

**FLORIDA INTERNATIONAL UNIVERSITY  
FOUNDATION, INC.**

**FINANCIAL STATEMENTS**

**YEARS ENDED JUNE 30, 2025 AND 2024**

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
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## INDEPENDENT AUDITORS' REPORT

Members of the Board of Directors and  
the Finance Committee and Audit Subcommittee,  
Florida International University Foundation, Inc.:

### Report on the Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the business-type activities and aggregate remaining fund information of the Florida International University Foundation, Inc. (the Foundation), a direct support organization and component unit of Florida International University, as of and for the years ended June 30, 2025 and 2024, and the related notes to the financial statements, which collectively comprise the Foundation's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the business-type activities and the aggregate remaining fund information of the Foundation as of June 30, 2025 and 2024, and the changes in its financial position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Foundation and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Foundation's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditors' Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Foundation's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Foundation's ability to continue as a going concern for a reasonable period of time.

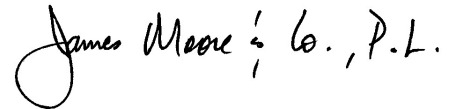
We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that management's discussion and analysis on the following pages 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 Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated October 17, 2025, 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 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 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.

A handwritten signature in black ink that reads "James Moore & Co., P.L.". The signature is written in a cursive style with a large initial "J" and a stylized "M".

Gainesville, Florida  
October 17, 2025

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**MANAGEMENT'S DISCUSSION AND ANALYSIS**

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**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**YEARS ENDED JUNE 30, 2025 AND 2024**

Management's discussion and analysis ("MD&A") provides an overview of the financial position and activities of the Florida International University Foundation, Inc. (the "Foundation"), for the fiscal years ended June 30, 2025, 2024 and 2023, and should be read in conjunction with the financial statements and notes thereto. The MD&A, financial statements, and notes thereto are the responsibility of management.

The Foundation is presented as a discrete component unit of Florida International University (the "University" or "FIU") and is certified as a direct support organization ("DSO"). The Foundation's mission is to encourage, solicit, receive, and administer gifts and bequests of property and funds for scientific, educational and charitable purposes, all for the advancement of the University and its objectives.

### **FINANCIAL HIGHLIGHTS**

The Foundation's assets increased by 11.1% as compared to the prior year primarily due to an increase in investments and an increase in pledges receivable. The Foundation's liabilities increased by 26.7% as compared to the prior year mainly driven by an increase in notes payable offset by a decrease in due to FIU. During fiscal year 2025, the Foundation's net position, which represents the excess of total assets over liabilities and deferred inflows of resources, increased by \$50.4 million.

The Foundation's operating revenues increased 23.7% as compared to the prior year primarily driven by higher investment earnings offset with lower contributions in the current year. The Foundation expects that contribution revenue may fluctuate from year to year and that contributions are the result of cultivation efforts spanning various years. Investment performance is dependent on the financial markets and the Foundation manages the portfolio with a long-term philosophy of capital appreciation. The Foundation's operating expenses increased 1.5% as compared to the prior year.

### **OVERVIEW OF FINANCIAL STATEMENTS**

Pursuant to Governmental Accounting Standards Board ("GASB") Statement No. 35, the Foundation's financial report consists of three basic financial statements for its business-type activities: the statements of net position; the statements of revenues, expenses, and changes in net position; and the statements of cash flows. The financial statements, and notes thereto, encompass the Foundation and its blended component units, which include:

- The Wolfsonian, Inc.
- Foundation Enterprise Holdings I, LLC ("FEH I")
- Foundation Enterprise Holdings II, LLC ("FEH II")
- Foundation Enterprise Holdings V, LLC ("FEH V")
- Foundation Enterprise Holdings VI, LLC ("FEH VI")

### **THE STATEMENTS OF NET POSITION**

The statements of net position reflect the assets, liabilities, and deferred inflows of resources of the Foundation, using the accrual basis of accounting, and present the financial position of the Foundation at a specified time. Assets less liabilities and deferred inflows of resources equals net position, which is one indicator of the Foundation's current financial condition.

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**YEARS ENDED JUNE 30, 2025 AND 2024**  
(Continued)

The following summarizes the Foundation's total net position for fiscal years ended:

|  | <b>June 30,</b>       |                       |                       |
|--|-----------------------|-----------------------|-----------------------|
|  | <b>2025</b>           | <b>2024</b>           | <b>2023</b>           |
| <b>Assets</b>                              |                       |                       |                       |
| Current assets                             | \$ 36,068,144         | \$ 34,694,656         | \$ 31,608,480         |
| Noncurrent assets                          | 501,621,002           | 449,113,512           | 413,744,712           |
| <b>Total assets</b>                        | <b>537,689,146</b>    | <b>483,808,168</b>    | <b>445,353,192</b>    |
| <b>Liabilities</b>                         |                       |                       |                       |
| Current liabilities                        | 5,869,273             | 12,443,710            | 7,021,054             |
| Noncurrent liabilities                     | 10,392,116            | 391,487               | 493,832               |
| <b>Total liabilities</b>                   | <b>16,261,389</b>     | <b>12,835,197</b>     | <b>7,514,886</b>      |
| <b>Deferred inflows of resources</b>       |                       |                       |                       |
| Deferred inflows related to rental income  | 294,905               | 284,555               | 281,823               |
| <b>Total deferred inflows of resources</b> | <b>294,905</b>        | <b>284,555</b>        | <b>281,823</b>        |
| <b>Net position</b>                        |                       |                       |                       |
| Net investment in capital assets           | 6,960,076             | 7,127,263             | 7,225,742             |
| Restricted:                                |                       |                       |                       |
| Nonexpendable endowments                   | 219,872,372           | 213,440,170           | 205,118,328           |
| Expendable                                 | 204,562,413           | 179,568,720           | 167,324,876           |
| Unrestricted                               | 89,737,991            | 70,552,263            | 57,887,537            |
| <b>Total net position</b>                  | <b>\$ 521,132,852</b> | <b>\$ 470,688,416</b> | <b>\$ 437,556,483</b> |

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**YEARS ENDED JUNE 30, 2025 AND 2024**  
(Continued)

**TOTAL ASSETS**

The following summarizes the Foundation's total assets for fiscal years ended:

|   | June 30,              |                       |                       |
|---|-----------------------|-----------------------|-----------------------|
|   | 2025                  | 2024                  | 2023                  |
| Cash and cash equivalents                 | \$ 21,333,027         | \$ 19,849,800         | \$ 17,923,567         |
| Pledges receivable, net                   | 35,007,508            | 32,197,652            | 25,651,766            |
| Lease receivable                          | 294,905               | 284,555               | 281,824               |
| Other current assets                      | 774,918               | 710,137               | 583,812               |
| Due from Athletics Finance Corporation    | 13,020                | -                     | -                     |
| Due from Florida International University | 246,395               | 336,064               | 100,593               |
| Investments                               | 472,632,938           | 422,876,339           | 393,099,833           |
| Depreciable capital assets, net           | 3,830,877             | 3,998,063             | 4,156,239             |
| Nondepreciable capital assets             | 3,555,558             | 3,555,558             | 3,555,558             |
| <b>Total assets</b>                       | <b>\$ 537,689,146</b> | <b>\$ 483,808,168</b> | <b>\$ 445,353,192</b> |

Total assets as of June 30, 2025, increased by \$53,880,978, or 11.1%, as compared to the prior year. Investments increased in the current year due to stronger investment performance in the current year. Pledges receivable increased due to new contributions mainly for scholarships and other university program support as compared to the prior year.

Endowment pledges are not recognized under the GASB accounting framework and are not reflected as pledges receivable in the statements of net position. Only additions to permanent endowments are recognized upon the receipt of cash. Although endowment pledges are not included, the Foundation understands the importance of endowment fundraising as these gifts are a strategic priority. The Foundation will continue to prioritize fundraising for endowment pledges and collecting on those pledges.

As of June 30, 2025, 2024 and 2023, endowment pledges receivable totaled \$16,716,822, \$17,357,095 and \$21,783,782, respectively. Not included in these amounts is \$41,967,040 of match funds, which have been approved but are still pending to be received from the State of Florida under the Trust Fund for Major Gifts. Effective July 1, 2011, state matching funds were temporarily suspended by the Florida Legislature for donations received for this program on or after June 30, 2011. The program may be restarted after \$200 million of the backlog for programs has been matched. The State of Florida did not provide funds for this program during the fiscal year; therefore, these endowment pledges are not recognized in the statements of net position. The ultimate collection of these funds is dependent upon future appropriations for this program by the State of Florida Legislature.

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**YEARS ENDED JUNE 30, 2025 AND 2024**  
(Continued)

**TOTAL LIABILITIES**

The following summarizes the Foundation's total liabilities for the fiscal years ended:

|   | <b>June 30,</b>      |                      |                     |
|---|----------------------|----------------------|---------------------|
|   | <b>2025</b>          | <b>2024</b>          | <b>2023</b>         |
| Accounts payable and accrued expenses   | \$ 419,783           | \$ 584,573           | \$ 552,629          |
| Due to Florida International University | 5,364,605            | 11,774,252           | 6,378,440           |
| Notes payable                           | 10,000,000           | -                    | -                   |
| Annuity obligations                     | 477,001              | 476,372              | 583,817             |
| <b>Total liabilities</b>                | <b>\$ 16,261,389</b> | <b>\$ 12,835,197</b> | <b>\$ 7,514,886</b> |

Total liabilities as of June 30, 2025, increased by \$3,426,192, or 26.7%, as compared to the prior year. The increase is related to a notes payable of \$10,000,000 entered in the current fiscal year associated with a private loan secured for a major construction project on campus. This increase was offset by a decrease in due to FIU of \$6,409,647.

**DEFERRED INFLOWS OF RESOURCES**

Under GASB Statement No. 87, *Leases*, the Foundation recognizes a lease receivable for future amounts to be received under lease agreements, and a related deferred inflow of resources. The deferred inflow of resources is recognized to income over the period of time associated with the respective leases.

The following summarizes the Foundation's total deferred inflows of resources for the fiscal years ended:

|  | <b>June 30,</b>   |                   |                   |
|--|-------------------|-------------------|-------------------|
|  | <b>2025</b>       | <b>2024</b>       | <b>2023</b>       |
| Deferred inflows related to rental income  | \$ 294,905        | \$ 284,555        | \$ 281,823        |
| <b>Total deferred inflows of resources</b> | <b>\$ 294,905</b> | <b>\$ 284,555</b> | <b>\$ 281,823</b> |

Total deferred inflows of resources as of June 30, 2025, increased by \$10,350, or 3.6%, as compared to the prior year. The increase is due to the recognition of rental income and interest revenue over the term of the lease.

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**YEARS ENDED JUNE 30, 2025 AND 2024**  
(Continued)

**NET POSITION**

The following summarizes the Foundation's net position for the fiscal years ended:

|                                  | <b>June 30,</b>       |                       |                       |
|----------------------------------|-----------------------|-----------------------|-----------------------|
|                                  | <b>2025</b>           | <b>2024</b>           | <b>2023</b>           |
| Net investment in capital assets | \$ 6,960,076          | \$ 7,127,263          | \$ 7,225,742          |
| Restricted:                      |                       |                       |                       |
| Nonexpendable endowments         | 219,872,372           | 213,440,170           | 205,118,328           |
| Expendable                       | 204,562,413           | 179,568,720           | 167,324,876           |
| Unrestricted                     | 89,737,991            | 70,552,263            | 57,887,537            |
| <b>Total net position</b>        | <b>\$ 521,132,852</b> | <b>\$ 470,688,416</b> | <b>\$ 437,556,483</b> |

Net position represents the residual interest in the Foundation's assets after deducting liabilities and deferred inflows of resources. Total net position as of June 30, 2025, increased by \$50,444,436, or 10.7%, as compared to the prior year. The increase in net position is mainly attributable to the higher investment performance in the current year. This increase was offset by lower contributions in the current year and an outflow of expendable restricted resources for the benefit of programs, scholarships and building support provided to the University.

Net position is reported in three classifications: net investment in capital assets, restricted net position, and unrestricted net position. Net investment in capital assets reflects total capital assets, net of accumulated depreciation, less any capital-related borrowing. Restricted net position consists of restricted nonexpendable resources, which represent permanent endowments to be held in perpetuity, while expendable resources are made up of external, donor-restricted funds and appreciation from the endowments. Unrestricted net position represents funds that are available without restriction for carrying out the Foundation's objectives.

Additional information about the statements of net position is presented in the notes to financial statements.

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**YEARS ENDED JUNE 30, 2025 AND 2024**  
(Continued)

**THE STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**

The statements of revenues, expenses, and changes in net position present the Foundation's revenue and expense activity, categorized as operating and nonoperating. Revenues and expenses are recognized when earned or incurred, regardless of when cash is received or paid.

