

UWF BUSINESS ENTERPRISES, INC.

FINANCIAL STATEMENTS

JUNE 30, 2025 AND 2024

UNIVERSITY OF WEST FLORIDA BUSINESS ENTERPRISES, INC.
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JUNE 30, 2025 AND 2024

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors,
UWF Business Enterprises, Inc.:

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of UWF Business Enterprises, Inc. ("BEI"), a direct-support organization and component unit of the University of West Florida, as of and for the years ended June 30, 2025 and 2024, and the related notes to the financial statements, which collectively comprise BEI's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of UWF Business Enterprises, Inc. 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 audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of UWF Business Enterprises, Inc. and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

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

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 UWF Business Enterprises, Inc.'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 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, 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 UWF Business Enterprises, Inc.'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 UWF Business Enterprises, Inc.'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.

Other Matters

Required Supplementary Information

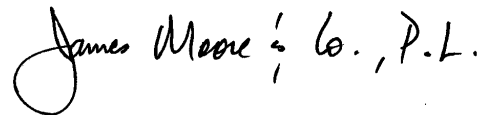
Accounting principles generally accepted in the United States of America require that the management's discussion and analysis as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with 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.

Supplementary information

The schedule of general and administrative expenses, schedule of Argonaut Village and Schedule of GoLearn Expenses expenses are the responsibility of management and were derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the general and administrative expenses, schedule of Argonaut Village expenses and schedule of GoLearn expenses are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated on September 11, 2025 on our consideration of UWF Business Enterprises, Inc.'s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on 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 UWF Business Enterprises, Inc.'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, flowing style.

Tallahassee, Florida
September 11, 2025

UNIVERSITY OF WEST FLORIDA BUSINESS ENTERPRISES, INC.
(A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA)
MANAGEMENT’S DISCUSSION AND ANALYSIS
JUNE 30, 2025 AND 2024

This section of the UWF Business Enterprises, Inc.’s (“BEI”) annual financial report presents our discussion and analysis of the financial performance of BEI for the fiscal years ended June 30, 2025, 2024, and 2023. This discussion has been prepared by management.

Because the information contained in the Management’s Discussion and Analysis (“MD&A”) is intended to highlight significant transactions, events, and conditions, it should be considered in conjunction with the Basic Financial Statements.

Reporting Entity

At the September 23, 2011, University of West Florida (“the University”) Board of Trustees meeting, a motion was passed unanimously by Board members to establish a new Direct Support Organization of the University under Florida Statute Section 1004.28 and University Regulation 5.016. BEI was established as a Florida not-for-profit corporation.

On October 18, 2011, BEI’s Articles of Incorporation were filed under the laws of the State of Florida and were certified by the Florida Department of State Division of Corporations on October 19, 2011.

BEI received official notice from the IRS of tax-exempt status under Section 501(c)(3) of the Internal Revenue Code on April 17, 2012. UWF Business Enterprises Inc. received tax-exempt status under code section 170(b)(1)(A)(v) as a governmental unit, political subdivision.

BEI was established to build and manage public-private partnerships, create new services and businesses to support the University campus community, and enhance current auxiliaries and businesses to increase alternative sources of revenue for the University.

BEI is focused on entrepreneurial ideas that will enhance academic training and enhance university-community life, allowing the University to continue to develop and grow, and increase revenue from alternative sources to further the University’s strategic priorities.

In May 2018, the University appointed Dr. Edward Ranelli, Dean Emeritus and Professor of the UWF College of Business, to serve as CEO. Previously, Dr. Ranelli was appointed as the President’s Designee to the BEI Board of Directors and then effective May 8, 2017, was elected to serve as BEI Board Treasurer.

In November 2022, the BEI Board of Directors approved a revision of the BEI Bylaws. The revised bylaws were approved by the UWF General Counsel in December 2022. The purpose of the revision included reducing the number of BEI board members. An election of officers was held in April 2023, and the number of BEI Board members decreased to three with a Chairperson, Vice Chairperson, and Secretary-Treasurer.

UNIVERSITY OF WEST FLORIDA BUSINESS ENTERPRISES, INC.
(A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA)
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025 AND 2024

Overview of the Financial Statements

The basic financial statements presented herein include all activities of BEI, as prescribed by statements of the Government Accounting Standards Board ("GASB"). BEI is a component unit of the University, from inception on October 18, 2011, through the period end, June 30, 2025.

The statement of net position presents information on all BEI's assets and liabilities. Assets less liabilities equal the organization's net position. Over time, increases and decreases in net position may serve as a useful indicator of whether the financial position of BEI is improving or deteriorating.

The statement of revenues, expenses, and changes in net position presents information showing how BEI's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The statement of cash flows presents information about the cash receipts and cash payments of BEI from July 01, 2023, through June 30, 2024, and July 01, 2024, through June 30, 2025. It provides insight into the reasons for differences between operating income and associated cash receipts and payments, and the effects on BEI's financial position of its cash and its noncash investing, capital, and related financing transactions during the year.

The notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided in BEI's basic financial statements. The notes are included immediately following the basic financial statements within this report.

Schedules provide supplementary information on expenses by BEI activity reported on the statement of revenues, expenses, and changes in net position. The schedules follow the notes to the basic financial statements.

Summary of Financial Condition

As noted earlier, net position may serve over time as a useful indicator of BEI's financial position.

