Investments	Spending	Fund Balance	Reclass	Loan from	Ending	Ending
	Corpus	Net	Contributed				Net of				
	Balance	Balance	During the	Losses	& Other	Transfers	Earnings, Expenses	Spending	Unrestricted	Balance	Balance
			Year		Expenses		& Transfers		Transfers		
Alexander Memorial Scholarship	\$ 282,852	\$ 317,319	\$ -	\$ (399)	\$ 998	17,586	\$ 298,336	\$ -	\$ -	\$ 282,852	\$ 298,336
Alfred duPont Foundation Scholarship	435,000	477,758	50,000	(3,793)	1,573	25,519	496,873	-	-	485,000	496,873
Bank of America	150,000	173,732	-	(218)	547	9,629	163,338	-	-	150,000	163,338
Baptist Hospital Fund	170,539	236,310	-	(291)	729	12,831	222,459	-	-	170,539	222,459
Barnett Bank Endowment	166,692	231,613	-	(297)	744	13,101	217,471	-	-	166,692	217,471
Blue Cross & Blue Shield Nursing Scholarship	155,673	168,606	-	(212)	531	9,344	158,519	-	-	155,673	158,519
C. L. Fountain Family Business Ethics	100,000	111,513	-	(140)	351	6,180	104,842	-	-	100,000	104,842
Cacilda Prado Pace Library Fund	150,346	161,752	-	(203)	509	8,964	152,076	-	-	150,346	152,076
Chadbourne Foundation - PJC/UWF	196,434	250,229	10,000	(789)	804	13,800	244,836	-	-	206,434	244,836
Chadbourne Foundation Business Ethics	300,000	329,133	-	(413)	1,036	18,240	309,444	-	-	300,000	309,444
Charles & Fran Switzer Business Ethics	198,774	219,095	-	(275)	689	12,142	205,989	-	-	198,774	205,989
CHARLOTTE	150,000	191,314	-	(240)	602	10,603	179,869	-	-	150,000	179,869
Dorothy Martin Endowment	150,005	191,688	-	(241)	603	10,624	180,220	-	-	150,005	180,220
E. W. Hopkins Jr., Professorship	175,343	241,254	-	(303)	759	13,370	226,822	-	-	175,343	226,822
Elizabeth R. Woolf	275,412	354,409	-	(445)	1,115	19,641	333,208	-	-	275,412	333,208
Gulf Power Electrical Engineering	152,700	165,259	-	(208)	520	9,159	155,372	-	-	152,700	155,372
Harold E. & Pat Marcus History/Archaeology	150,000	183,047	-	(230)	576	10,145	172,096	-	-	150,000	172,096
Jane & Fred Seligman Endowment	207,251	224,481	-	(282)	706	12,440	211,053	-	-	207,251	211,053
John C. Pace, Jr., Memorial Endowment	8,592,090	11,289,584	-	(14,164)	35,503	625,652	10,614,265	-	-	8,592,090	10,614,265
John C. Pace, Jr., Memorial Scholarship Fund	7,740,835	10,245,249	-	(12,853)	32,219	567,777	9,632,400	-	-	7,740,835	9,632,400
John L. Switzer Business Ethics	195,688	215,411	-	(271)	678	11,938	202,524	-	-	195,688	202,524
Katherine C. Pace Memorial Endowment	1,700,000	1,784,957	-	(2,240)	5,614	98,916	1,678,187	-	-	1,700,000	1,678,187
Kerrigan Daughters' Endowment	340,204	367,962	-	(462)	1,158	20,391	345,951	-	-	340,204	345,951
Levin Fund	251,906	318,039	-	(399)	1,001	17,626	299,013	-	-	251,906	299,013
Mabie Fund	325,239	402,311	-	(505)	1,266	22,262	378,278	-	-	325,239	378,278
Mattie M. Kelly Music Education Fund	163,443	224,003	-	(281)	705	12,414	210,603	-	-	163,443	210,603
Maygarden Lecture Series	163,060	182,427	150	(231)	555	10,106	171,685	-	-	163,210	171,685
Medical Center Clinic Endowment	164,306	215,788	-	(271)	679	11,959	202,879	-	-	164,306	202,879

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
MAJOR GIFTS PROGRAM
SCHEDULE OF RECEIPTS, EXPENSES AND ENDOWMENT BALANCES
YEAR ENDED JUNE 30, 2020
(Continued)

Name of Gift	Beginning	Beginning	Corpus	Investment	Investments	Spending	Fund Balance	Reclass	Loan from	Ending	Ending
	Corpus	Net	Contributed				Net of				
	Balance	Balance	During the	Losses	& Other	Transfers	Earnings, Expenses	Spending	Unrestricted	Balance	Balance
			Year		Expenses		& Transfers		Transfers		
National Defense Industrial Assoc Sch End	150,000	160,898	-	(202)	506	8,917	151,273	-	-	150,000	151,273
Orville Beckford Scholarship Endowment	150,050	185,938	-	(234)	585	10,305	174,814	-	-	150,050	174,814
Pickens Foundation For Education	162,556	211,394	-	(266)	665	11,713	198,750	-	-	162,556	198,750
Pre Professional Endowment	165,338	242,153	-	(304)	762	13,420	227,667	-	-	165,338	227,667
Raymond C. Dyson Fund I	177,422	237,029	-	(298)	746	13,136	222,849	-	-	177,422	222,849
Raymond C. Dyson Fund II	162,282	213,037	-	(268)	670	11,807	200,292	-	-	162,282	200,292
Rotary Business Ethics	105,000	114,922	-	(145)	362	6,369	108,046	-	-	105,000	108,046
Sacred Heart Allied Health Endowment	163,947	227,427	-	(286)	716	12,604	213,821	-	-	163,947	213,821
Seymour Gitenstein Scholarship Endowment	200,000	177,221	-	(223)	558	9,957	166,483	-	-	200,000	166,483
Switzer Brothers Professorship Endowment	581,859	638,462	-	(801)	2,008	35,382	600,271	-	-	581,859	600,271
T. T. Wentworth, Jr. Historical Center	151,240	152,070	-	(191)	479	6,926	144,474	-	-	151,240	144,474
William D. Smart Seminar Series in Chem. End.	161,579	169,336	-	(213)	533	9,384	159,206	-	-	161,579	159,206
Women's Athletic Trust Fund	169,296	217,400	271	(271)	686	12,052	204,662	-	-	169,567	204,662
Total	\$ 25,704,361	\$ 32,421,530	\$ 60,421	\$ (44,358)	\$ 102,046	\$ 1,794,331	\$ 30,541,216	\$ -	\$ -	\$ 25,764,782	\$ 30,541,216

UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.
A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA
SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE
YEAR ENDED JUNE 30, 2020

State Grantor		
Pass-through Grantor	CSFA	State
State Program Title	Number	Expenditures
Florida Department of Education and Commissioner of Education:		
Major Gifts Program	48.074	\$ 608,487
Florida Department of Highway Safety and Motor Vehicles:		
University of West Florida License Plate Project	76.036	\$ <u>24,900</u>
Total State Financial Assistance		\$ <u><u>633,387</u></u>

Note: This schedule is presented on the accrual basis of accounting in accordance with generally accepted accounting principles. Although the Major Gifts Program did not meet the Florida Single Audit Act threshold, its activity was subjected to procedures conducted during the audit performed in accordance with *Government Auditing Standards*.