



USF Financing Corporation and
USF Property Corporation

ANNUAL REPORT TO THE BOARD

Annual Meeting – November 7, 2017

Presented by: Fell L. Stubbs, Executive Director

LONG-TERM FINANCING OBJECTIVES

- Provide low-cost, low-risk, long-
- Maintain strong credit ratings: USF, Housing, Marshall Center, and Parking systems
- Negotiate sound credit structures supporting each bond series
- Seek low-cost capital by accessing public and private markets
- Capitalize on opportunities to convert variable to fixed rates, reduce credit risks, reduce swaps, and refund at call dates to lock-in low interest rates

Cumulative Public / Private Transactions

	PUBLIC BONDS	PRIVATE PLACEMENTS	TOTAL TRANSACTIONS
Number of Closed Transactions	17		

HIGHLIGHTS OF THE PAST YEAR

Closed Transactions

September 29, 2017 \$59.8 million Series 2012B Housing COPs Extension of direct placement facility

Objectives:

Obtain term pricing for 5, 7, and 10 years

Eliminate Material Adverse Change and Material Adverse Effect as an Event of Default

Eliminate additional indebtedness restriction

Eliminate Most Favored Nations clauses in favor of bank

Eliminate cross-default provisions

Add term-out provisions

Amend reporting requirements

Wells Fargo Bank agreed to all requests

Term extended for 10 years: October 1, 2027 (includes provision for a further extension)

Reduction of interest rate spread from 80 to 75 basis points (very competitive pricing)

Construction Projects

\$6 million Eye Institute Relocation Project

USF Board of Trustees authorized project for the Corporation on September 1, 2016

Agreement with Design-Builder executed on June 22, 2017

Construction commenced July 2017

HIGHLIGHTS OF THE PAST YEAR (CONTINUED)

Bond System Management

Ratings

-
affirmed their ratings for the

AA-

Managed debt service cash flows of \$55 million.

Managed bond covenant and tax compliance for Housing, Health and Athletic Bond Systems.

Independent Auditors Unqualified Opinions, with No Findings.

Managed \$324 million of long-term bonds for USF Financing Corporation 13 Series.

Managed \$78 million of interest rate swaps hedging 2 Series of variable-rate COPs with Royal Bank of Canada as counterparty.

NEAR-TERM INITIATIVES

P3 USF St. Petersburg Student Housing Development Project – \$50 M (All Debt)

Opportunity:

Develop multi-use 550-bed residential project

Objectives:

Transfer risks for capital asset maintenance, construction, operations and demand

Accelerate delivery of housing project

Preserve USF credit ratings and debt capacity

USFFC Involvement:

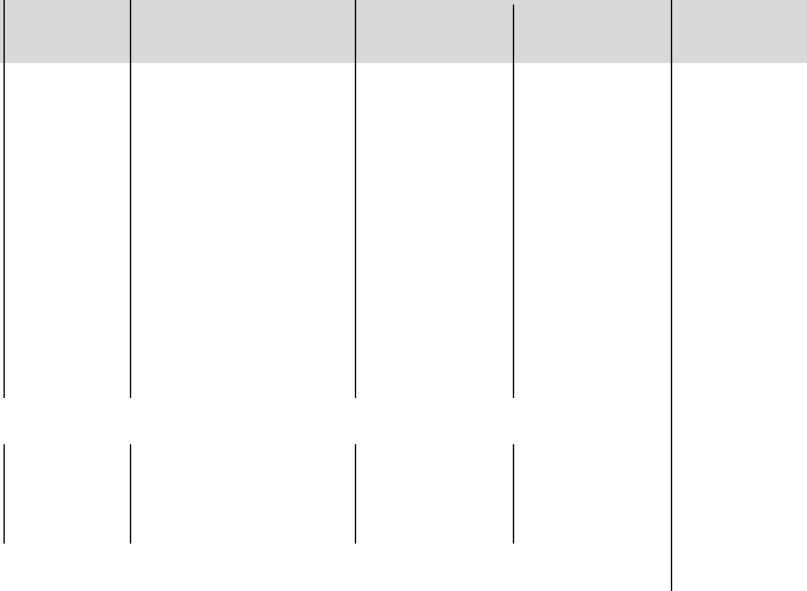
Continued management of USF Housing System debt and credit ratings

Capitalize on Future Opportunity to Convert Series 2013B Certificates

Opportunity

OUTSTANDING DEBT AND SWAPS AS OF SEPTEMBER 30, 2017

DEBT ISSUE	DATE ISSUED	DEBT STRUCTURE	CURRENT RATINGS		INTEREST RATES (%)	TAXABLE / TAX-EXEMPT	MATURITY DATE	TOTAL DEBT OUTSTANDING (including unamortized premiums)
			Moody's	S&P				
Certificates of Participation, Series 2010A - Housing System	12/23/2010	Fixed Rate Bonds	A1	A+	4.42	Tax Exempt	2020	\$1,175,027
Certificates of Participation, Series 2010B - Housing System	12/23/2010	Fixed Rate Bonds	A1	A+	8.50 (gross) / 5.53 (net)	Tax EMCdx7(7s)		



GOVERNANCE STRUCTURE

USF Financing/Property Corporation (USFFC/USFPC) Directors and Officers

Board of Directors

<u>Name</u>	<u>Term</u>	<u>4-Year Term Ending</u>
Steven A. Williamson	First	2017
Sandra W. Callahan	First	2018
Richard D. Smith	First	2018
Lori V. Vaughan	First	2019
Judy Genshaft, USF President		NA
John W. Long, USF Chief Operating Officer		NA

Corporate Officers

<u>Name</u>	<u>Position</u>	<u>2-Year Term Ending</u>
Sandra W. Callahan	Chair (USFFC)	2018
	Sec/Treas (USFPC)	2018
Richard D. Smith	Chair (USFPC)	2018
	Sec/Treas (USFFC)	2018
Fell L. Stubbs	Executive Director	NA

GOVERNANCE STRUCTURE

Board of Directors Composition and Term Limits