UNIVERSITY OF WEST FLORIDA BUSINESS ENTERPRISES, INC.
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MANAGEMENT'S DISCUSSION AND ANALYSIS
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Condensed Statements of Net Position

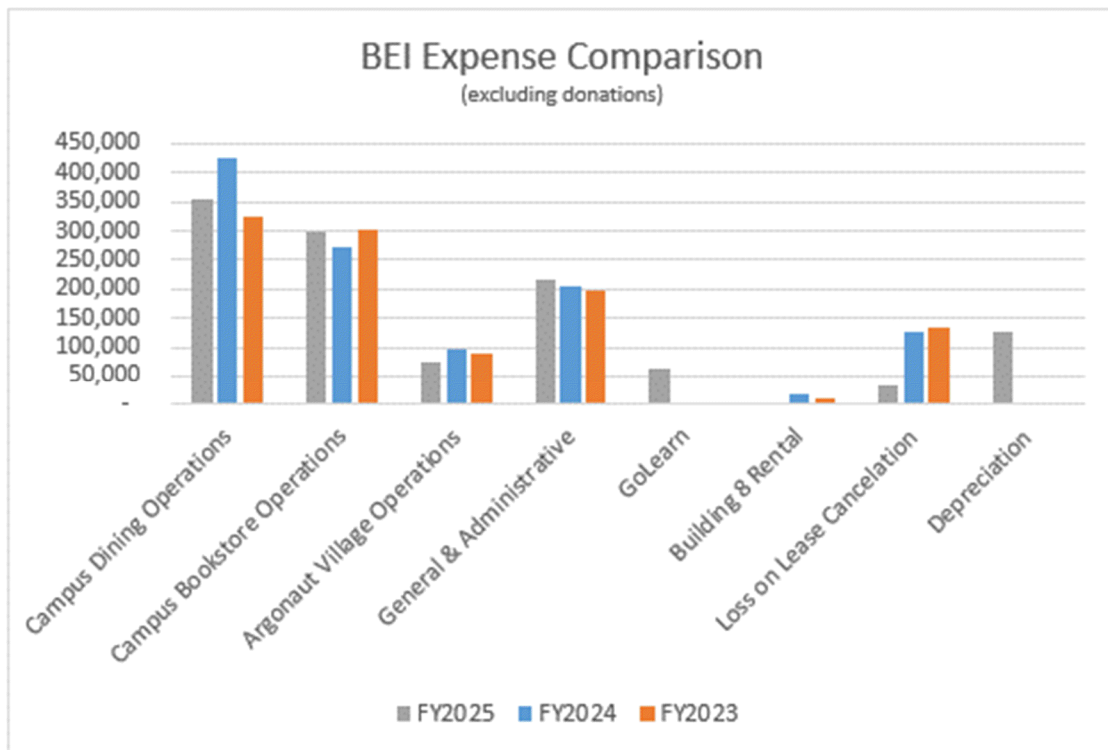
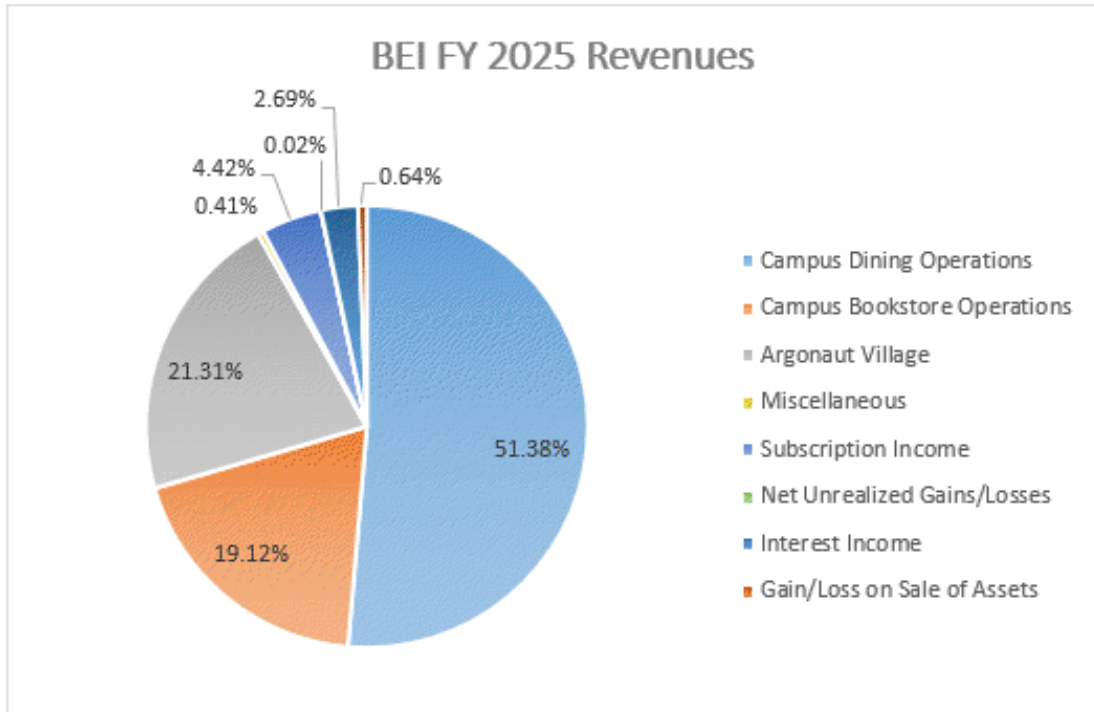
	<u>2025</u>	<u>2024</u>	<u>2023</u>
Assets			
Total assets, excluding capital assets	\$ 3,526,444	\$ 3,606,816	\$ 2,946,267
Capital assets, net	<u>3,117,460</u>	<u>3,244,614</u>	<u>3,498,962</u>
Total Assets	<u><u>\$ 6,643,904</u></u>	<u><u>\$ 6,851,430</u></u>	<u><u>\$ 6,445,229</u></u>
Liabilities			
Current liabilities	\$ 619,355	\$ 676,557	\$ 600,140
Noncurrent liabilities	<u>6,517,489</u>	<u>6,776,915</u>	<u>7,304,986</u>
Total Liabilities	<u><u>\$ 7,136,844</u></u>	<u><u>\$ 7,453,472</u></u>	<u><u>\$ 7,905,126</u></u>
Deferred Inflows	<u><u>\$ 1,737,728</u></u>	<u><u>\$ 2,018,983</u></u>	<u><u>\$ 1,868,341</u></u>
Net Position			
Investment in capital assets	3,117,460	3,244,614	3,498,962
Unrestricted	<u>(5,348,128)</u>	<u>(5,865,639)</u>	<u>(6,827,200)</u>
Total Net Position	<u>(2,230,668)</u>	<u>(2,621,025)</u>	<u>(3,328,238)</u>
Total Liabilities, Deferred Inflows and Net Position	<u><u>\$ 6,643,904</u></u>	<u><u>\$ 6,851,430</u></u>	<u><u>\$ 6,445,229</u></u>

UNIVERSITY OF WEST FLORIDA BUSINESS ENTERPRISES, INC.
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MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025 AND 2024