The following summarizes the Foundation's changes in net position for the fiscal years ended:

|  | <b>June 30,</b>       |                       |                       |
|--|-----------------------|-----------------------|-----------------------|
|  | <b>2025</b>           | <b>2024</b>           | <b>2023</b>           |
| Contributions, net   | \$ 32,972,468         | \$ 34,106,729         | \$ 38,478,148         |
| Investment earnings  | 66,713,909            | 46,081,193            | 31,936,344            |
| Rental income  | 249,410               | 238,330               | 261,202               |
| Other operating revenues   | 507,325               | 766,996               | 637,165               |
| <b>Total operating revenues, net</b>   | <b>100,443,112</b>    | <b>81,193,248</b>     | <b>71,312,859</b>     |
| Programs, scholarships and building support to<br>Florida International University | 47,610,894            | 46,712,521            | 39,682,684            |
| Fundraising  | 9,123,420             | 9,330,816             | 12,787,114            |
| General and administrative   | 6,134,120             | 5,974,443             | 5,746,339             |
| General support to Florida International University                                | 1,803,209             | 1,654,218             | 1,456,190             |
| Depreciation   | 167,186               | 211,313               | 205,704               |
| <b>Total operating expenses</b>  | <b>64,838,829</b>     | <b>63,883,311</b>     | <b>59,878,031</b>     |
| <b>Operating income</b>  | <b>35,604,283</b>     | <b>17,309,937</b>     | <b>11,434,828</b>     |
| Nonoperating revenues (expenses)   |                       |                       |                       |
| Transfers to Florida International University                                      | -                     | -                     | (679,637)             |
| Change in value of annuity obligations   | (84,000)              | (24,303)              | (84,000)              |
| Interest expense   | (205,833)             | -                     | -                     |
| Support from Florida International University                                      | 7,942,733             | 7,849,606             | 7,677,910             |
| <b>Total nonoperating revenues</b>   | <b>7,652,900</b>      | <b>7,825,303</b>      | <b>6,914,273</b>      |
| <b>Gain before endowment contributions</b>   | <b>43,257,183</b>     | <b>25,135,240</b>     | <b>18,349,101</b>     |
| Endowment contributions  | 7,187,253             | 7,996,693             | 6,491,019             |
| <b>Change in net position</b>  | <b>50,444,436</b>     | <b>33,131,933</b>     | <b>24,840,120</b>     |
| Net position - beginning of year   | 470,688,416           | 437,556,483           | 412,716,363           |
| Net position - end of year   | <b>\$ 521,132,852</b> | <b>\$ 470,688,416</b> | <b>\$ 437,556,483</b> |

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**YEARS ENDED JUNE 30, 2025 AND 2024**  
(Continued)

**OPERATING REVENUES**

GASB Statement No. 35 categorizes revenues as either operating or nonoperating. Operating revenues represent ongoing activities of the Foundation, as well as ongoing activities that are in support of the University's programs. Operating activities are related to the Foundation's mission, which is to encourage, solicit, receive and administer gifts and bequests of property and funds for scientific, educational and charitable purposes, all for the advancement of the University and its objectives. As defined by GASB No. 35, all of the Foundation's revenues are classified as operating revenues.

The following summarizes the operating revenues by source that were used to fund operating activities for the fiscal years ended:

|                                      | <b>June 30,</b>       |                      |                      |
|--------------------------------------|-----------------------|----------------------|----------------------|
|                                      | <b>2025</b>           | <b>2024</b>          | <b>2023</b>          |
| Contributions, net                   | \$ 32,972,468         | \$ 34,106,729        | \$ 38,478,148        |
| Investment earnings                  | 66,713,909            | 46,081,193           | 31,936,344           |
| Rental income                        | 249,410               | 238,330              | 261,202              |
| Other operating revenues             | 507,325               | 766,996              | 637,165              |
| <b>Total operating revenues, net</b> | <b>\$ 100,443,112</b> | <b>\$ 81,193,248</b> | <b>\$ 71,312,859</b> |

Total operating revenues increased by \$19,249,864, or 23.7%, as compared to the prior year. Operating revenues are made up of contributions, investment earnings, rental income and other operating revenues.

The increase in total operating revenues is mainly attributable to investment earnings offset by a decrease in contributions in the current year. As of June 30, 2025, 2024 and 2023, invested assets in the Foundation's portfolio totaled \$463,032,681, \$432,186,543 and \$393,891,609, respectively. Investment earnings in the current year were 11.0% versus 12.0% in the prior year.

Rental income was level when compared to the prior year. Other operating revenues decreased \$259,671, or 33.9%, as compared to the prior year. Other operating revenues are comprised of revenues related to events, museum store sales, royalties and membership dues.

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**YEARS ENDED JUNE 30, 2025 AND 2024**  
(Continued)

**OPERATING EXPENSES**

GASB Statement No. 35 categorizes expenses as either operating or nonoperating. Operating expenses represent ongoing activities of the Foundation, as well as ongoing activities that are in support of the University, such as programs, scholarships and building support. The majority of the Foundation's expenses are operating expenses as defined by GASB. GASB gives financial reporting entities the choice of reporting operating expenses in either their functional or natural classifications. The Foundation has chosen to report operating expenses by their functional classifications on the statements of revenues, expenses, and changes in net position.

The following summarizes the operating expenses by function for the fiscal years ended:

|  | <b>June 30,</b>      |                      |                      |
|--|----------------------|----------------------|----------------------|
|  | <b>2025</b>          | <b>2024</b>          | <b>2023</b>          |
| Programs, scholarships and building support to<br>Florida International University | \$ 47,610,894        | \$ 46,712,521        | \$ 39,682,684        |
| Fundraising  | 9,123,420            | 9,330,816            | 12,787,114           |
| General and administrative   | 6,134,120            | 5,974,443            | 5,746,339            |
| General support to Florida International University                                | 1,803,209            | 1,654,218            | 1,456,190            |
| Depreciation   | 167,186              | 211,313              | 205,704              |
| <b>Total operating expenses</b>  | <b>\$ 64,838,829</b> | <b>\$ 63,883,311</b> | <b>\$ 59,878,031</b> |

Total operating expenses increased by \$955,518, or 1.5%, as compared to the prior year. Operating expenses are comprised of support to the University, fundraising, general and administrative and depreciation expenses.

The largest component of operating expenses is support to the University. These operating expenses include programs, scholarships and building support totaling \$47,610,894 and other general support to the University totaling \$1,803,209. Operating expenses in support of the University totaled \$49,414,103 for the 2024-25 fiscal year, representing an increase of \$1,047,364, or 2.2%, as compared to the prior year. This increase is mainly due to higher programs, scholarships and building support in the current year.

The next largest component of operating expenses is fundraising. Fundraising expenses totaled \$9,123,420 for the 2024-25 fiscal year, representing a slight decrease of \$207,396, or 2.2%, as compared to the prior year. This decrease is mainly due to lower salary expenses and lower professional services in the current year.

General and administrative expenses include business office expenses, and advancement operations expenses. General and administrative expenses totaled \$6,134,120 for the 2024-25 fiscal year, representing a slight increase of \$159,677, or 2.7%, as compared to the prior year.

General support to the University includes other expenses such as lobbying and support for the compensation, travel and business expenses for the University President. General support to the University totaled \$1,803,209 for the 2024-25 fiscal year, representing a slight increase of \$148,991, or 9.0%, as compared to the prior year.

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**YEARS ENDED JUNE 30, 2025 AND 2024**  
(Continued)

**NONOPERATING REVENUES AND EXPENSES**

GASB Statement No. 35 categorizes revenues and expenses as either operating or nonoperating. Nonoperating revenues are comprised of the net change in value of annuity obligations and support from the University. Support from the University includes salaries and benefits related to personnel who perform administrative and fundraising functions for the Foundation.

The following summarizes the nonoperating revenues for the fiscal years ended:

|   | <b>June 30,</b>     |                     |                     |
|---|---------------------|---------------------|---------------------|
|   | <b>2025</b>         | <b>2024</b>         | <b>2023</b>         |
| Transfers to Florida International University | \$ -                | \$ -                | \$ (679,637)        |
| Change in value of annuity obligations        | (84,000)            | (24,303)            | (84,000)            |
| Interest expense                              | (205,833)           | -                   | -                   |
| Support from Florida International University | 7,942,733           | 7,849,606           | 7,677,910           |
| <b>Total nonoperating revenues (expenses)</b> | <b>\$ 7,652,900</b> | <b>\$ 7,825,303</b> | <b>\$ 6,914,273</b> |

Total nonoperating revenues decreased slightly by \$172,403, or 2.2%, as compared to the prior year.

**ENDOWMENT CONTRIBUTIONS**

Endowment contributions decreased by \$809,440, or 10.1%, as compared to the prior year. Endowment contributions are recognized as revenue as they are received in cash. The earnings on an endowment, rather than the endowment itself, are intended for spending. The endowment is invested in perpetuity.

|                                      | <b>June 30,</b>     |                     |                     |
|--------------------------------------|---------------------|---------------------|---------------------|
|                                      | <b>2025</b>         | <b>2024</b>         | <b>2023</b>         |
| Endowment contributions              | \$ 7,187,253        | \$ 7,996,693        | \$ 6,491,019        |
| <b>Total endowment contributions</b> | <b>\$ 7,187,253</b> | <b>\$ 7,996,693</b> | <b>\$ 6,491,019</b> |

**THE STATEMENTS OF CASH FLOWS**

The statements of cash flows provide information about the Foundation's financial results by reporting the major sources and uses of cash and cash equivalents. The statement will assist in evaluating the Foundation's ability to generate net cash flows, its ability to meet its financial obligations as they come due, and its need for external financing. Cash flows from operating activities show the net cash used or provided by the operating activities of the Foundation. Cash flows from capital and related financing activities include changes associated with the long-term debt activities of the Foundation. Cash flows from investing activities show the net sources and uses of cash related to purchasing or selling investments and earnings income on those investments. Cash flows from noncapital financing activities include those activities not covered in other sections.

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**YEARS ENDED JUNE 30, 2025 AND 2024**  
(Continued)

The following summarizes the major sources and uses of cash for the fiscal years ended:

|  | <b>June 30,</b>      |                      |                      |
|--|----------------------|----------------------|----------------------|
|  | <b>2025</b>          | <b>2024</b>          | <b>2023</b>          |
| Cash flows provided by (used in)         |                      |                      |                      |
| Operating activities                     | \$ (32,704,913)      | \$ (22,560,340)      | \$ (20,256,054)      |
| Capital and related financing activities | 10,043,577           | 185,193              | 175,729              |
| Investing activities                     | 16,957,310           | 16,304,687           | 13,876,099           |
| Noncapital financing activities          | <u>7,187,253</u>     | <u>7,996,693</u>     | <u>6,491,019</u>     |
| Change in cash and cash equivalents      | 1,483,227            | 1,926,233            | 286,793              |
| Cash and cash equivalents                |                      |                      |                      |
| Beginning of year                        | 19,849,800           | 17,923,567           | 17,636,774           |
| End of year                              | <u>\$ 21,333,027</u> | <u>\$ 19,849,800</u> | <u>\$ 17,923,567</u> |

Cash and cash equivalents increased by \$1,483,227, or 7.5%, as compared to the prior year. Net cash flows from operating activities decreased by \$10,144,573. Net cash from capital and related financing activities increased by \$9,858,384. The cash flows from investing activities increased by \$652,623. Net cash flows from noncapital financing activities decreased by \$809,440, attributable to a decrease in endowment contributions as compared to the prior year.

**CAPITAL ASSETS AND LONG-TERM DEBT ACTIVITY**

At June 30, 2025, the Foundation had \$9,974,964 in capital assets, less accumulated depreciation of \$2,588,529 totaling net capital assets of \$7,386,435. Depreciation charges for the current fiscal year totaled \$167,186.

The following summarizes the Foundation's capital assets, net of accumulated depreciation, for the fiscal years ended:

|                                       | <b>June 30,</b>     |                     |                     |
|---------------------------------------|---------------------|---------------------|---------------------|
|                                       | <b>2025</b>         | <b>2024</b>         | <b>2023</b>         |
| Building and improvements, net        | \$ 3,764,373        | \$ 3,905,520        | \$ 4,046,667        |
| Furniture and equipment, net          | <u>66,504</u>       | <u>92,543</u>       | <u>109,572</u>      |
| Total depreciable capital assets, net | 3,830,877           | 3,998,063           | 4,156,239           |
| Artwork                               | 22,000              | 22,000              | 22,000              |
| Land                                  | <u>3,533,558</u>    | <u>3,533,558</u>    | <u>3,533,558</u>    |
| Total nondepreciable capital assets   | 3,555,558           | 3,555,558           | 3,555,558           |
| <b>Total capital assets, net</b>      | <u>\$ 7,386,435</u> | <u>\$ 7,553,621</u> | <u>\$ 7,711,797</u> |

The largest component of capital assets is building and improvements, net totaling \$3,764,373, or 51.0%, of the total balance. Land, furniture and equipment, net, and artwork, totaling \$3,533,558, \$66,504 and \$22,000, respectively, account for the remaining balance in capital assets.

