BCN 5905 Construction Finance

# I. General Information

## Class Meetings

Semester: Fall 2025

Time: Monday periods 7-9 (1:55 PM - 4:55 PM)

Location: Rinker Hall (RNK) room 210

Course Format: 100% in person

Enrollment capacity: 30

## Instructor

Maria Watson, PhD

Office: Shimberg Center for Housing Studies, Rinker Hall 203

Office Hours: Monday 10:00am - noon or by appointment

Email: maria.watson@ufl.edu

## Course Description

This course provides an introduction to the financial principles and practices essential for managing construction projects and companies. Students will learn how to analyze and control project costs and cash flows, understand and generate financial statements, and apply financial tools to ensure project profitability and sound accounting. At the end of the course, students will have developed the skills needed to effectively oversee and monitor financial aspects of construction projects and make informed financial decisions.

Course resources, information, announcements, updates, assignments, and discussions are available through the course canvas site ([www.elearning.ufl.edu](http://www.elearning.ufl.edu)).

## Course Learning Outcomes

* Evaluate and forecast financial performance
* Monitor project profitability, costs, overhead, and cash flows
* Identify and manage financial risks
* Communicate and report financial data
* Understand and apply financial accounting

## Required Readings and Works

* **Peterson, S. J. (2019). Construction accounting and financial management. Pearson/Prentice Hall, 4th Ed.\***

This textbook is available through Pearson and UF All Access: <https://www.pearson.com/en-us/subject-catalog/p/construction-accounting-and-financial-management/P200000001686/9780137526604>

## Recommended Writing Manual

APA Formatting and Style Guide: <https://owl.purdue.edu/owl/research_and_citation/apa_style/apa_formatting_and_style_guide/general_format.html>

Citation Management Guide from UF Libraries: <http://guides.uflib.ufl.edu/citationsoftware>

# II. Graded Work

## Description of Graded Work

Student grades will be based on participation in class discussions, two exams, weekly assignments, and a final written project. The final grade will be the weighted average of the following:

|  |  |
| --- | --- |
| Participation | 5% |
| Assignments (8) | 25% |
| Exam 1 | 25% |
| Exam 2 | 25% |
| Final project | 20% |
| Total | 100% |

Requirements for class attendance and make-up exams, assignments, and other work in this course are consistent with university policies that can be found at: <https://catalog.ufl.edu/UGRD/academic-regulations/attendance-policies/>

## Grading Scale

For information on how UF assigns grade points, visit: <https://catalog.ufl.edu/UGRD/academic-regulations/grades-grading-policies/>

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| A | 94 – 100%  |  | C | 74 – 76% |
| A- | 90 – 93% |  | C- | 70 – 73% |
| B+ | 87 – 89% |  | D+ | 67 – 69% |
| B | 84 – 86% |  | D | 64 – 66% |
| B- | 80 – 83% |  | D- | 60 – 63% |
| C+ | 77 – 79% |  | E | <60 |

# III. Schedule of Topics

|  |  |  |  |
| --- | --- | --- | --- |
| **Week** | **Date** | **Subject** | **Book chapter** |
| **1** | 25-Aug | Course overview  |  |
| **2** | 1-Sep | Introduction to Construction Finance | 1 |
| **3** | 8-Sep | Construction Accounting 1 | 2 |
| **4** | 15-Sep | Construction Accounting 2 | 3, 4 |
| **5** | 22-Sep | Depreciation | 5 |
| **6** | 29-Sep | Financial Ratios and Statements | 6 |
| **7** | 6-Oct | **Midterm Exam 1 (in-class)** |  |
| **8** | 13-Oct | Managing Costs | 7 |
| **9** | 20-Oct | Determining Labor Burden and Overhead | 8, 9 |
| **11** | 27-Oct | Cash Flows for Construction Projects + Companies | 12, 14 |
| **10** | 3-Nov | Time Value of Money | 15 |
| **12** | 10-Nov | **Midterm Exam 2 (in class)** |  |
| **13** | 17-Nov | Financial Decision Making in Construction | 17 |
| **14** | 24-Nov | No Class - Thanksgiving week |  |
| **15** | 1-Dec | Contemporary Issues in Construction Finance |  |
| **16** | 8-Dec | **Final Project due** |  |