**Condensed Statements of Revenues, Expenses and
Changes in Net Position**

	<u>2025</u>	<u>2024</u>	<u>2023</u>
Revenues			
Food Service Commissions	\$ 355,278	\$ 426,270	\$ 323,572
Bookstore Commissions	297,362	270,553	301,690
Deferred Revenues	443,749	528,071	543,071
Building Eight Rent	-	-	30,189
Argonaut Village Rent	331,475	336,925	323,439
Subscription Income	68,794	-	-
Contributions and In-kind	6,426	6,166	6,689
Miscellaneous Income	-	351	195
Total Revenues	<u>1,503,084</u>	<u>1,568,336</u>	<u>1,528,845</u>
Expenses			
Food Service Management	355,277	426,275	323,969
Bookstore Management	297,362	270,553	301,690
General and Administrative	214,906	204,967	198,671
Building Eight	-	18,479	8,871
Argonaut Village	73,228	96,429	88,581
GoLearn	64,220	-	-
Depreciation	127,154	126,384	133,261
Total Expenses	<u>1,132,147</u>	<u>1,143,087</u>	<u>1,055,043</u>
Non-Operating Revenue(Expenses)			
Contributions to UWF	-	-	(3,015)
Gain(loss)	10,000	243,886	-
Interest Income	41,852	37,293	5,856
Unrealized Gain	344	785	-
Loss on Lease Cancellation	(32,776)	-	-
Total Non-Operating Revenue(Expenses)	<u>19,420</u>	<u>281,964</u>	<u>2,841</u>
Change in net position	<u>390,357</u>	<u>707,213</u>	<u>476,643</u>
Net position - July 1	(2,621,025)	(3,328,238)	(3,804,881)
Net Position - June 30	<u><u>\$ (2,230,668)</u></u>	<u><u>\$ (2,621,025)</u></u>	<u><u>\$ (3,328,238)</u></u>

UNIVERSITY OF WEST FLORIDA BUSINESS ENTERPRISES, INC.
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MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025 AND 2024



UNIVERSITY OF WEST FLORIDA BUSINESS ENTERPRISES, INC.
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MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025 AND 2024

Financial Highlights

In the fiscal year ending June 30, 2022, BEI received \$224,081 in commissions. The fall and spring sessions of the fiscal years 2023 and 2024 proved to be a solid return to pre-pandemic faculty and staff attendance on campus. BEI received its largest commission since entering into the Management Services Contract at \$426,270. Due to there being fewer First Time In College (FTIC) students in student housing who are required to purchase a mandatory meal plan, commissions in the fiscal year ending June 30, 2025, decreased to \$355,278.

Due to the disruption of regular operations in response to the global pandemic, BEI and Aramark entered into a Memorandum of Understanding (MOU) agreement on July 14, 2020. The amendment supplements the original agreement and most notably waives the right to receive the full minimum guaranteed annual commission for 2020. In November 2020, a second amendment was signed. It essentially eliminated the minimum guaranteed commission for the fiscal year 2021, extinguished the rollover of in-kind catering balances remaining, and extended the amortization period of the capital dining improvements by five (5) years until May 2038. In June 2022, a third amendment was signed. It again removed the minimum guarantee and changed the commission rate from 6% to 5% for the fiscal year 2022. To grow the dining program, two (2) new commuter Dining Dollar meal plans were created for fall 2021. These plans offered great value at an affordable rate that gave the student flexibility in their dining choices. In June 2023, a fourth amendment was signed. It sustained the removal of the minimum guarantee and changed the commission rate from 6% to 7% for the fiscal year 2024. In November 2024, a fifth amendment was signed, which deleted the minimum guarantee from the MOU agreement, set the commission rate at 6%, and extended the amortization period of the capital dining improvements by five (5) years until June 2043. Per the agreement, the commission rate and meal plan increases will be negotiated annually through the life of the contract. In the fifth amendment, Aramark agreed to fund \$300,000 for the renovation of the Pace Coffee House, \$425,000 for the new drop program, and another \$350,000 for Chick-Fil-A renovations.

While the bookstore sales have been in decline over the last several years, these previous sales declines have not been a significant concern to BEI management because this reduction is generally due to the increased availability of lower-cost course material options to students. These lower-cost options are beneficial to both UWF students and the University metrics. To compensate for the sales declines, the bookstore has continued to increase merchandise sales in the fiscal years 2024 and 2025. The bookstore commissions received for the fiscal years June 30, 2024, and June 30, 2025, were \$270,553 and \$297,362, respectively. Commissions in the fiscal year 2025 were greater than the vendor's minimum guarantee by \$29,736. In July 2020, UWF-BEI and Follett executed Amendment 4 to their operating agreement, dated 2009, to include the Follett ACCESS Program Course Materials. This program delivers all required course materials to students as part of their tuition, thus ensuring students have all required course material on or before the first day of class. In February 2025, UWF-BEI and Follett executed Amendment 8 to their operating agreement to include \$1.0 million in cash advances for contract renewals, implementation of the Equity Access Program (EAP), as well as bookstore renovation and upgrades. Follett also agreed to annually fund an accounting position to assist with the billings and collections of student receivables.

UNIVERSITY OF WEST FLORIDA BUSINESS ENTERPRISES, INC.
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MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025 AND 2024

BEI assumed the management responsibility of the East Campus (Argonaut Village) retail location upon the termination of the contract with the prior dining services vendor on May 6, 2018. In its seventh year of management of the Argonaut Village facility, BEI earned rental income directly from tenant leases, with full occupancy during the fiscal year 2025.

BEI has a significant vendor who is behind on payments. The payments due to BEI are anticipated to be fully collected.

In May 2025, BEI began hosting the GoLearn app, a tutorial venture with the UWF Center for Behavioral Analysis. The GoLearn app consists of BCBA test prep study materials that include digital content, flashcards, quizzes, mock exam questions, and video content related to learning behavior analytic content and preparation for the BCBA licensing examination.

Due to BEI accomplishing full operations, the CEO's salary was taken on at full cost during the fiscal year 2023. To further improve financial operations, BEI initiated an Investment Policy and opened investment accounts in April 2023. BEI investments resulted in interest income for fiscal years June 30, 2024, and June 30, 2025, of \$37,293 and \$41,852, respectively.