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**YEARS ENDED JUNE 30, 2025 AND 2024**  
(Continued)

The following summarizes the Foundation's debt outstanding for the fiscal years ended:

|                               | June 30,             |                   |                   |
|-------------------------------|----------------------|-------------------|-------------------|
|                               | 2025                 | 2024              | 2023              |
| Notes payable                 | \$ 10,000,000        | \$ -              | \$ -              |
| Annuity obligations           | 477,001              | 476,372           | 583,817           |
| <b>Total outstanding debt</b> | <b>\$ 10,477,001</b> | <b>\$ 476,372</b> | <b>\$ 583,817</b> |

The following summarizes the Foundation's net investment in capital assets for the fiscal years ended:

|   | June 30,            |                     |                     |
|---|---------------------|---------------------|---------------------|
|   | 2025                | 2024                | 2023                |
| Capital assets, net                     | \$ 7,386,435        | \$ 7,553,621        | \$ 7,711,797        |
| Annuity obligations                     | (426,359)           | (426,358)           | (486,055)           |
| <b>Net investment in capital assets</b> | <b>\$ 6,960,076</b> | <b>\$ 7,127,263</b> | <b>\$ 7,225,742</b> |

Additional information about the Foundation's capital assets and long-term debt activity is presented in the notes to financial statements.

**FIDUCIARY FINANCIAL STATEMENTS**

As a result of the implementation of GASB 84, *Fiduciary Activities*, separate Statements of Fiduciary Net Position and Statements of Revenues, Expenses, and Changes in Fiduciary Net Position are included in these financial statements. Fiduciary funds are used to account for resources held for the benefit of external parties such as the University. Fiduciary funds are not reflected in the Foundation's basic business-type entity financial statements because ownership of those resources remains with the University.

**OUTLOOK FOR THE FUTURE**

Fiscal year 2024-25 was a year of transition and renewed strategic direction for the Foundation. As the university welcomed President Jeanette M. Núñez as its seventh president, the Foundation remained focused on advancing FIU's institutional priorities, engaging with our 340,000+ alumni, and laying the groundwork for a new era of philanthropic impact.

The Foundation continued to pursue its goal of rebuilding fundraising capabilities while closing the year with over \$66 million raised. Throughout the year, efforts remained focused on aligning with FIU's most pressing goals, expanding fundraising capacity through strategic hires, increasing principal gift level engagement and increasing annual alumni participation. Further efforts focused on enhancing internal systems to drive long-term success.

FY24-25 marked the conclusion of a comprehensive philanthropic growth and optimization study conducted in partnership with Huron | GG+A. The assessment provided valuable insights into the Foundation's advancement infrastructure and directly informed the development of the Powering

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**YEARS ENDED JUNE 30, 2025 AND 2024**  
(Continued)

Experience Impact 2030 Strategic Plan, a bold new roadmap that complements the university's Experience Impact 2030 plan. With renewed clarity and direction, the Foundation is deepening its commitment to growing philanthropic investment, diversifying revenue, and strengthening relationships in support of student success, research excellence, alumni engagement, and community impact.

Several initiatives launched in FY23-24 became fully integrated into FY24-25 operations. The finalized Gift Acceptance Policy provided a consistent university-wide framework for receiving and stewarding philanthropic contributions. The Metrics Scorecard and refined unit goal-setting model evolved into core tools for tracking performance and guiding frontline activity.

As always, the FIU Foundation Board of Directors played a vital role providing strategic oversight and ensuring the Foundation had the resources needed to manage philanthropic investments effectively. The Board remained committed to advancing the mission and vision of the university by supporting FIU's priorities in health, environment, and technology. Through strong governance, partnership-building, and stewardship, the Board continued to serve the FIU community and inspire support from alumni, donors, and partners.

This fiscal year was also a year of continued recognition for FIU. The university retained its status as a Preeminent State Research University and earned the highest performance-based funding score in the State University System for the third consecutive year. FIU continued its ascent in national rankings, gaining ground in key indicators such as social mobility, research productivity, and innovation, moving further into the Top 50 public institutions. A signature development in FY24-25 was the state's appropriation of \$100 million, part of a \$168 million investment, to support the construction of a major clinical facility that will advance the FIU – Baptist Health South Florida partnership. Additionally, FIU and Nicklaus Children's Health System announced a pediatric academic affiliation that strengthens FIU's role in clinical education and training in South Florida. Together, these initiatives represent significant milestones for FIU's expansion in health innovation, clinical research, and healthcare access.

Looking ahead to FY25-26, the Foundation is positioned to amplify the reach of philanthropy and help FIU achieve its vision of national excellence and global influence.

**REQUESTS FOR INFORMATION**

These financial statements are designed to provide a general overview of the Foundation's finances. Questions concerning the information provided in the MD&A or other required supplemental information, and financial statements and notes thereto, or requests for additional financial information should be addressed to the Controller, FIU Foundation, Inc., 11200 Southwest 8th Street, MARC Building, 5th Floor, Miami, Florida 33199.

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**FINANCIAL STATEMENTS**

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**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**STATEMENTS OF NET POSITION**  
**JUNE 30, 2025 AND 2024**

|   | <b>2025</b>           | <b>2024</b>           |
|---|-----------------------|-----------------------|
| <b><u>ASSETS</u></b>                        |                       |                       |
| <b>Current assets</b>                       |                       |                       |
| Cash and cash equivalents                   | \$ 21,333,027         | \$ 19,849,800         |
| Pledges receivable, net                     | 13,465,448            | 13,571,999            |
| Lease receivable                            | 235,336               | 226,656               |
| Other current assets                        | 774,918               | 710,137               |
| Due from Athletics Finance Corporation      | 13,020                | -                     |
| Due from Florida International University   | 246,395               | 336,064               |
| <b>Total current assets</b>                 | <b>36,068,144</b>     | <b>34,694,656</b>     |
| <b>Noncurrent assets</b>                    |                       |                       |
| Investments                                 | 472,632,938           | 422,876,339           |
| Pledges receivable, net                     | 21,542,060            | 18,625,653            |
| Lease receivable                            | 59,569                | 57,899                |
| Depreciable capital assets, net             | 3,830,877             | 3,998,063             |
| Nondepreciable capital assets               | 3,555,558             | 3,555,558             |
| <b>Total noncurrent assets</b>              | <b>501,621,002</b>    | <b>449,113,512</b>    |
| <b>Total assets</b>                         | <b>537,689,146</b>    | <b>483,808,168</b>    |
| <b><u>LIABILITIES</u></b>                   |                       |                       |
| <b>Current liabilities</b>                  |                       |                       |
| Accounts payable and accrued expenses       | 419,783               | 584,573               |
| Due to Florida International University     | 5,364,605             | 11,774,252            |
| Long-term liabilities - current portion:    |                       |                       |
| Annuity obligations                         | 84,885                | 84,885                |
| <b>Total current liabilities</b>            | <b>5,869,273</b>      | <b>12,443,710</b>     |
| <b>Noncurrent liabilities</b>               |                       |                       |
| Notes payable                               | 10,000,000            | -                     |
| Annuity obligations                         | 392,116               | 391,487               |
| <b>Total noncurrent liabilities</b>         | <b>10,392,116</b>     | <b>391,487</b>        |
| <b>Total liabilities</b>                    | <b>16,261,389</b>     | <b>12,835,197</b>     |
| <b><u>DEFERRED INFLOWS OF RESOURCES</u></b> |                       |                       |
| Deferred inflows related to rental income   | 294,905               | 284,555               |
| <b>Total deferred inflows of resources</b>  | <b>294,905</b>        | <b>284,555</b>        |
| <b><u>NET POSITION</u></b>                  |                       |                       |
| Net investment in capital assets            | 6,960,076             | 7,127,263             |
| Restricted:                                 |                       |                       |
| Nonexpendable endowments                    | 219,872,372           | 213,440,170           |
| Expendable                                  | 204,562,413           | 179,568,720           |
| Unrestricted                                | 89,737,991            | 70,552,263            |
| <b>Total net position</b>                   | <b>\$ 521,132,852</b> | <b>\$ 470,688,416</b> |

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

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**  
**FOR THE YEARS ENDED JUNE 30, 2025 AND 2024**

|   | <b>2025</b>    | <b>2024</b>    |
|---|----------------|----------------|
| <b>Operating revenues</b>   |                |                |
| Contributions, net  | \$ 32,972,468  | \$ 34,106,729  |
| Investment earnings   | 66,713,909     | 46,081,193     |
| Dues  | 376,254        | 369,101        |
| Rental income   | 249,410        | 238,330        |
| Other miscellaneous   | 131,071        | 397,895        |
| <b>Total operating revenues, net</b>  | 100,443,112    | 81,193,248     |
| <b>Operating expenses</b>   |                |                |
| Programs, scholarships and building support to Florida International University | 47,610,894     | 46,712,521     |
| Fundraising   | 9,123,420      | 9,330,816      |
| General and administrative  | 6,134,120      | 5,974,443      |
| General support to Florida International University                             | 1,803,209      | 1,654,218      |
| Depreciation  | 167,186        | 211,313        |
| <b>Total operating expenses</b>   | 64,838,829     | 63,883,311     |
| <b>Operating income</b>   | 35,604,283     | 17,309,937     |
| <b>Nonoperating revenues (expenses)</b>   |                |                |
| Change in value of annuity obligations  | (84,000)       | (24,303)       |
| Interest expense  | (205,833)      | -              |
| Support from Florida International University                                   | 7,942,733      | 7,849,606      |
| <b>Total nonoperating revenues</b>  | 7,652,900      | 7,825,303      |
| <b>Gain before endowment contributions</b>                                      | 43,257,183     | 25,135,240     |
| Endowment contributions   | 7,187,253      | 7,996,693      |
| <b>Change in net position</b>   | 50,444,436     | 33,131,933     |
| Net position - beginning of year  | 470,688,416    | 437,556,483    |
| Net position - end of year  | \$ 521,132,852 | \$ 470,688,416 |

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

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**STATEMENTS OF CASH FLOWS**  
**FOR THE YEARS ENDED JUNE 30, 2025 AND 2024**

|   | <b>2025</b>     | <b>2024</b>     |
|---|-----------------|-----------------|
| <b>Cash flows from operating activities</b>   |                 |                 |
| Receipts from contributions   | \$ 30,239,261   | \$ 27,325,371   |
| Other receipts  | 443,173         | 474,462         |
| Net payments on annuity obligations   | (84,000)        | (24,303)        |
| Payments made to suppliers  | (45,217,891)    | (42,023,896)    |
| Payments made to Florida International University                                   | (18,085,456)    | (8,311,974)     |
| Net cash used in operating activities   | (32,704,913)    | (22,560,340)    |
| <b>Cash flows from capital and related financing activities</b>                     |                 |                 |
| Receipts from rental income   | 249,410         | 238,330         |
| Proceeds of debt attributable to capital purposes                                   | 10,000,000      | -               |
| Transfer of furniture and equipment   | -               | 5,630           |
| Purchase of furniture and equipment   | -               | (58,767)        |
| Interest paid on capital debt   | (205,833)       | -               |
| Net cash provided by capital and related financing activities                       | 10,043,577      | 185,193         |
| <b>Cash flows from investing activities</b>   |                 |                 |
| Proceeds from sale and maturity of investments                                      | 116,193,267     | 130,800,989     |
| Purchase of investments   | (106,779,768)   | (120,923,233)   |
| Receipts from interest, net of fees   | 7,543,811       | 6,426,931       |
| Net cash provided by investing activities   | 16,957,310      | 16,304,687      |
| <b>Cash flows from noncapital financing activities</b>                              |                 |                 |
| Private gifts for permanent endowments  | 7,187,253       | 7,996,693       |
| Net cash flows provided by noncapital financing activities                          | 7,187,253       | 7,996,693       |
| <b>Net change in cash and cash equivalents</b>                                      | 1,483,227       | 1,926,233       |
| <b>Cash and cash equivalents - beginning of year</b>                                | 19,849,800      | 17,923,567      |
| <b>Cash and cash equivalents - end of year</b>                                      | \$ 21,333,027   | \$ 19,849,800   |
| <b>Reconciliation of operating income to net cash used in operating activities:</b> |                 |                 |
| Operating income  | \$ 35,604,283   | \$ 17,309,937   |
| Adjustments to reconcile operating income to net cash used in operating activities: |                 |                 |
| Rental income   | (249,410)       | (238,330)       |
| Depreciation expense  | 167,186         | 211,313         |
| Noncash support from Florida International University                               | 7,942,733       | 7,849,606       |
| Investment (earnings) losses  | (66,713,909)    | (46,081,193)    |
| Change in value of annuity obligations  | (84,000)        | (24,303)        |
| Changes in operating assets and liabilities:  |                 |                 |
| (Increase) decrease in:   |                 |                 |
| Receivables from related parties  | 76,649          | (235,471)       |
| Lease receivable  | (10,350)        | (2,731)         |
| Pledges receivable  | (2,809,856)     | (6,545,886)     |
| Other assets  | (64,781)        | (126,325)       |
| Increase (decrease) in:   |                 |                 |
| Accounts payable and other liabilities  | (164,790)       | 31,944          |
| Annuity obligations   | 629             | (107,445)       |
| Payables to related parties   | (6,409,647)     | 5,395,812       |
| Deferred inflows related to rental income   | 10,350          | 2,732           |
| Total adjustments   | (68,309,196)    | (39,870,277)    |
| Net cash used in operating activities   | \$ (32,704,913) | \$ (22,560,340) |