Campus Bookstore and Dining

BEI receives commissions based on sales from both the dining services and bookstore services vendors for campus operations. From these funds, BEI provides agreed-upon, budgeted payments to the University for direct auxiliary support management and reserves.

In the spring of 2017, BEI requested formal presentations/proposals from alternative dining services providers for operation of the University's resident dining facility, operation of the campus retail dining establishments, including new competitive franchises, catering services, concession services for UWF Intercollegiate Athletics and other events, and operation of the Starbucks located at the Argonaut Village facility. During early summer 2017, the financial proposals were reviewed, leading to concurrence to proceed with the initial steps for the transition to a new dining services provider.

BEI entered into a Management Services Contract with Aramark effective May 6, 2018. The initial term of the agreement is ten (10) years, with an option to extend for an additional five (5) years upon agreement of both parties. Under the Management Services Contract, BEI is paid a commission during each operating year of the agreement. After the execution of the contract, BEI received \$6.1 million from Aramark to repay the unamortized balance of the capital investments and the balance of unearned advanced commission BEI owed to the former dining services vendor. BEI also received \$900,000 as an unrestricted grant to be used in furthering BEI's mission. The new dining services vendor also made a financial commitment to BEI in the agreement to invest \$3.575 million for dining facility renovations, including the purchase and installation of food service equipment and signage. The \$6.1 million contract buyout funds, the \$900,000 unrestricted grant, and the \$3.575 million capital investment are recorded as unearned income and amortized to revenue on a straight-line basis. Upon expiration or termination of the Management Services Contract by either party before the complete amortization of the capital investments disbursed as of the date of expiration or termination, BEI must reimburse the dining services vendor for the unamortized balances within 120 days.

UNIVERSITY OF WEST FLORIDA BUSINESS ENTERPRISES, INC.
(A COMPONENT UNIT OF THE UNIVERSITY OF WEST FLORIDA)
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025 AND 2024

Certain capital investments made by the dining services and bookstore services vendors under the respective agreements with BEI ultimately become the property of the University. In recognition of this transfer of capital investments completed and placed into service, BEI's Statement of Revenues, Expenses, and Changes in Net Position reports a donation from BEI to the University. Donation from the dining services vendor was \$1.050 million for the fiscal year ended June 30, 2020. After these expenditures, the \$3.575 million capital investment commitment has a small balance remaining of about \$200 thousand. These funds are planned for use to refresh dining facilities in the future.

BEI and Follett Higher Education Group, Inc. entered into a Bookstore Operating Agreement on August 18, 2009. Effective November 15, 2016, BEI and the bookstore services vendor entered into Amendment Number Three to the Bookstore Operating Agreement, Amendment Number Three provided the following terms: extended the contract for an additional two (2) year period through September 30, 2024; confirmed the remaining unamortized balance of the initial contribution made in October 2012 will continue to be amortized through September 30, 2022; increased the commission rate for the period from July 1, 2022, through the end of the contract term; and provided for an investment of \$300,000 to be allocated to the build-out of the Argonaut Village Argo Fan Shop and renovations to the main campus bookstore. As of June 30, 2021, approximately \$295,000 was invested by the bookstore services vendor in the Argonaut Village Argo Fan Shop. The University bookstore vendor actively and continuously seeks avenues to improve service to the campus community.

Follett began operations in the new Argo Fan Shop located at the Argonaut Village facility in fiscal year 2018 and terminated the lease effective May 31, 2021. The Argo Fan Shop sold only UWF-branded gifts, clothing, and accessories. The Bookstore has continued its partnership with UWF Intercollegiate Athletics and is again the official provider of UWF emblematic merchandise at the home football games held on campus.

Argonaut Village

As part of the capital improvements under the Main Campus Dining Agreement, the former dining services vendor invested \$3.85 million to develop and construct over 13,100 gross square feet of mixed-use commercial and restaurant buildings at the east entrance of campus. The East Campus/Argonaut Village facility construction of the building shell level was completed in 2015. BEI executed a Lease Agreement with the former dining services vendor to sub-lease the space (i.e., act as Property Manager on behalf of BEI) to various businesses for operation. Upon termination of the Main Campus Dining Agreement effective May 5, 2018, the Lease Agreement terminated. On May 6, 2018, management of the Argonaut Village facility became the responsibility of BEI. BEI entered into lease agreements with the current tenants. Build-outs for all the units were complete as of 2019. The facility was fully leased with the occupancy of Building 1 in September 2019. Build-out costs for Building 1 of \$614 thousand were shared with the tenant. In February 2020, BEI made a capital improvement of about \$14 thousand with the installation of an exterior electric sign. In June 2024, the exterior electric sign was disposed of, and BEI made a capital investment of about \$102 thousand with the installation of a new exterior digital sign, which identifies the shopping center by name.

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Other Items

BEI continues to focus strategically on Argonaut Village development and management. There have been recent changes to the Designated Support Organization (DSO) Florida Statute Section 1004.28. Under the new legislative guidelines, BEI will continue to evaluate its purpose to advance the mission of the University.

Currently, as part of the focus on advancing the mission of the University, BEI has partnered with the UWF Center for Behavioral Analysis and has begun hosting the GoLearn app, which consists of BCBA test prep study materials that include digital content, flashcards, quizzes, mock exam questions, and video content related to learning behavior analytic content and preparation for the BCBA licensing examination.

Requests for Information

Questions concerning any of the information provided in this report or requests for additional financial information should be directed to UWF Business Enterprises, Inc., 11000 University Parkway, Building 20E, Pensacola, FL 32514

UWF BUSINESS ENTERPRISES, INC.
STATEMENTS OF NET POSITION
JUNE 30, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
<u>ASSETS</u>		
Current assets		
Cash and cash equivalents	\$ 389,297	\$ 1,177,791
Certificates of deposit	814,667	-
Accounts receivable, net	87,983	130,094
Prepaid expenses and other assets	22,570	23,853
Lease receivable	141,730	131,752
Investments	294,165	99,656
Interest receivable, leases	5,797	6,637
Total current assets	<u>1,756,209</u>	<u>1,569,783</u>
Noncurrent assets		
Long term lease receivable	1,770,235	2,037,033
Capital assets, net	3,117,460	3,244,614
Total assets	<u><u>\$ 6,643,904</u></u>	<u><u>\$ 6,851,430</u></u>
<u>LIABILITIES</u>		
Current liabilities		
Accounts payable	\$ 65,501	\$ -
Accrued liabilities	4,141	8,068
Due to the University of West Florida	105,964	140,418
Unearned service and management arrangement income, current portion	443,749	528,071
Total current liabilities	<u>619,355</u>	<u>676,557</u>
Noncurrent liabilities		
Unearned service and management arrangement income, long term portion	6,517,489	6,776,915
Total Liabilities	<u><u>\$ 7,136,844</u></u>	<u><u>\$ 7,453,472</u></u>
<u>DEFERRED INFLOWS</u>		
Deferred inflows		
Leases	\$ 1,737,728	\$ 2,018,983
Total Deferred Inflows	<u><u>\$ 1,737,728</u></u>	<u><u>\$ 2,018,983</u></u>
<u>NET POSITION</u>		
Net position		
Net investment in capital assets	\$ 3,117,460	\$ 3,244,614
Unrestricted	(5,348,128)	(5,865,639)
Total Net Position	<u><u>\$ (2,230,668)</u></u>	<u><u>\$ (2,621,025)</u></u>

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

UWF BUSINESS ENTERPRISES, INC.
STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEARS ENDED JUNE 30, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
Operating revenues		
Food service commissions	\$ 355,278	\$ 426,270
Bookstore commissions	297,362	270,553
Service and management arrangements	443,749	528,071
Lease revenue	331,475	336,925
Subscription Income	68,794	-
Miscellaneous income	6,426	6,517
Total operating revenues	<u>1,503,084</u>	<u>1,568,336</u>
Operating expenses		
Food service management	355,277	426,275
Bookstore management	297,362	270,553
General and administrative	214,906	204,967
Building Eight	-	18,479
Argonaut Village	73,228	96,429
GoLearn	64,220	-
Depreciation	127,154	126,384
Total operating expenses	<u>1,132,147</u>	<u>1,143,087</u>
Operating income	<u>370,937</u>	<u>425,249</u>
Nonoperating revenues (expenses)		
Interest income	41,852	37,293
Unrealized gain on investments	344	785
Loss on Lease Cancellation	(32,776)	-
Gain on sale of capital assets	10,000	243,886
Total nonoperating revenues (expenses)	<u>19,420</u>	<u>281,964</u>
Change in net position	<u>390,357</u>	<u>707,213</u>
Net position, beginning of year	(2,621,025)	(3,328,238)
Net position, end of year	<u><u>\$ (2,230,668)</u></u>	<u><u>\$ (2,621,025)</u></u>

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

UWF BUSINESS ENTERPRISES, INC.
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED JUNE 30, 2025 AND 2024

	2025	2024
Cash flows from operating activities		
Cash received from contracts	\$ 1,177,852	\$ 906,322
Cash payments to suppliers for goods and services	(976,590)	(924,201)
Net cash provided by (used in) operating activities	<u>201,262</u>	<u>(17,879)</u>
Cash flows from investing activities		
Purchase of certificate of deposit	(814,667)	-
Proceeds from redemption of certificate of deposit	-	176,981
Purchase of investments	(294,165)	(98,871)
Proceeds from sale of investments	100,000	-
Investment income	41,852	37,293
Net cash provided by (used in) investing activities	<u>(966,980)</u>	<u>115,403</u>
Cash flows from capital and related financing activities		
Purchase of capital assets	-	(102,375)
Loss on lease cancellation	(32,776)	
Sale of capital asset	10,000	461,500
Net cash provided by financing activities	<u>(22,776)</u>	<u>359,125</u>
Increase (decrease) in cash and cash equivalents	<u>(788,494)</u>	<u>456,649</u>
Cash and cash equivalents, beginning of year	1,177,791	721,142
Cash and cash equivalents, end of year	<u><u>\$ 389,297</u></u>	<u><u>\$ 1,177,791</u></u>
Reconciliation of operating income to net cash provided by (used in) operating activities:		
Operating income	\$ 370,937	\$ 425,249
Adjustments to reconcile operating income to net cash provided by (used in) operating activities:		
Depreciation	127,154	126,384
Loss on disposal of assets	-	12,725
Decrease (increase) in accounts receivable	42,111	(86,622)
Decrease (increase) in prepaid expenses	1,283	3,360
Decrease (increase) in lease receivable	256,820	(202,723)
Decrease (increase) in interest receivable	840	4,760
Increase (decrease) in due to UWF	(34,454)	77,192
Increase (decrease) in accounts payable	65,501	-
Increase (decrease) in accrued liabilities	(3,927)	(775)
Increase (decrease) in unearned revenue	(343,748)	(528,071)
Increase (decrease) in deferred inflows	(281,255)	150,642
Total adjustments	<u>(169,675)</u>	<u>(443,128)</u>
Net cash provided by (used in) operating activities	<u><u>\$ 201,262</u></u>	<u><u>\$ (17,879)</u></u>

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

UWF BUSINESS ENTERPRISES, INC.
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2025 AND 2024

(1) Summary of Significant Accounting Policies:

The following is a summary of the more significant accounting policies of UWF Business Enterprises, Inc. ("BEI"), which affect significant elements of the accompanying financial statements:

(a) **Organization and operations**— UWF Business Enterprises, Inc. was formed in 2011 as a Florida corporation, organized as a direct support organization of the University of West Florida (the University or UWF) under Section 1004.28, Florida Statutes, and Rule 6C-9.011, Florida Administrative Code, and therefore is considered a component unit of the University. BEI was organized for the explicit purpose of supporting the University of West Florida by the development of properties and facilities used or useful in the University's educational endeavors, to lessen the burdens of government and provide assistance to the faculty, staff and students of the University. BEI is a public charity under section 501(c)(3) of the Internal Revenue Code.

(b) **Basis of presentation and accounting**— Basis of accounting refers to when revenues, expenses and related assets and liabilities are recognized in the accounts and reported in the financial statements. Specifically, it relates to the timing of the measurements made, regardless of the measurements focus applied.

The accompanying financial statements of the business-type activities of BEI have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to governmental units. The Government Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. BEI applies all applicable GASB pronouncements.

BEI uses enterprise fund accounting. The financial statements are prepared using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows.