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

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**STATEMENTS OF FIDUCIARY NET POSITION**  
**CUSTODIAL FUNDS**  
**JUNE 30, 2025 AND 2024**

|                                     | <b>2025</b>          | <b>2024</b>          |
|-------------------------------------|----------------------|----------------------|
| <b><u>ASSETS</u></b>                |                      |                      |
| <b>Assets</b>                       |                      |                      |
| Investments                         | \$ 19,198,013        | \$ 15,230,417        |
| <b>Total assets</b>                 | <b>19,198,013</b>    | <b>15,230,417</b>    |
| <b><u>NET POSITION</u></b>          |                      |                      |
| Restricted:                         |                      |                      |
| Nonexpendable endowments            | 13,500,000           | 11,500,000           |
| Expendable                          | 5,698,013            | 3,730,417            |
| <b>Total fiduciary net position</b> | <b>\$ 19,198,013</b> | <b>\$ 15,230,417</b> |

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

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN FIDUCIARY NET POSITION**  
**CUSTODIAL FUNDS**  
**FOR THE YEARS ENDED JUNE 30, 2025 AND 2024**

|   | <b>2025</b>   | <b>2024</b>   |
|---|---------------|---------------|
| <b>Additions</b>                                      |               |               |
| Grant income from National Institutes of Health (NIH) | \$ 2,000,000  | \$ 2,000,000  |
| Investment earnings                                   | 2,517,272     | 1,581,610     |
| <b>Total additions</b>                                | 4,517,272     | 3,581,610     |
| <b>Deductions</b>                                     |               |               |
| Spending distribution                                 | 549,676       | 493,874       |
| <b>Total deductions</b>                               | 549,676       | 493,874       |
| <b>Change in fiduciary net position</b>               | 3,967,596     | 3,087,736     |
| Net position - beginning of year                      | 15,230,417    | 12,142,681    |
| Net position - end of year                            | \$ 19,198,013 | \$ 15,230,417 |

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

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025 AND 2024**

(1) **Nature of Organization and Significant Accounting Policies:**

(a) **Organization and purpose**—Florida International University Foundation, Inc. (the “Foundation”), serves as a direct support organization (“DSO”) and a discrete component unit of Florida International University (the “University”), which is organized to encourage, solicit, receive and administer gifts and bequests of property and funds for the advancement of the University and its objectives. The Foundation is a tax-exempt organization as defined by Section 501(c)(3) of the Internal Revenue Code.

The Foundation is considered a discrete component unit of the University due to the University’s budgetary oversight responsibility and due to the Foundation’s significant operational and financial relationships with the University. The Foundation has determined that there are five component units that meet the criteria for blending into the Foundation’s financial statements. The financial statements of the Foundation include the accounts of its blended component units: the Wolfsonian, Inc., Foundation Enterprise Holdings I, LLC (“FEH I”), Foundation Enterprise Holdings II, LLC (“FEH II”), Foundation Enterprise Holdings V, LLC (“FEH V”), and Foundation Enterprise Holdings VI, LLC (“FEH VI”).

The Wolfsonian, Inc. was established in 1986 to create and operate a museum and research center in Miami Beach, Florida, and to support a comprehensive program focused on the collection, exhibition, interpretation, preservation, research and publication of the decorative, design and architectural arts. The Mitchell Wolfson, Jr. Collection of nearly 27,000 objects of art and rare books dating from the late 19<sup>th</sup> to the mid-20<sup>th</sup> century has been loaned to the Wolfsonian, Inc. It encompasses furniture, sculptures, paintings, books, graphics and other works of art on paper, as well as archives relating to the period. Through a series of academic study and fellowship programs, national and international traveling exhibitions and scholarly initiatives, the Wolfsonian, Inc., promotes public education and awareness of the social, historical, technological, political, economic and artistic material culture of Europe and America in the 1885-1945 periods. The Wolfsonian, Inc. is a tax-exempt organization as defined by Section 501(c)(3) of the Internal Revenue Code.

As more fully explained in Note 2, the Foundation was party to the gift agreement (the “Agreement”) on July 1, 1997, with the Wolfsonian, Inc., whereby the Wolfsonian, Inc., agreed to amend its articles of incorporation and bylaws with the intent of transferring control of the Wolfsonian, Inc., and all of its assets, interest and obligations, to the Foundation.

FEH I is a Florida limited liability company of which the sole member is the FIU Foundation, Inc. On March 29, 2011, FEH I became the owner of real property located at 1035 and 1049 Washington Avenue, Miami Beach, Florida (“Property”), pursuant to an agreement with Mitchell Wolfson, Jr. and the Washington Storage Co. (“WSC”) to convey Property to FEH I for the benefit of the Wolfsonian-FIU. As part of the agreement with the WSC, FEH I executed an Assignment and Assumption of Leases on March 29, 2011, and assumed all the rights formerly held by WSC with regard to its lease agreements.

FEH II is a Florida limited liability company of which the sole member is the FIU Foundation, Inc. On December 10, 2012, FEH II became the owner of real property located at 301, 311, and 321 Washington Avenue, Miami Beach, Florida (“JMOF Property”), pursuant to an agreement with the Jewish Museum of Florida, Inc. (“JMOF”), and the University, as explained in Note 2.

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025 AND 2024**

(1) **Nature of Organization and Significant Accounting Policies:** (Continued)

FEH V is a Florida limited liability company of which the sole member is the FIU Foundation, Inc. On October 27, 2017, FEH V became the owner of 62.5 acres of vacant land located at 11800 NW 41<sup>st</sup> Street, Miami, Florida (“Doral Property”). The Doral Property was purchased for \$1,008,153 and is valued at \$37,000,000.

FEH VI is a Florida limited liability company of which the sole member is the FIU Foundation, Inc. On April 26, 2022, FEH VI became the owner of 30,312 square feet (0.70 acres) of real property located at 144 SW 109<sup>th</sup> Avenue, Miami, Florida (“Sweetwater Property”). The Sweetwater Property was purchased for \$3,403,517.

FEH I, FEH II, FEH V and FEH VI have not elected under Section 301.8801-3(c) of the Income Tax Regulations to be classified as separate corporations or entities from its single member (Foundation) for federal tax purposes. For federal tax purposes, FEH I, FEH II, FEH V and FEH VI are treated, therefore, as “disregarded entities” under the Income Tax Regulations and are simply components or divisions of its single member.

(b) **Basis of accounting**—The financial statements and related disclosures are prepared on the accrual basis in conformity with accounting principles generally accepted in the United States (GAAP) for governmental business-type activities.

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. Accordingly, the net position of the Foundation is reported as follows:

(i) **Net investment in capital assets**—Represents capital assets, net of accumulated depreciation, reduced by the outstanding balance on any bonds, annuity obligations, mortgages, notes or other borrowings attributable to the acquisition, construction or improvement of the capital assets.

(ii) **Restricted**—Restricted net position represents net position that is restricted by constraints placed on the use of resources externally imposed by creditors, grantors, contributors, or law. Restricted funds include:

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

**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 primarily include endowed chairs and professorships, research funding, and scholarships.

(iii) **Unrestricted**—Represents funds that are available without restriction for carrying out the Foundation’s objectives.

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(1) **Nature of Organization and Significant Accounting Policies:** (Continued)

In addition to the business type activities noted above, the Foundation accounts for assets that it holds in a fiduciary capacity that it invests and manages for the University, which accumulates resources for annual distributions to the University. These funds are accounted for as fiduciary funds in accordance with GASB Statement No. 84, *Fiduciary Activities*.

(c) **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 mission, which is to encourage, solicit, receive and administer gifts and bequests of property and funds for scientific, educational and charitable purposes, all for the advancement of the University and its objectives. Nonoperating revenues and expenses include activities not included in operating revenues and expenses, which include support from the University and changes in the value of annuity obligations.

(d) **Use of estimates**—Management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and revenues and expenses during the period reported. These estimates include assessing the collectability of pledges receivable and the fair value of investments. Estimates and assumptions are reviewed periodically, and the effects of revisions are reflected in the financial statements in the period they are determined to be necessary. Actual results could differ from those estimates.

(e) **Cash equivalents**—The Foundation considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents.

(f) **Promises to give**—Contributions are recognized when the donor makes a promise to give to the Foundation that is, in substance, unconditional. Contributions that are restricted by the donor are reported as increases in restricted expendable net position. When a restriction is met, the restricted net position is transferred to the unrestricted net position. Promises to give to endowments are recognized when funds are received.

The Foundation records unconditional promises to give at fair value when received and subsequently at net realizable value, which is based on prior years’ collection experience and management’s analysis of specific promises made. The receivables are further discounted to reflect their present value, using a risk adjusted discount rate applicable to the month in which the promises are received. The Foundation determines an allowance for uncollectible receivables based upon management’s judgment about such factors as prior collection history, type of contribution, and nature of fundraising activity. Decreases in net realizable value are recognized as provision for uncollectable pledges in the period the decrease occurs. Increases in net realizable value are not recognized unless they represent recoveries of previous provision for uncollectable pledges incurred; increases are recognized as additional contribution revenue when the promise to give is collected.

(g) **Lease receivable**—The Foundation records a lease receivable at the present value of lease payments anticipated to be received during the lease term, reduced by any provision for estimated uncollectible amounts. Lease receivable is assessed annually for changes in the terms of the lease, interest rate, impairment of underlying leased asset, and other factors that may impact the expected lease payments. Rental income is reported systematically over the term of the lease, corresponding

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
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(1) **Nature of Organization and Significant Accounting Policies:** (Continued)

with the reduction of deferred inflows of resources. The Foundation calculates the amortization of the discount on each lease receivable in subsequent financial reporting periods, and that amount is reported as interest revenue. The future lease payments to be received should be discounted using the interest rate the Foundation charges the lessee. The interest rate used for valuation purposes for the FEH I Properties is the current 30-year mortgage rate.

(h) **Contributions**—Contributed goods and services are recorded as contributions at their estimated fair value on the date of receipt.

(i) **Investments and investment earnings**—Investments in equity securities with readily determinable fair values and all investments in debt securities are measured at fair value (see Note 1 (j) on *fair value measurements*) in the statements of net position. Investment gains and losses (including realized and unrealized gains and losses on investments as well as interest income and dividends) are included in the statements of revenue, expenses, and changes in net position as an increase or decrease in unrestricted net position unless the gains or losses are restricted by donor or law. Restricted gains and losses and investment earnings where the restrictions are met in the same reporting period as the income is earned are recorded as unrestricted support.

(j) **Fair value measurements**—Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The financial statements are required to disclose information about their fair value determinations via an established framework for measuring. The established framework includes a three-tier hierarchy to maximize the use of observable market data, minimize the use of unobservable inputs, and to establish a classification of fair value measurements for disclosure purposes. Inputs refer broadly to the assumptions that market participants would use in pricing the asset or liability, including assumptions about risk. Inputs may be observable or unobservable. Observable inputs are inputs that reflect the assumptions market participants would use in pricing the asset or liability developed based on market data obtained from sources independent of the reporting entity. Unobservable inputs are inputs that reflect the reporting entity's own assumptions about the assumptions market participants would use in pricing the asset or liability developed based on the best available information.

See Note 5 for a summary of the inputs used as of June 30, 2025 and 2024, in determining the fair value of the Foundation's investments.

(k) **Capital assets**—Capital assets are defined as assets with an initial individual cost of more than \$1,000 and an estimated useful life in excess of five years and are recorded at historical cost. If contributed, the asset, with the exception of the collection of decorative and propaganda arts, is recorded at its fair value at the time of donation. If donors stipulate how long the assets must be used, the contributions are recorded as restricted support. In the absence of such stipulations, contributions are recorded as unrestricted support. Additions, improvements and other outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Artwork owned by the Foundation is reflected as nondepreciable capital assets. Depreciation is provided using the straight-line method over the estimated useful lives of the assets, ranging from five to forty years. Capital assets, net of accumulated depreciation, are reported as capital assets in the statements of net position. Capital assets, net of accumulated depreciation and capital-related borrowings, are reported as net investment in capital assets in the statements of net position.