(c) **Operating revenues and expenses**—Operating revenues and expenses generally result from providing services in connection with Dining Services, Bookstore Services, and Argonaut Village. Operating revenues are from commissions, service and management arrangements, contributions in kind and rental operations. Operating expenses are primarily from food and bookstore management, management of rental facilities, donations to the University, general and administrative, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

(d) **Cash and cash equivalents**— For the purposes of reporting cash flows, BEI considers all cash accounts and certificates of deposit with original maturities of three months or less to be cash or cash equivalents.

(e) **Accounts receivable**—Accounts receivable are stated net of an allowance for doubtful accounts. BEI estimates for doubtful accounts based on an analysis of certain customers taking into consideration the age of the past due accounts and an assessment of the customer's ability to pay. Accounts are considered past due when the payments due are not made within certain designated timeframes. Allowance for doubtful accounts was \$0 at June 30, 2025 or 2024.

UWF BUSINESS ENTERPRISES, INC.
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2025 AND 2024

(1) **Summary of Significant Accounting Policies:** (Continued)

(f) **Due to/from the University of West Florida**—Due to the University of West Florida, includes commissions owed to the University by BEI related to bookstore and dining operations.

(g) **Investments**—In general, investments are reported at fair value when available. BEI categorizes its fair value measurements within the fair value hierarchy established by GAAP. The hierarchy is based on the valuation inputs used to measure the fair value of the assets. Level 1 inputs are quoted prices in active markets for identical assets, Level 2 inputs are significant other observable inputs, and Level 3 inputs are significant unobservable inputs.

(h) **Capital assets**— Capital assets consist of land, buildings and improvements, equipment, furniture and fixtures, and construction in progress. Assets are capitalized and recorded at cost at the date of acquisition or at estimated acquisition value at the date received in the case of donations. 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. BEI has a capitalization threshold of \$50,000 for buildings, building improvements, infrastructure, infrastructure improvements, and leasehold improvements and a \$5,000 capitalization threshold for tangible personal property. Depreciation is calculated on the straight-line basis over the following estimated useful lives of the related assets:

Buildings	40 Years
Maintenance Equipment	7 to 10 Years
Furniture and Fixtures	7 Years
Office Equipment	5 Years
Software	5 Years

(i) **Lease receivable**— BEI receives rental income from several vendors who lease space from BEI. Typically, rental agreements are structured with payment increases over the life of the lease. BEI recognizes revenue with lease assets and liabilities, per GASB 87. As per GASB 87, leases receivable now has a current portion and long-term portion and a related deferred inflow. The current and long-term portion represent the future cash payments and associated interest, while the deferred inflow represents the lease revenue to be recognized over the lease. Lease receivables were \$1,911,965 and \$2,168,785 with a current portion of \$141,730 and \$131,752 as of June 30, 2025 and 2024 respectively.

(j) **Income taxes**—Pursuant to a determination letter received from the Internal Revenue Service, the BEI is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, and as such, is liable for tax only on business income unrelated to the purpose for which it is exempt. No provision for income tax expense or liability has been made. There are currently no Internal Revenue Service audits in progress for any tax period. With few exceptions, the BEI is no longer subject to examination by major tax jurisdictions for years ended June 30, 2022 and prior.

(k) **Use of estimates**—The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclose of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Accordingly, actual results could differ from those estimates.

UWF BUSINESS ENTERPRISES, INC.
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2025 AND 2024

(1) **Summary of Significant Accounting Policies:** (Continued)

(l) **Unearned service and management arrangement income**— Unearned service and management arrangement income represents amounts received in advance related to service and management arrangement contracts. Typically, amounts are recognized as revenue on a straight-line basis over the contract period, as indicated in the contracts.

(m) **Net Position**— Equity is classified as net position and is further classified into the following components:

Net Investment in Capital Assets - Consists of all capital assets, reduced by outstanding debt that is attributable to the acquisition of those assets.

Unrestricted - Consists of all other assets and liabilities not included in the above category.

(2) **Deposits:**

Custodial credit risk-deposits. In the case of deposits, this is the risk that in the event of a bank failure, BEI's deposits may not be returned. At year end, the carrying amount of BEI's deposits was \$389,297 and the bank balance was \$390,180. Of each of the bank balances, \$250,000 was covered by Federal depository insurance with remaining balance covered by collateral held by the BEI's custodial bank which is pledged to a state trust fund that provides security for amounts held in excess of FDIC coverage in accordance with the Florida Security for Deposits Act Chapter 280, Florida Statutes.

(3) **Investments:**

Fair value of investments—In general, investments are reported at fair value when available. BEI categorizes the fair value measurements of its investments based on the hierarchy established by generally accepted accounting principles. The Fair value hierarchy, which has three levels, is based on the valuation inputs used to measure an asset's fair value:

Level 1 – Inputs are quoted prices in active markets for identical assets.

Level 2 – Inputs are significant other observable inputs.

Level 3 – Inputs are significant unobservable inputs.

BEI's investments were entirely comprised of US Treasury securities, which are considered Level 1 investments.

UWF BUSINESS ENTERPRISES, INC.
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2025 AND 2024

(4) Capital Assets:

Capital assets consisted of the following at June 30, 2025:

	Beginning Balance	Additions	Disposals	Ending Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	3,752,664	-	-	3,752,664
Building Improvements	447,425	-	-	447,425
Furniture and Fixtures	121,548	-	(121,548)	-
	<u>4,321,637</u>	<u>-</u>	<u>(121,548)</u>	<u>4,200,089</u>
Less: Accumulated Depreciation	(1,077,023)	(127,154)	121,548	(1,082,629)
Total	<u>\$ 3,244,614</u>	<u>\$ (127,154)</u>	<u>\$ -</u>	<u>\$ 3,117,460</u>

Capital assets consisted of the following at June 30, 2024:

	Beginning Balance	Additions	Disposals	Ending Balance
Land	\$ 94,265	\$ -	\$ (94,265)	\$ -
Buildings	3,920,227	-	(167,563)	3,752,664
Building Improvements	359,354	102,375	(14,304)	447,425
Furniture and Fixtures	121,548	-	-	121,548
	<u>4,495,394</u>	<u>102,375</u>	<u>(276,132)</u>	<u>4,321,637</u>
Less: Accumulated Depreciation	(996,432)	(126,384)	45,793	(1,077,023)
Total	<u>\$ 3,498,962</u>	<u>\$ (24,009)</u>	<u>\$ (230,339)</u>	<u>\$ 3,244,614</u>

Depreciation expense amounted to \$127,154 and \$126,384 for the years ended June 30, 2025 and 2024, respectively.

(5) Service and Management Arrangements:

Dining services- On May 6, 2018, BEI entered into a management services contract with a new dining services vendor. The agreement terms were through June 30, 2028, with an option to extend for an additional five years upon agreement of both parties. Either party may terminate the agreement during the contract period with proper notice. Any guaranteed commissions owed to BEI shall be paid by the dining services vendor within 90 days of the termination date. Upon expiration or termination, the amount of unamortized financial commitment disbursed as of the date of expiration or termination and unrestricted grant shall become due to the vendor within 120 days.

UWF BUSINESS ENTERPRISES, INC.
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2025 AND 2024

(5) Service and Management Arrangements: (Continued)

In conjunction with the new contract, BEI received \$6.1 million to buyout and repay the unamortized balances of the old service agreement's capital investments and unearned advanced commissions. The agreement also provided a \$900,000 unrestricted grant to be used in furthering BEI's mission and up to \$3.575 million in dining and retail capital improvements. As of June 30, 2025, \$3.385 million in renovations were completed and began being amortized. All capital improvements provided under the contract are donated to the University.

During the year ended 2021, BEI entered into a new MOU with the dining services vendor which replaced the original contract language that amortized the service and management arrangement payments through May 2033 with new language that now will now amortize the service and management service arrangement payments through May 2038. The increase in the amortization period resulted in an increase in the unearned service and management arrangement income liability of approximately \$500,000 and is reported as a reduction on service and management arrangement income during the years ended June 30, 2025 and 2024.

The \$6.1 million contract buyout funds, the \$900,000 unrestricted grant, current capital improvements and any future improvements to be made under the agreement are recorded as unearned service and management arrangement income when received and amortized to revenue on a straight-line basis through May 2038.

During the year ended 2024, BEI entered into a new MOU with the dining services vendor, which replaced the original contract language that amortized the service and management arrangement payments through May 2038 with new language that will now amortize the service and management arrangement payments through June 2043.

Bookstore operations- On August 18, 2009, the University and a bookstore operations vendor entered into a Bookstore Operating Agreement pertaining to the operation of the University's bookstore facilities and certain bookstore upgrades. Bookstore services became an Assigned Function of BEI on October 15, 2012, and the Bookstore Operating Agreement was amended on this date to substitute BEI as party to the agreement in lieu of the University. The amendment additionally extended the contract between BEI and the bookstore operations vendor through September 2024. In February 2025, another amendment was signed that extended the contract between BEI and the bookstore operations vendor through September 2029.

Under the contract, a \$600,000 initial contribution was provided to BEI by the bookstore operations vendor. This initial contribution was recorded as unearned income and was being amortized on a straight-line basis over a 10-year contract period. The bookstore operations vendor has also agreed to invest up to an additional \$300,000 for store upgrades throughout various campus locations. The vendor has spent approximately \$295,131 as of the fiscal year ended June 30, 2025, related to these upgrades. Per the amendment executed in February 2025, the bookstore operations vendor agreed to make a \$300,000 one-time payment to BEI, subject to amortization through September 2029. This payment was received in July 2025.

UWF BUSINESS ENTERPRISES, INC.
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2025 AND 2024

(5) Service and Management Arrangements: (Continued)

All equipment, fixtures, and furniture included as store upgrades from the capital investments of the bookstore operations vendor or from future capital investments will remain the property of the bookstore operations vendor until the investment is fully amortized, over a five-year period commencing on the date of the first disbursement of funds, at which time the upgrades will become property of the University. As of June 30, 2025 and 2024, there were no fully amortized store upgrades. Upon such time that store upgrade titles are transferred to the University, the fair value of the assets will be recognized as donations to the University and income by BEI.

As discussed above, BEI received as part of a service and management arrangement an initial contribution of \$600,000 from the vendor for the operation of the bookstore. This unearned income was amortized on a straight-line basis from October 2012 through September 2022. In addition, as discussed above, BEI received, as part of a service and management arrangement, a contribution of \$300,000 from the vendor for the operation of the bookstore. This unearned income is being amortized on a straight-line basis from July 2025 through September 2029.

Unearned income consisted of the following as of June 30:

	<u>2025</u>	<u>2024</u>
Unamortized Unearned Income from Dining Service Agreement	\$ 6,961,238	\$ 7,304,986
Unamortized Unearned Income from Bookstore Services Agreement	-	-
Total Unearned Income from Service and Management Arrangements	<u>\$ 6,961,238</u>	<u>\$ 7,304,986</u>

Changes in unearned service and management arrangement income for the year ended June 30, 2025:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Amounts Due Within One Year</u>
Unearned Service and Management Arrangement Income	<u>\$ 7,304,986</u>	<u>\$ -</u>	<u>\$ (343,748)</u>	<u>\$ 6,961,238</u>	<u>\$ 443,749</u>

Changes in unearned service and management arrangement income for the year ended June 30, 2024:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Amounts Due Within One Year</u>
Unearned Service and Management Arrangement Income	<u>\$ 7,833,057</u>	<u>\$ -</u>	<u>\$ (528,071)</u>	<u>\$ 7,304,986</u>	<u>\$ 528,071</u>

UWF BUSINESS ENTERPRISES, INC.
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2025 AND 2024

(6) Related Parties:

The University provides administrative, managerial and facilities support for BEI. For the years ended June 30, 2025 and 2024, BEI disbursed \$355,278 and \$426,275, respectively, to the University for food service management pursuant to the Agreement discussed in Note (5). For the years ended June 30, 2025 and 2024, BEI disbursed \$297,362 and \$270,553, respectively, to the University for bookstore management pursuant to the Agreement discussed in Note (5). Amounts owed to the University for auxiliary services at June 30, 2025 and 2024 were \$105,964 and \$140,418, respectively.