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
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(1) **Nature of Organization and Significant Accounting Policies:** (Continued)

The Foundation has elected to exercise the option of not capitalizing the items that meet the definition of “collections” as prescribed by accounting principles generally accepted in the United States. Therefore, the fair value of the donated collection of decorative and propaganda arts is not reflected in the accompanying financial statements. Purchases of collection items are recorded as decreases in unrestricted net position in the year in which the items are acquired or as restricted expendable net position if the assets used to purchase the items are restricted by donors. Proceeds from deaccessions or insurance recoveries are reflected as increases in the appropriate net position classes.

(l) **Annuity obligations**—The Foundation received a contribution of property in which the donor retains a life interest. The asset is a commercial real estate property, and annual cash distributions are made to the donor under the terms of the agreement. The Foundation recorded the property based on the fair value of the asset received. Initial recognition and subsequent adjustments to the asset carrying values are reported as a change in value of annuity obligations in the accompanying financial statements. The annuity obligation is presented as a liability in the statements of net position. Capital assets, net of accumulated depreciation and annuity obligations, are reported as net investment in capital assets in the statements of net position.

Annuity obligations are recorded when incurred at the present value of the anticipated distributions to be made to the donors’ designated beneficiaries. Distributions are paid over the lives of the beneficiaries. Present values are determined using appropriate discount rates and actuarially determined life expectancies. Annuity obligations are revalued annually at June 30 to reflect actuarial experience; the discount rate is not changed. Any resulting difference between the asset and liability is recognized annually as revenue. The net revaluations, together with any remaining recorded obligation after all trust or gift obligations under terminated agreements have been satisfied, are recorded as net changes in the value of annuity obligations.

(m) **Fiduciary activities**—In March 2016, the National Institutes of Health (“NIH”) awarded a grant in the amount of \$9,500,000 to the University, with annual installments in the amount of \$1,900,000 payable over five years in support of research in the area of minority health and health disparities. In July 2023, NIH awarded another grant in the amount of \$10,000,000 to the University, with annual installments in the amount of \$2,000,000 payable over five years in support of FIU-Health Disparities Initiative. Pursuant to the terms of the grant, the NIH requires that the funds be held as an endowment for a period of at least 20 years. Thereafter, the funds may be used to support this research initiative. As of June 30, 2025, the Foundation has received \$13,500,000 from the University to be held as a term endowment. The endowment will be managed consistent with the Foundation’s policies and procedures. The endowment’s market value is reflected within the Statements of Fiduciary Net Position, and the annual appreciation is presented in the statements of revenues, expenses, and changes in fiduciary net position.

(n) **University support**—University support on the statements of changes in net position includes amounts transferred to related parties or amounts disbursed directly to third parties to benefit the University or its DSOs. These expenses include programs, scholarships, building support and other program related expenses.

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
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(1) **Nature of Organization and Significant Accounting Policies:** (Continued)

(o) **Support from Florida International University**—The Foundation’s mission is to raise funds for the benefit of the University and donations are generally restricted for the benefit of the University. As a result, the Foundation receives support for personnel services from the University in order to carry out its administrative and fundraising functions. The University directly funded salaries and benefits of \$7,942,733 and \$7,849,606 for University employees who perform functions for the benefit of the Foundation for the fiscal years ended June 30, 2025 and 2024, respectively. This amount is included in Support from Florida International University on the statements of revenues, expenses, and changes in net position.

(p) **Income taxes**—The Foundation is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code. The blended component units are Limited Liability Companies, which are wholly owned by the Foundation and therefore disregarded for tax purposes. However, the Foundation is subject to income tax on unrelated business income. The Foundation’s primary source of unrelated business income is from certain investments in private equity partnerships. Income taxes incurred during the year, if any, are estimated to be immaterial to the financial statements.

Accounting principles generally accepted in the United States of America require management to evaluate tax positions taken and recognize a tax liability (or asset) if the organization has taken an uncertain position that more likely than not would not be sustained upon examination by taxing authorities. Management has analyzed the tax positions taken and has concluded that as of June 30, 2025 and 2024, there are no uncertain positions taken or expected to be taken that would require recognition of a liability (or asset) or disclosure in the financial statements. If the Foundation were to incur an income tax liability in the future, interest and penalties would be reported as income taxes. The Foundation is subject to routine audits by taxing jurisdictions; however, there are currently no audits for any tax periods in progress.

(q) **Concentrations of credit risk**—Financial instruments that potentially subject the Foundation to concentrations of credit risk consist principally of cash and cash equivalents in banks, investments, and promises to give.

In addition to insurance provided by the Federal Depository Insurance Corporation (“FDIC”), all deposits are held in banking institutions approved by the State Treasurer of the State of Florida to hold public funds. Under Florida Statutes Chapter 280, Florida Security for Public Deposits Act, the State Treasurer requires all Florida qualified public depositories to deposit with the Treasurer or another banking institution eligible collateral. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses. Accordingly, all amounts reported as deposits, with the exception noted in the preceding paragraph, are insured or collateralized with securities held by the entity or its agent in the entity’s name.

The Foundation maintains certain investment accounts with financial institutions that are not insured by the FDIC. These funds may be subject to insurance by Securities Investor Protection Corporation (“SIPC”), subject to various limitations. At June 30, 2025 and 2024, approximately \$493,466,000 and \$438,802,000 was held in these accounts, respectively. The Foundation believes that the number, diversity and financial strength of the issuers mitigate the credit risks associated with all investments.

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025 AND 2024**

(1) **Nature of Organization and Significant Accounting Policies:** (Continued)

(r) **Pronouncements issued**—The Governmental Accounting Standards Board (GASB) has issued several pronouncements that have effective dates that may impact future financial statements. Listed below are pronouncements with required implementation dates effective for subsequent fiscal years that have not yet been implemented. The Foundation has not currently determined what, if any, impact the implementation of the following will have on the Foundation’s financial statements.

GASB issued Statement No. 103, *Financial Reporting Model Improvements*, in April 2024. GASB 103 seeks to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing an entity’s accountability. The provisions in GASB 103 are effective for periods beginning after June 15, 2025.

GASB issued Statement No. 104, *Disclosure of Certain Capital Assets*, in September 2024. GASB 104 seeks to provide users of government financial statements with essential information about certain types of capital assets. The provisions in GASB 104 are effective for periods beginning after June 15, 2025.

(2) **Gift Agreements:**

On July 1, 1997, the Foundation entered into a gift agreement (the “Agreement”) with Mitchell Wolfson, Jr., the Wolfsonian, Inc., and the University, whereby Mitchell Wolfson, Jr., agreed to donate all rights, title and interest in and to all objects constituting The Mitchell Wolfson, Jr. Collection of Decorative and Propaganda Arts (the “Collection”) to the Foundation, subject to an agreement made and entered into by the Wolfsonian, Inc. and Mr. Wolfson, Jr., dated July 29, 1991. The agreement is effective through July 2031, at which time it can be renewed for an additional period of 10 years.

As a result of the Agreement, the Wolfsonian, Inc. has amended its articles of incorporation and bylaws to provide that all of its directors be appointed and removed at any time with or without cause by the Foundation, with the intention to effect a transfer of complete control of all of the assets, interests and obligations of the Wolfsonian, Inc. to the Foundation. On May 26, 1999, the Foundation passed a revision to the bylaws of the Wolfsonian, Inc. to make the Foundation the sole voting member of the Wolfsonian, Inc.

The gifts are conditional upon the provisions outlined in the Agreement, including but not limited to the Foundation continuing the museum and educational activities and operations that were conducted by the Wolfsonian, Inc. As a result of the Agreement, the University and the Foundation have assumed all administrative functions and operating costs of the Wolfsonian activities within the University (Wolfsonian-FIU).

In order for the Foundation to be able to maintain the rights to the Collection, the University is to provide the Wolfsonian-FIU with the same financial support from its general budget as provided to other departments, in order to continue the museum and educational activities and operations of the Wolfsonian-FIU. The University provides support for the Wolfsonian-FIU expenses which include the insurance premium for the art collection, salaries, equipment, administrative expenses, and building security.

In addition, the University provides support for utilities, repairs and maintenance expenses for buildings used by the Wolfsonian-FIU.

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
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(2) **Gift Agreements:** (Continued)

On December 10, 2012, the Foundation entered into a gift agreement with the Jewish Museum of Florida (“JMOF”) and the University, whereby JMOF agreed to convey to the Foundation the JMOF Property together with all improvements, furniture, fixtures, equipment and appurtenances. JMOF agreed to transfer to the Foundation all of its endowed funds, financial and other assets and interests in other property. As a result of this agreement, the Foundation also assumed all contractual and other obligations and liabilities of JMOF. The JMOF maintained a museum facility (“JMOF Museum”) at the JMOF Property. In accordance with this gift agreement, JMOF Property is to be used exclusively in support of the JMOF mission to collect, preserve and interpret for the public the material evidence of the Florida Jewish experience from at least 1763 to the present to Jews, non-Jews, Florida residents and visitors alike; and to examine how Jews form part of a dynamic mosaic of ethnicities, all seeking to balance the continuity and traditions of their heritage with the values and customs of a larger society.

According to the gift agreement, the University will develop a presence for the FIU Judaic Studies Program at the JMOF Property, and the JMOF Museum will be operated and known as the “Jewish Museum of Florida–FIU”. The University shall operate the JMOF Museum and educational and outreach activities in accordance with the guidelines of the American Association of Museums and will maintain the JMOF Museum as a unit of the University within its College of Arts, Sciences & Education. The University and the Foundation will provide the JMOF Museum with the same administrative support afforded to other units pursuant to University and Foundation policies.

(3) **Pledges Receivable:**

Unconditional promises to give, recorded at their estimated fair value and discounted to present value, are summarized as follows:

|                                    | <b>June 30,</b> |               |
|------------------------------------|-----------------|---------------|
|                                    | <b>2025</b>     | <b>2024</b>   |
| Pledges receivable                 | \$ 45,617,677   | \$ 42,736,613 |
| Less:                              |                 |               |
| Allowance for doubtful accounts    | (5,416,213)     | (4,756,938)   |
| Discount on future payments        | (5,193,956)     | (5,782,023)   |
| Total pledges receivable, net      | \$ 35,007,508   | \$ 32,197,652 |
| <br>                               |                 |               |
| Current pledges receivable, net    | \$ 13,465,448   | \$ 13,571,999 |
| Noncurrent pledges receivable, net | 21,542,060      | 18,625,653    |
| Total pledges receivable, net      | \$ 35,007,508   | \$ 32,197,652 |

Contributions to be received after one year are discounted using U.S. Treasury yields. The discount on future payments totaled \$5,193,956 and \$5,782,023 at June 30, 2025 and 2024, respectively. Amortization of the discount on future payments is recorded as an adjustment to contribution revenue. The discount rate on June 30, 2025 and 2024 was 3.68% and 4.33%, respectively.

Effective July 1, 2011, the State of Florida match under the Trust Fund for Major Gifts is temporarily suspended by the Legislature for donations received for this program on or after June 30, 2011. The program may be restarted after \$200 million of the backlog for programs have been matched. The State of Florida did not provide funds for this program during the fiscal year; therefore, these endowment pledges are not recognized. The ultimate collection of these funds is dependent upon future appropriations for this program by the State of Florida Legislature.

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(4) **Lease Receivable:**

The Foundation evaluated all lease contracts applicable to GASB Statement No. 87, *Leases*, and identified several leases, in which the Foundation is the lessor, that have future minimum lease cash inflows. The Foundation has \$294,905 and \$284,555 in lease receivable for the fiscal years ended June 30, 2025 and 2024, respectively. The Foundation recognized \$228,481 and \$219,625 in lease revenue and \$1,291 and \$1,358 in interest revenue for the fiscal years ended June 30, 2025 and 2024, respectively, related to these leases. Present-value calculations of the lease payments were made utilizing a discount rate of 6.78% for the FEH I leases.

|                               | <b>Lease Term</b> |            | <b>Present Value of<br/>Future<br/>Lease Payments</b> |                   |
|-------------------------------|-------------------|------------|---|-------------------|
|                               | <b>Start</b>      | <b>End</b> | <b>7/1/2024</b>                                       | <b>6/30/2025</b>  |
|                               | Zerga Shoes, LLC  | 5/1/2021   | 9/30/2026   | \$ 83,362         |
| Bettant Bakery and Café, Inc. | 10/1/2013         | 9/30/2026  | 97,846  | 101,429           |
| Safron, LLC                   | 1/1/2016          | 9/30/2026  | 103,347   | 107,095           |
|                               |                   |            | <b>\$ 284,555</b>                                     | <b>\$ 294,905</b> |

|                               | <b>Lease Term</b> |            | <b>Present Value of<br/>Future<br/>Lease Payments</b> |                   |
|-------------------------------|-------------------|------------|---|-------------------|
|                               | <b>Start</b>      | <b>End</b> | <b>7/1/2023</b>                                       | <b>6/30/2024</b>  |
|                               | Zerga Shoes, LLC  | 5/1/2021   | 9/30/2025   | \$ 81,527         |
| Bettant Bakery and Café, Inc. | 10/1/2013         | 9/30/2025  | 96,069  | 97,846            |
| Safron, LLC                   | 1/1/2016          | 9/30/2025  | 104,228   | 103,347           |
|                               |                   |            | <b>\$ 281,824</b>                                     | <b>\$ 284,555</b> |

Future minimum rents under leases to be received as of June 30, 2025, are as follows:

| <b>For the Year Ending<br/>June 30,</b> | <b>Principal</b>  | <b>Interest</b> | <b>Total Payment</b> |
|---|-------------------|-----------------|----------------------|
| 2026                                    | \$ 235,336        | \$ 865          | \$ 236,201           |
| 2027                                    | 59,569            | 160             | 59,729               |
| <b>Total Receipts</b>                   | <b>\$ 294,905</b> | <b>\$ 1,025</b> | <b>\$ 295,930</b>    |

(5) **Investments:**

The Foundation maintains an investment structure for managing portfolio assets. This structure includes targets and allowable ranges for investments in various asset classes and investment management styles utilizing a role in portfolio construct that, in aggregate, is expected to produce a sufficient level of overall diversification and total investment returns over the long term. The goal of investment returns, net of investment management fees, is to achieve a total return that is consistent with the requirements of the spending policy and the administrative fee distribution policy. See Note 15 for additional information on these requirements.

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
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(5) **Investments:** (Continued)

The Foundation's investments, including alternative investments, are reported as follows:

|                                      | <b>June 30,</b> |                |
|--------------------------------------|-----------------|----------------|
|                                      | <b>2025</b>     | <b>2024</b>    |
| Domestic equities                    | \$ 174,718,413  | \$ 170,726,819 |
| Global equities                      | 105,094,196     | 96,673,634     |
| Real assets                          | 15,414          | -              |
| Fixed income                         | 53,752,545      | 41,698,238     |
| Hedge funds                          | 937,322         | 1,012,985      |
| Private investments                  | 120,311,520     | 112,395,080    |
| Land held for investments            | 37,001,541      | 15,600,000     |
| Total investments                    | \$ 491,830,951  | \$ 438,106,756 |
| Less: fiduciary fund equity interest | 19,198,013      | 15,230,417     |
| Total investments of the Foundation  | \$ 472,632,938  | \$ 422,876,339 |

Total investment earnings for the fiscal years ended June 30, 2025 and 2024, totaled \$66,713,909 and \$46,081,193, of which \$50,745,821 and \$36,109,080 was applied to individual endowments, respectively. Investment earnings are reported net of related expenses for custodial fees, investment management and incentive fees, mutual fund expenses and investment consulting fees. Custodial fees, investment management fees and incentive fees paid during the fiscal year ended June 30, 2025 and 2024, totaled \$1,822,900 and \$1,715,073, respectively. Investment consultant fees totaled \$752,319 and \$711,933 for the fiscal years ended June 30, 2025 and 2024, respectively.

The Foundation's investments reported on the statement of financial position are reduced by the equity interest of fiduciary funds managed by the Foundation. The Foundation measures amounts held in a fiduciary capacity at fair value on a quarterly basis. The fair value of these underlying assets are presented in the total investments in the above table for the fiscal years ended June 30, 2025 and 2024. See fiduciary fund statement of net position for additional information.

**Interest Rate Risk:** Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The future maturities of the securities held in domestic fixed income at June 30, 2025 are as follows:

| <b>Type of Investment</b> | <b>Fair Market Value</b> | <b>Investment Maturities (In Years)</b> |            |               |
|---------------------------|--------------------------|---|------------|---------------|
|                           |                          | <b>Less Than 1</b>                      | <b>1-5</b> | <b>6-10</b>   |
| Domestic Fixed Income     | \$ 53,751,345            | \$ 741,468                              | \$ -       | \$ 53,009,877 |
| <b>Total</b>              | \$ 53,751,345            | \$ 741,468                              | \$ -       | \$ 53,009,877 |

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
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(5) **Investments:** (Continued)

The future maturities of the securities held in domestic fixed income at June 30, 2024 are as follows:

| <u>Type of Investment</u> | <u>Fair Market Value</u> | <u>Investment Maturities (In Years)</u> |             |                      |
|---------------------------|--------------------------|---|-------------|----------------------|
|                           |                          | <u>Less Than 1</u>                      | <u>1-5</u>  | <u>6-10</u>          |
| Domestic Fixed Income     | \$ 41,697,038            | \$ 633,601                              | \$ -        | \$ 41,063,437        |
| <b>Total</b>              | <u>\$ 41,697,038</u>     | <u>\$ 633,601</u>                       | <u>\$ -</u> | <u>\$ 41,063,437</u> |

**Credit Risk:** Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. At June 30, 2025, the securities held in domestic fixed income had credit quality ratings by Standard & Poor's as follows:

| <u>Type of Investment</u> | <u>Fair Market Value</u> | <u>Debt Investment Credit Quality Ratings</u> |                      |                   |                  |
|---------------------------|--------------------------|---|----------------------|-------------------|------------------|
|                           |                          | <u>AAA</u>                                    | <u>AA-</u>           | <u>A+</u>         | <u>A-2</u>       |
| Domestic Fixed Income     | \$ 53,751,345            | \$ 50,514                                     | \$ 53,009,877        | \$ 667,186        | \$ 23,768        |
| <b>Total</b>              | <u>\$ 53,751,345</u>     | <u>\$ 50,514</u>                              | <u>\$ 53,009,877</u> | <u>\$ 667,186</u> | <u>\$ 23,768</u> |

At June 30, 2024, the securities held in domestic fixed income had credit quality ratings by Standard & Poor's as follows:

| <u>Type of Investment</u> | <u>Fair Market Value</u> | <u>Debt Investment Credit Quality Ratings</u> |             |
|---------------------------|--------------------------|---|-------------|
|                           |                          | <u>A+</u>                                     | <u>AA-</u>  |
| Domestic Fixed Income     | \$ 41,697,038            | \$ 41,697,038                                 | \$ -        |
| <b>Total</b>              | <u>\$ 41,697,038</u>     | <u>\$ 41,697,038</u>                          | <u>\$ -</u> |

GASB Statement No. 72, *Fair Value Measurement and Application*, establishes a framework for determining fair value through a hierarchy that prioritizes the inputs in valuation techniques used to measure fair value. The three-level valuation hierarchy gives the highest priority to quoted prices in active markets for identical assets or liabilities (Level 1) and the lowest priority to unobservable inputs (Level 3). A financial instrument's categorization within the valuation hierarchy is based upon the lowest level of input that is significant to the fair value measurement.

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025 AND 2024**

(5) **Investments:** (Continued)

The inputs are summarized in the three-level valuation hierarchy as follows:

**Level 1** – Valuation is based on unadjusted quoted prices for identical assets or liabilities in active markets (e.g., exchange traded securities). An active market is defined as a market in which transactions for the asset or liability occur with sufficient frequency and volume to provide pricing information on an ongoing basis.

**Level 2** – Valuation is based on significant observable inputs, either directly or indirectly, at the measurement date such as:

- (i) quoted prices for similar assets or liabilities in active markets;
- (ii) quoted prices for identical assets and liabilities in markets that are not active;
- (iii) observable inputs, other than quoted prices, for similar or identical assets and liabilities; or
- (iv) inputs that are derived from or corroborated by observable market data by correlation or other means.

**Level 3** – Valuation is based on unobservable inputs for an asset or liability. Unobservable inputs are used to measure fair value to the extent that observable inputs are not available. However, the fair value measurement objective remains the same, that is, an exit price from the perspective of a market participant. Therefore, unobservable inputs reflect the Investment Manager’s own assumptions about the assumptions that market participants would use in valuing the asset or liability, including assumptions about risk.

Unobservable inputs are developed based on the best information available in the circumstances, which might include the Investment Manager’s own data. The Investment Manager’s own data used to develop unobservable inputs are adjusted if information is reasonably available without undue cost and effort that indicates market participants would use different assumptions. Investment types that have been valued using this approach generally include investments in investee funds that have lock-ups that are greater than 12 months.

Equity investments that are listed on national securities exchanges, quoted on NASDAQ or on the over-the-counter market are valued at the last reported sale price, or in the absence of a recorded sale, at a value between the most recent bid and asked prices. Mutual funds held by the Foundation that are deemed to be actively traded, are valued at the daily closing price as reported by the fund. These funds are required to publish their daily net asset value (NAV) and to transact at that price. Fixed income securities are valued using pricing models maximizing the use of observable inputs for similar securities. This includes basing values on yield currently available on comparable securities of issuers with similar credit ratings. Alternative investments for which quoted market prices are not available include hedge funds and private investments. The estimated fair value of alternative investments is based on the net asset value of the fund or other valuation methods. The Foundation reviews and evaluates the values and assesses the valuation methods and assumptions used in determining the fair value of the alternative investments. Because alternative investments are not readily marketable, their estimated value is subject to uncertainty and therefore may differ from the value that would have been used had a readily available market for such investments existed, and differences could be material.

Land held for investment is carried at fair value and is updated periodically based on recent market conditions and outside appraisals obtained on its value.

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
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(5) **Investments:** (Continued)

The following tables set forth by levels, within the fair value hierarchy, the Foundation's investments measured at fair value on a recurring basis as of June 30, 2025:

|  | <b>Fair Value Measurements Using</b> |   |  |  |
|--|--------------------------------------|---|--|--|
|  | <b>Amount</b>                        | <b>Quoted Prices in<br/>Active Markets<br/>for Identical<br/>Assets<br/>(Level 1)</b> | <b>Significant Other<br/>Observable<br/>Inputs<br/>(Level 2)</b> | <b>Significant<br/>Unobservable<br/>Inputs<br/>(Level 3)</b> |
| <b>Investments by fair value level</b>                               |                                      |   |  |  |
| Domestic equities  | \$ 174,718,413                       | \$ 174,718,413  | \$ -   | \$ -   |
| Global equities  | 105,094,196                          | 105,094,196   | -  | -  |
| Fixed income   | 53,751,345                           | 53,751,345  | -  | -  |
| Real assets  | 15,414                               | 15,414  | -  | -  |
| Land held for investments  | 37,001,541                           | -   | -  | 37,001,541   |
| <b>Total investments by fair value level</b>                         | <b>\$ 370,580,909</b>                | <b>\$ 333,579,368</b>   | <b>\$ -</b>  | <b>\$ 37,001,541</b>   |
| <b>Investments measured at the net asset value (NAV)<sup>1</sup></b> |                                      |   |  |  |
| Fixed income   | 1,200                                |   |  |  |
| Hedge funds  | 937,322                              |   |  |  |
| Private investments  | 120,311,520                          |   |  |  |
| <b>Total investments measured at NAV<sup>1</sup></b>                 | <b>121,250,042</b>                   |   |  |  |
| Fiduciary fund equity interest                                       | (19,198,013)                         |   |  |  |
| <b>Total investments measured at fair value</b>                      | <b>\$ 472,632,938</b>                |   |  |  |

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
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(5) **Investments:** (Continued)

The following tables set forth by levels, within the fair value hierarchy, the Foundation's investments measured at fair value on a recurring basis as of June 30, 2024:

**Fair Value Measurements Using**

| <b>Investments by fair value level</b>       | <b>Amount</b>         | <b>Quoted Prices in<br/>Active Markets<br/>for Identical<br/>Assets<br/>(Level 1)</b> | <b>Significant Other<br/>Observable<br/>Inputs<br/>(Level 2)</b> | <b>Significant<br/>Unobservable<br/>Inputs<br/>(Level 3)</b> |
|--|-----------------------|---|--|--|
| Domestic equities                            | \$ 170,726,819        | \$ 170,726,819  | \$ -   | \$ -   |
| Global equities                              | 96,673,634            | 96,673,634  | -  | -  |
| Fixed income                                 | 41,697,038            | 41,697,038  | -  | -  |
| Land held for investments                    | 15,600,000            | -   | -  | 15,600,000   |
| <b>Total investments by fair value level</b> | <b>\$ 324,697,491</b> | <b>\$ 309,097,491</b>   | <b>\$ -</b>  | <b>\$ 15,600,000</b>   |

**Investments measured at the net asset value (NAV)<sup>1</sup>**

|  |                       |
|--|-----------------------|
| Fixed income   | 1,200                 |
| Hedge funds  | 1,012,985             |
| Private investments                                  | 112,395,080           |
| <b>Total investments measured at NAV<sup>1</sup></b> | <b>113,409,265</b>    |
| Fiduciary fund equity interest                       | (15,230,417)          |
| <b>Total investments measured at fair value</b>      | <b>\$ 422,876,339</b> |