(7) Management agreement with the University of West Florida:

On December 9, 2011, BEI and the University entered into a Master Management Agreement (the Agreement) which authorizes the President of the University to assign management and operation of certain University facilities and programs (Assigned Functions) to BEI. The Agreement requires BEI to use any excess funds to support University operations. However, BEI may retain funds (operating capital) that are necessary for the purposes of future projects and programs.

(8) Risk Management:

BEI is exposed to various levels of loss including, but not limited to, losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. BEI is insured for these risks. There were no insurance losses related to these risks for the years ended June 30, 2025 and 2024. BEI is not aware of any liabilities related to these risks as of June 30, 2025.

BEI has established a Low-Value Asset Policy to manage and account for certain property items that are portable and susceptible to theft or loss. No low-value assets have been identified as missing as of June 30, 2025, and 2024.

(9) Revenue Concentrations:

During the year ended June 30, 2025, and 2024, BEI received approximately 71% of its operating revenues from its two largest vendors.

(10) In-kind Contributions:

Each state university board of trustees is authorized to permit the use of property, facilities, and personnel services at any state university by any university direct support organization per Section 1004.28, Florida Statutes. Administrative and fiscal services, office space, and other miscellaneous support services are provided to the University direct support organization BEI by the University at no cost.

Rent for space utilized by BEI and owned by the University was estimated at \$6,081 and \$6,140, respectively, for the years ended June 30, 2025 and 2024. Administrative and fiscal services provided to BEI were estimated at \$294,442 and \$230,103, respectively, for the years ended June 30, 2025, and 2024. Amounts for in-kind contributions are not included in the financial statements

UWF BUSINESS ENTERPRISES, INC.
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2025 AND 2024

(11) Property Leased to Others:

BEI leases space to University-affiliated tenants, and other commercial tenants under operating lease agreements. As of June 30, 2025, the approximate future minimum rental payments to be received under the operating leases are as follows:

Year Ending June 30,	University-Affiliated Tenants		Commercial Tenants		Total
	Principal	Interest	Principal	Interest	
2026	63,377	8,999	78,353	67,902	218,631
2027	67,171	6,291	85,024	64,513	222,999
2028	71,135	3,429	91,512	61,016	227,092
2029	43,269	605	98,668	56,910	199,452
2030	-	-	80,558	53,014	133,572
2031-2035	-	-	451,850	213,213	665,063
2036-2040	-	-	434,213	115,705	549,918
2041-2045	-	-	282,748	35,600	318,348
2046-2050	-	-	64,087	2,608	66,695
Total	<u>\$ 244,952</u>	<u>\$ 19,324</u>	<u>\$1,667,013</u>	<u>\$ 670,481</u>	<u>\$2,601,770</u>

Total GASB 87 lease revenue for the years ended June 30, 2025 and 2024 was \$248,084 and \$251,498, respectively. Total interest income for leases was \$83,391 and \$85,427 for the years ended June 30, 2025 and 2024, respectively.

(12) Recently Issued Accounting Pronouncements:

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 fiscal years subsequent to June 30, 2025, that have not yet been implemented. Management has not currently determined what, if any, impact implementation of the following will have on BEI's financial statements:

(a) GASB issued Statement No. 103, *Financial Reporting Model Improvements*, in April 2024. The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. The provisions for GASB 103 are effective for fiscal years beginning after June 15, 2025.

(b) GASB issued Statement No. 104, *Disclosure of Certain Capital Assets*, in September 2024. GASB Statement No. 104 requires governments to disclose separate information about specific types of capital assets and establishes criteria for identifying and reporting capital assets held for sale. The objective of GASB 104 is to enhance transparency and improve the usefulness of financial statements for stakeholders by providing more detailed information on these assets. The provisions are effective for fiscal years beginning after June 15, 2025.

**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**

To the Board of Directors,
UWF Business Enterprises, Inc.

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of UWF Business Enterprises, Inc., which comprise the statement of net position as of June 30, 2025, and the related statements of revenue, expenses, and change of net position, and cash flows for the year then ended, and related notes to the financial statements, and have issued our report thereon dated September 11, 2025.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered UWF Business Enterprises, Inc.'s internal control over financial reporting (internal control) as a basis for designing the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of UWF Business Enterprises, Inc.'s internal control. Accordingly, we do not express an opinion on the effectiveness of UWF Business Enterprises, Inc.'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.

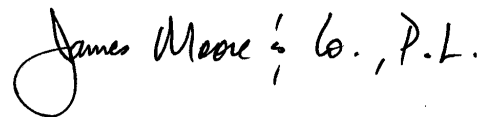
Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether UWF Business Enterprises, Inc.'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.

Tallahassee, Florida
September 11, 2025

SUPPLEMENTAL INFORMATION

UWF BUSINESS ENTERPRISES, INC.
SCHEDULE OF GENERAL AND ADMINISTRATIVE EXPENSES
FOR THE YEARS ENDED JUNE 30, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
Bank fees	\$ -	\$ 1,282
Miscellaneous	2,533	2,868
Office supplies	8,535	8,150
Postage	5	26
Professional fees	20,538	19,957
Taxes and licenses	61	123
Wages	183,234	172,561
Total	<u>\$ 214,906</u>	<u>\$ 204,967</u>

- SEE INDEPENDENT ACCOUNTANTS' REPORT -

UWF BUSINESS ENTERPRISES, INC.
SCHEDULE OF ARGONAUT VILLAGE EXPENSES
FOR THE YEARS ENDED JUNE 30, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
Insurance	\$ 23,759	\$ 24,109
Miscellaneous	2,492	13,954
Postage	431	38
Repairs and maintenance	27,727	20,101
Taxes and licenses	1,155	6,452
Utilities	17,664	31,775
Total	<u>\$ 73,228</u>	<u>\$ 96,429</u>

- SEE INDEPENDENT ACCOUNTANTS' REPORT -

UWF BUSINESS ENTERPRISES, INC.
SCHEDULE OF GOLEARN EXPENSES
FOR THE YEARS ENDED JUNE 30, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
Administrative	\$ -	\$ -
Credit card fees	2,622	-
Distributions to Developer	61,598	-
Distributions to authors	-	-
Professional fees	-	-
Taxes and licenses	-	-
Utilities	-	-
Total operating revenues	<u>\$ 64,220</u>	<u>\$ -</u>

- SEE INDEPENDENT ACCOUNTANTS' REPORT -