The following table discloses the nature and risk of investments for which fair value has been estimated using the net asset value per share (NAV) of the investments as a practical expedient as of June 30, 2025:

| <b>Investments measured at NAV<sup>1</sup></b>       | <b>Fair Value</b>     | <b>Unfunded<br/>Commitments</b> | <b>Redemption Frequency<br/>(if Currently Eligible)</b> | <b>Redemption<br/>Notice Period</b> |
|--|-----------------------|---------------------------------|---|-------------------------------------|
| Fixed income:  |                       |                                 |   |                                     |
| Global bonds (b)                                     | \$ 1,200              | \$ -                            | Monthly   | 10 days                             |
| Hedge funds:   |                       |                                 |   |                                     |
| Long/short equity (c)                                | 777,810               | -                               | Illiquid  | N/A                                 |
| Event driven/open mandate (d)                        | 159,512               | -                               | Illiquid  | N/A                                 |
| Private investments:                                 |                       |                                 |   |                                     |
| Private equity (e)                                   | 104,163,161           | 55,336,251                      | Illiquid  | N/A                                 |
| Venture capital (f)                                  | 16,148,359            | 1,285,000                       | Illiquid  | N/A                                 |
| <b>Total investments measured at NAV<sup>1</sup></b> | <b>\$ 121,250,042</b> | <b>\$ 56,621,251</b>            |   |                                     |

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025 AND 2024**

(5) **Investments:** (Continued)

The following table discloses the nature and risk of investments for which fair value has been estimated using the net asset value per share (NAV) of the investments as a practical expedient as of June 30, 2024:

| Investments measured at NAV <sup>1</sup>             | Fair Value            | Unfunded Commitments | Redemption Frequency<br>(if Currently Eligible) | Redemption Notice Period |
|--|-----------------------|----------------------|---|--------------------------|
| Fixed income:  |                       |                      |   |                          |
| Global bonds (b)                                     | \$ 1,200              | \$ -                 | Monthly   | 10 days                  |
| Hedge funds:   |                       |                      |   |                          |
| Long/short equity (c)                                | 863,735               | -                    | Annually - Every 3 Years <sup>2</sup>           | 60 - 90 days             |
| Event driven/open mandate (d)                        | 149,250               | -                    | Quarterly <sup>2</sup>                          | 90 days                  |
| Private investments:                                 |                       |                      |   |                          |
| Private equity (e)                                   | 93,491,918            | 57,596,838           | Illiquid  | N/A                      |
| Venture capital (f)                                  | 18,903,162            | 1,285,000            | Illiquid  | N/A                      |
| <b>Total investments measured at NAV<sup>1</sup></b> | <b>\$ 113,409,265</b> | <b>\$ 58,881,838</b> |   |                          |

<sup>1</sup> In accordance with GASB No. 72, certain investments that are measured at fair value using the net asset value per share (or its equivalent) practical expedient have not been classified in the fair value hierarchy. The fair value amounts presented in this table are intended to permit reconciliation of the fair value hierarchy to the amounts presented in the statements of net position.

<sup>2</sup> Ten percent of the redemption value is customarily held back by the hedge funds manager, for a period up to one year, pending a final audit of the fund for the year of exit.

(a) **Global equities**—This category includes investments in publicly listed equities of companies domiciled globally.

(b) **Global bonds**—This category includes investments in globally listed public debt instrument.

(c) **Long/short equity**—This category includes investments in hedge funds that invest domestically and globally in both long and short common stocks across all market capitalizations. These investments offer a low correlation to traditional long-only equity benchmarks in order to achieve an absolute return. Management of hedge funds may opportunistically shift investments across sectors, geographies, and net market exposures.

(d) **Event driven/open mandate**—This category includes investments in hedge funds that invest in event-driven strategies, including merger arbitrage, distressed debt, and convertible arbitrage to achieve returns.

(e) **Private equity**—This category includes investments in several limited partnership funds that invest in equity securities and debt of private companies or conduct buyouts of public companies resulting in a delisting of public equity. The nature of the investment in this category prohibits redemptions through the duration of the partnership, which ranges between 10 to 15 years. Distributions are received through the liquidation of underlying assets of the funds.

(f) **Venture capital**—This category includes investments in several limited partnership funds that invest in early-stage, high-potential startup companies or small businesses that do not have access to public funding. The nature of the investment in this category prohibits redemptions through the duration of the partnership, which ranges between 10 to 15 years. Distributions are received when underlying companies are exited via acquisition or initial public offering (“IPO”).

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
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(6) **Capital Assets:**

|                                | <b>Balance<br/>July 1, 2024</b> | <b>Additions</b>    | <b>Deletions</b> | <b>Balance<br/>June 30, 2025</b> |
|--------------------------------|---------------------------------|---------------------|------------------|----------------------------------|
| Buildings and improvements     | \$ 5,558,312                    | \$ -                | \$ -             | \$ 5,558,312                     |
| Less: accumulated depreciation | (1,652,792)                     | (141,147)           | -                | (1,793,939)                      |
| Net buildings and improvements | <u>3,905,520</u>                | <u>(141,147)</u>    | <u>-</u>         | <u>3,764,373</u>                 |
| Furniture and equipment        | 884,025                         | -                   | (22,931)         | 861,094                          |
| Less: accumulated depreciation | (791,482)                       | (26,039)            | 22,931           | (794,590)                        |
| Net furniture and equipment    | <u>92,543</u>                   | <u>(26,039)</u>     | <u>-</u>         | <u>66,504</u>                    |
| Nondepreciable capital assets  | 3,555,558                       | -                   | -                | 3,555,558                        |
| Total capital assets, net      | <u>\$ 7,553,621</u>             | <u>\$ (167,186)</u> | <u>\$ -</u>      | <u>\$ 7,386,435</u>              |

|                                | <b>Balance<br/>July 1, 2023</b> | <b>Additions</b>    | <b>Deletions</b>  | <b>Balance<br/>June 30, 2024</b> |
|--------------------------------|---------------------------------|---------------------|-------------------|----------------------------------|
| Buildings and improvements     | \$ 5,558,312                    | \$ -                | \$ -              | \$ 5,558,312                     |
| Less: accumulated depreciation | (1,511,645)                     | (141,147)           | -                 | (1,652,792)                      |
| Net buildings and improvements | <u>4,046,667</u>                | <u>(141,147)</u>    | <u>-</u>          | <u>3,905,520</u>                 |
| Furniture and equipment        | 844,662                         | 58,767              | (19,404)          | 884,025                          |
| Less: accumulated depreciation | (735,090)                       | (70,166)            | 13,774            | (791,482)                        |
| Net furniture and equipment    | <u>109,572</u>                  | <u>(11,399)</u>     | <u>(5,630)</u>    | <u>92,543</u>                    |
| Nondepreciable capital assets  | 3,555,558                       | -                   | -                 | 3,555,558                        |
| Total capital assets, net      | <u>\$ 7,711,797</u>             | <u>\$ (152,546)</u> | <u>\$ (5,630)</u> | <u>\$ 7,553,621</u>              |

Depreciation expense was \$167,186 and \$211,313 for the fiscal years ended June 30, 2025 and 2024, respectively.

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
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(7) **Other Current Assets:**

Other current assets include the cash surrender value of life insurance policies in the amount of \$660,120 and \$598,239 at June 30, 2025 and 2024, respectively. The net benefit value of the underlying life insurance in force was \$7,791,343 and \$7,791,343 at June 30, 2025 and 2024. Various individuals have donated the policies, with the Foundation designated as beneficiary and owner.

(8) **Annuity Obligations:**

FEH I became the owner of real property located at 1035 and 1049 Washington Avenue, Miami Beach, Florida, pursuant to an agreement with Mitchell Wolfson, Jr., and the Washington Storage Co. (“WSC”) to convey the Property to the FEH I for the benefit of the Wolfsonian-FIU. As part of the agreement with the WSC, the FEH I executed an Assignment and Assumption of Leases on March 29, 2011, and assumed all of the rights formerly held by WSC with regard to its lease agreements.

The Property and/or net proceeds derived therefrom shall be used exclusively for the benefit of the Wolfsonian-FIU, and any net income or proceeds generated from the Property, after the satisfaction of the annual payments herein and reimbursement to the University, Foundation or FEH I of all expenses with respect to the Property, shall be used solely for the support and benefit of the Wolfsonian-FIU. Donor agrees that the Property may be used as a net revenue source for the Wolfsonian-FIU, including but not limited to expansion of the Wolfsonian-FIU Facilities and/or other income-generating projects such as the construction of the Wolfsonian-FIU facilities and/or other income-generating projects such as the construction of a parking garage structure, with the expressed intent of achieving the highest and best use of the Property for the sole benefit of the Wolfsonian-FIU.

In return for the transfer of the Property and assignment of the leases to the FEH I, the Foundation or FEH I agreed to satisfy the donor’s obligation under the current mortgage of \$386,000; pay the 2010 property taxes on the real estate; pay the documentary stamp taxes and Miami Dade County surtax in connection with closing; pay the donor an annual sum of \$84,000 commencing on April 1, 2011, and continuing until the demise of the donor. The payment shall be paid by the Foundation in all events without regard to income or proceeds generated by the Property.

Actuarial assumptions published by the Social Security Administration, actuarial publications period life table and a discount rate of 5% were used in calculating the present value of the anticipated distributions to be made to the donor.

Annuity obligations for the fiscal years ended June 30, 2025 and 2024 are as follows:

|                     | <b>Beginning<br/>Balance<br/>7/1/2024</b> | <b>Additions</b> | <b>Reductions</b>  | <b>Ending<br/>Balance<br/>6/30/2025</b> | <b>Due Within<br/>One Year</b> |
|---------------------|---|------------------|--------------------|---|--------------------------------|
| Annuity obligations | \$ 476,372                                | \$ 84,000        | \$ (83,371)        | \$ 477,001                              | \$ 84,885                      |
|                     | <u>\$ 476,372</u>                         | <u>\$ 84,000</u> | <u>\$ (83,371)</u> | <u>\$ 477,001</u>                       | <u>\$ 84,885</u>               |

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
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(8) **Annuity Obligations:** (Continued)

|                     | <b>Beginning<br/>Balance<br/>7/1/2023</b> | <b>Additions</b> | <b>Reductions</b>   | <b>Ending<br/>Balance<br/>6/30/2024</b> | <b>Due Within<br/>One Year</b> |
|---------------------|---|------------------|---------------------|---|--------------------------------|
| Annuity obligations | \$ 583,817                                | \$ 24,303        | \$ (131,748)        | \$ 476,372                              | \$ 84,885                      |
|                     | <u>\$ 583,817</u>                         | <u>\$ 24,303</u> | <u>\$ (131,748)</u> | <u>\$ 476,372</u>                       | <u>\$ 84,885</u>               |

The fair value of the assets held, included in fixed assets in the accompanying statements of financial position and corresponding liability to the donor, included in annuity obligations, are as follows:

|              | <b>Fixed Asset</b>  | <b>Annuity<br/>obligation to<br/>Donor</b> | <b>Net</b>          |
|--------------|---------------------|--|---------------------|
| Life Annuity | <u>\$ 2,100,000</u> | <u>\$ 426,359</u>                          | <u>\$ 1,673,641</u> |

The Foundation has received, as of June 30, 2025 and 2024, \$55,000 and \$55,000, respectively, in gifts under charitable remainder annuity trust agreements. The Foundation recognized the contributions received as revenue during the period that the trust was established. The amount of the contribution was the fair value of the trust assets less the fair value of the estimated annuity payments to be paid annually over the expected life of the annuities. The Foundation recorded the present value of the annuities, as required by Florida Statute Section 627.481, as annuity obligations in the statements of net position totaling \$50,643 and \$50,014 at June 30, 2025 and 2024, respectively.

(9) **Notes Payable:**

On October 1, 2024, the Foundation entered into a 5-year private term loan agreement. This loan will provide the necessary funding for a major construction project on campus. Interest payments calculated on the unpaid principal amount of the loan at the rate of 6.00% will be made semi-annually. As of June 30, 2025, interest expense totaled \$205,833 as reflected in the statements of revenue, expenses, and changes in net position.

Notes payable for the fiscal year ended June 30, 2025 are as follows:

|               | <b>Beginning<br/>Balance<br/>7/1/2024</b> | <b>Additions</b>     | <b>Reductions</b> | <b>Ending<br/>Balance<br/>6/30/2025</b> | <b>Due Within<br/>One Year</b> |
|---------------|---|----------------------|-------------------|---|--------------------------------|
| Notes payable | \$ -                                      | \$ 10,000,000        | \$ -              | \$ 10,000,000                           | \$ -                           |
|               | <u>\$ -</u>                               | <u>\$ 10,000,000</u> | <u>\$ -</u>       | <u>\$ 10,000,000</u>                    | <u>\$ -</u>                    |

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
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(10) **Net Investment in Capital Assets:**

The net investment in capital assets category reflects total capital assets, net of accumulated depreciation, less any capital-related borrowings. The following summarizes the balances as of:

|   | June 30,            |                     |
|---|---------------------|---------------------|
|   | 2025                | 2024                |
| MARC Building                           |                     |                     |
| Furniture and equipment, net            | 66,504              | 92,543              |
| Artwork                                 | 22,000              | 22,000              |
| FEH I                                   |                     |                     |
| Building, net                           | 1,351,875           | 1,404,375           |
| Annuity obligation                      | (426,359)           | (426,358)           |
| FEH II                                  |                     |                     |
| Building, net                           | 2,412,498           | 2,501,145           |
| FEH VI                                  |                     |                     |
| Land                                    | 3,533,558           | 3,533,558           |
| <b>Net investment in capital assets</b> | <b>\$ 6,960,076</b> | <b>\$ 7,127,263</b> |

(11) **Restricted Net Position:**

At June 30, 2025 and 2024, the restricted nonexpendable endowments net position of \$219,872,372 and \$213,440,170, respectively, consisted of endowment funds. Investment earnings earned by endowment funds are available for spending based on the Foundation's spending policy. The spending rate is determined by the Foundation's Board at its annual meeting. The spending rate for the years ending June 30, 2025 and 2024 was 6.0%, 4.0% to support donor-designated scholarships and programs and 2.0% for the administrative fee. The spendable earnings are recorded as increases to the restricted expendable net position.

At June 30, 2025 and 2024, the restricted expendable net position of \$204,562,413 and \$179,568,720 includes \$160,218,489 and \$124,295,116, respectively, of undistributed earnings related to endowment funds, which represents gifts that are subject to donor-imposed restrictions, either for a specific purpose or subject to the passage of time. Restricted expendable amounts also include earnings on permanently restricted endowments that have not yet been appropriated for expenditure.

(12) **Contributions to University Building Programs:**

Contributions are received by the Foundation to support construction projects of the University. These projects are handled by the University, are on University property and become assets of the University upon completion. These funds may be further matched by a State of Florida matching program for construction. Prior to the request of matching funds and the commencement of the construction project, the Foundation transfers these contributions to the University.

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
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(12) **Contributions to University Building Programs:** (Continued)

During the fiscal years ended June 30, 2025 and 2024, the Foundation received \$3,576,968 and \$3,337,402, respectively, from donors to support numerous construction projects, as follows:

|   | <u>2025</u>         | <u>2024</u>         |
|---|---------------------|---------------------|
| CasaCuba Building Fund  | \$ 2,103,021        | \$ 1,809,771        |
| The Trish and Dan Bell Chapel   | 620,978             | 250,787             |
| Wolfsonian Capital Projects   | 402,000             | 20,000              |
| Athletics Facility Enhancement Fund                                     | 166,000             | 166,666             |
| FIU Athletics Women's Facility Campaign                                 | 160,130             | 255                 |
| Hansen Group Catering & Event Laboratory                                | 55,000              | 40,000              |
| Engineering Building  | 40,000              | 125,000             |
| Maurice A. Ferré Institute for Civic Leadership                         | 25,650              | 825,226             |
| Alumni Center Building  | 1,365               | 4,963               |
| SIPA Bricks and Mortar Building   | 1,005               | -                   |
| SIPA Phase II Building  | 1,000               | -                   |
| Stocker Astrophysics Center Building                                    | 650                 | 1,275               |
| Founders Park   | 131                 | 130                 |
| The Ruth K. and Shepard Broad Auditorium                                | 38                  | 200                 |
| ROTC Enhancement Fund   | -                   | 42,129              |
| ICTB Research and Education Center at the Kampong                       | -                   | 30,000              |
| Josh Richardson Memorial Groundbreaking Plaza                           | -                   | 20,000              |
| Law Student Lounge Renovation   | -                   | 1,000               |
| Total contributions received in support of University building programs | <u>\$ 3,576,968</u> | <u>\$ 3,337,402</u> |

(13) **Commitments and Contingencies:**

***Doral Property***

In October of 2017, FEH V purchased the Doral Property, which required environmental remediation. FEH V received approval from the Division of Environmental Resources Management (DERM) on a Corrective Action Plan (CAP) for the remediation. As part of the CAP, an environmental consultant was engaged to provide construction oversight, monitoring, and reporting to DERM on a monthly basis. A construction firm was selected and hired through a competitive bid solicitation process to complete the removal of solid waste. The environmental consultant filed the Certificate of Completion (COC) for the CAP requirements with DERM on October 26, 2020. DERM approved the COC on December 3, 2020 with conditions to conduct groundwater and surface water monitoring for at least one year. In order to comply with the monitoring requirements, the environmental consultant was further engaged to collect the water quality data and submit reports to DERM on a quarterly basis.

In November of 2021, after two consecutive sampling events, the results reflected unfavorable water quality data. On January 6, 2022, DERM required that the stockpiles of screened soil be removed from the site and properly disposed. A construction firm was selected and hired through a competitive bid solicitation process to complete the work. On October 18, 2022, the environmental consultant was again further engaged to provide construction oversight, monitoring, and reporting to DERM. The screened soil was removed on November 30, 2022, totaling a cost of \$1,111,846.

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
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(13) **Commitments and Contingencies:** (Continued)

On January 6, 2023, DERM approved the environmental consultant's timeline to reinstall wells that were destroyed during the soil removal process and conduct an additional two consecutive sampling events to demonstrate favorable water quality data. On June 10, 2024, DERM responded to the seventh and final water quality report noting that there are no further requirements for site remediation with respect to the groundwater and surface water impacts related to the solid waste former improperly disposed at the site. The environmental consultant was engaged a final time to abandon the monitoring wells, as required by DERM. On January 16, 2025, DERM acknowledged completion of the project.

(14) **Related Party Transactions:**

The Foundation's mission is to raise funds for the benefit of the University and donations are generally restricted for the benefit of the University. As a result, the Foundation receives support for personnel services from the University in order to carry out its administrative and fundraising functions. The University directly funded salaries and benefits of \$7,942,733 and \$7,849,606 for University employees that perform functions for the benefit of the Foundation for the fiscal years ended June 30, 2025 and 2024, respectively. This amount is included in Support from Florida International University on the statements of revenues, expenses, and changes in net position.

(15) **Endowments:**

The Foundation's endowment consists of funds established for a variety of purposes. Its endowment includes donor-restricted endowment funds and funds designated by the Board of Directors to function as an endowment ("quasi-endowment"). As required by accounting principles generally accepted in the United States of America, net position associated with endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions.

***Interpretation of Relevant Law***

The Board of Directors of the endowment have interpreted the Florida Uniform Management of Institutional Funds Act 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. As a result of this interpretation, the Foundation classifies as restricted net position (a) the original value of gifts donated to the permanent endowment and (b) the original value of subsequent gifts to the permanent endowment.

Included within the disclosures of restricted expendable net position below are amounts totaling \$1,967,596 and \$1,087,735 for the fiscal years ended June 30, 2025 and 2024, respectively, which are related to the market appreciation/(depreciation) of the term endowment held on behalf of the University. The balance of the corpus and the appreciation/(depreciation) is reflected within the Statements of Revenues, Expenses, and Changes in Fiduciary Net Position.

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
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(15) **Endowments:** (Continued)

As of June 30, 2025, restricted net position consisted of the following:

|   | <b>Restricted<br/>Expendable*</b> | <b>Restricted:<br/>Nonexpendable<br/>Endowments</b> | <b>Total</b>          |
|---|-----------------------------------|---|-----------------------|
| Restricted net position, beginning of year 7/1/2024 | \$ 124,295,116                    | \$ 213,440,170                                      | \$ 337,735,286        |
| Endowment investment earnings (losses):             |                                   |   |                       |
| Interest, dividends and realized gains              | 8,869,867                         | -   | 8,869,867             |
| Unrealized gains                                    | <u>41,875,954</u>                 | <u>-</u>  | <u>41,875,954</u>     |
| Total endowment investment earnings (losses)        | 50,745,821                        | -   | 50,745,821            |
| Contributions and other revenues                    | 2,057,272                         | 7,187,334   | 9,244,606             |
| Appropriation of endowment assets for expenditure   | (12,611,266)                      | -   | (12,611,266)          |
| Appropriation for administrative fee 2%             | (4,372,654)                       | -   | (4,372,654)           |
| Donor directed changes in restriction               | (7,107)                           | 23,934  | 16,827                |
| Board designated quasi-endowment                    | 100,000                           | -   | 100,000               |
| Release of JMOF endowment                           | 11,307                            | (779,066)   | (767,759)             |
| Restricted net position, end of year 6/30/2025      | <u>\$ 160,218,489</u>             | <u>\$ 219,872,372</u>                               | <u>\$ 380,090,861</u> |

As of June 30, 2024, restricted net position consisted of the following:

|   | <b>Restricted<br/>Expendable*</b> | <b>Restricted:<br/>Nonexpendable<br/>Endowments</b> | <b>Total</b>          |
|---|-----------------------------------|---|-----------------------|
| Restricted net position, beginning of year 7/1/2023 | \$ 101,513,022                    | \$ 205,118,328                                      | \$ 306,631,350        |
| Endowment investment earnings (losses):             |                                   |   |                       |
| Interest, dividends and realized gains              | 4,092,897                         | -   | 4,092,897             |
| Unrealized gains                                    | <u>32,016,183</u>                 | <u>-</u>  | <u>32,016,183</u>     |
| Total endowment investment earnings (losses)        | 36,109,080                        | -   | 36,109,080            |
| Contributions and other revenues                    | 2,335,387                         | 7,997,310   | 10,332,697            |
| Appropriation of endowment assets for expenditure   | (11,569,587)                      | -   | (11,569,587)          |
| Appropriation for administrative fee 2%             | (3,921,395)                       | -   | (3,921,395)           |
| Donor directed changes in restriction               | 7                                 | 458,125   | 458,132               |
| Release of JMOF endowment                           | (171,398)                         | (133,593)   | (304,991)             |
| Restricted net position, end of year 6/30/2024      | <u>\$ 124,295,116</u>             | <u>\$ 213,440,170</u>                               | <u>\$ 337,735,286</u> |

\* The restricted expendable net position shown above only includes the investment earnings on the restricted nonexpendable endowments and term endowments that have not yet been appropriated for expenditure by the Foundation.

**FLORIDA INTERNATIONAL UNIVERSITY FOUNDATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025 AND 2024**

(15) **Endowments:** (Continued)

As a result of market declines, the fair value of certain donor-restricted endowments was less than the historical costs value (corpus), and, therefore, the endowments are considered to be underwater. There were no underwater endowments at June 30, 2025 and 2024, respectively.

***Return Objectives and Risk Parameters***

The Foundation has adopted investment policies and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment while seeking to maintain the purchasing power of the endowment assets.

Endowment assets include those assets of donor-restricted funds that the Foundation must hold in perpetuity or for donor-specified periods. Under this policy, as approved by the Board of Directors, the endowment assets are invested in a manner that is intended to produce a long-term rate of return on assets while assuming a moderate level of investment risk. The Foundation expects its endowment funds, over time, to achieve, at a minimum, a real (inflation-adjusted) total return, net of investment management fees, that is consistent with spending requirements.

***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.

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

The Foundation's spending policy states that the Finance and Audit Committee will recommend, subject to approval by the Board of Directors, the annual spending distribution to be made to endowed accounts. The spending distribution is computed as a percentage of the endowment's average market value (gift corpus plus undistributed investment earnings since inception) over 12 consecutive quarters ending on December 31 and distributed at the close of the Foundation's fiscal year.

Spending distributions are dependent on the Foundation's investment returns and are therefore not guaranteed. If, in any given year, investment losses reduce the endowment's market value below original corpus, future spending distributions are contingent on first restoring the endowment to its original corpus before any distribution is made for spending. This is consistent with the Foundation's objectives to maintain the purchasing power of the endowment assets held in perpetuity or for a specified term and to provide additional real growth through new gifts and investment return. As of June 30, 2025 and 2024, the amount included in the endowment's temporarily restricted balance and approved for future spending on program support was \$12,611,266 and \$11,569,587, respectively.

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## **COMPLIANCE REPORT**

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

Members of the Board of Directors and  
the Finance Committee and Audit Subcommittee,  
Florida International University Foundation, Inc.:

We have audited 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, the financial statements of the business-type activity and aggregate remaining fund information of the Florida International University Foundation, Inc. (the Foundation), a direct support organization and component unit of Florida International University, as of and for the year ended June 30, 2025, 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 17, 2025.

***Report on 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) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Foundation's internal control. Accordingly, we do not express an opinion on the effectiveness of the Foundation's internal control.

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

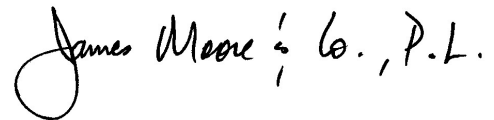
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not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

### ***Report on 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 financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

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

James Moore & Co., P.L.

Gainesville, Florida  
October 17, 2025