# IV. Required Policies

**Accessing University Academic Policies and Campus Resources**

To support consistent and accessible communication of university-wide student resources, please use this link to academic policies and campus resources: <https://go.ufl.edu/syllabuspolicies>

**Attendance Policy**

Requirements for class attendance and make-up exams, assignments, and other work in this course are consistent with university policies that can be found at: <https://catalog.ufl.edu/ugrad/current/regulations/info/attendance.aspx>

## Students Requiring Accommodation

Students with disabilities who experience learning barriers and would like to request academic accommodations should connect with the disability Resource Center by visiting <https://disability.ufl.edu/students/get-started/>. It is important for students to share their accommodation letter with their instructor and discuss their access needs, as early as possible in the semester.

## UF Evaluations Process

Students are expected to provide professional and respectful feedback on the quality of instruction in this course by completing course evaluations online via GatorEvals. Guidance on how to give feedback in a professional and respectful manner is available at <https://gatorevals.aa.ufl.edu/students/>. Students will be notified when the evaluation period opens, and can complete evaluations through the email they receive from GatorEvals, in their Canvas course menu under GatorEvals, or via <https://ufl.bluera.com/ufl/>. Summaries of course evaluation results are available to students at <https://gatorevals.aa.ufl.edu/public-results/>.

## University Honesty Policy

UF students are bound by The Honor Pledge which states, “We, the members of the University of Florida community, pledge to hold ourselves and our peers to the highest standards of honor and integrity by abiding by the Honor Code. On all work submitted for credit by students at the University of Florida, the following pledge is either required or implied: “On my honor, I have neither given nor received unauthorized aid in doing this assignment.” The Honor Code (<https://www.dso.ufl.edu/sccr/process/student-conduct-honor-code/> ) specifies a number of behaviors that are in violation of this code and the possible sanctions. Furthermore, you are obligated to report any condition that facilitates academic misconduct to appropriate personnel. If you have any questions or concerns, please consult with the instructor or TAs in this class.

## Counseling and Wellness Center

Contact information for the Counseling and Wellness Center: <http://www.counseling.ufl.edu/> , 392-1575; and the University Police Department: 392-1111 or 9-1-1 for emergencies.

## The Writing Studio

The writing studio is committed to helping University of Florida students meet their academic and professional goals by becoming better writers. Visit the writing studio online at <http://writing.ufl.edu/writing-studio/> or in 2215 Turlington Hall for one-on-one consultations and workshops.

## In-Class Recordings

Students are allowed to record video or audio of class lectures. However, the purposes for which these recordings may be used are strictly controlled. The only allowable purposes are (1) for personal educational use, (2) in connection with a complaint to the university, or (3) as evidence in, or in preparation for, a criminal or civil proceeding. All other purposes are prohibited. Specifically, students may not publish recorded lectures without the written consent of the instructor.

A “class lecture” is an educational presentation intended to inform or teach enrolled students about a particular subject, including any instructor-led discussions that form part of the presentation, and delivered by any instructor hired or appointed by the University, or by a guest instructor, as part of a University of Florida course. A class lecture does not include lab sessions, student presentations, clinical presentations such as patient history, academic exercises involving solely student participation, assessments (quizzes, tests, exams), field trips, private conversations between students in the class or between a student and the faculty or lecturer during a class session.

Publication without permission of the instructor is prohibited. To “publish” means to share, transmit, circulate, distribute, or provide access to a recording, regardless of format or medium, to another person (or persons), including but not limited to another student within the same class section. Additionally, a recording, or transcript of a recording, is considered published if it is posted on or uploaded to, in whole or in part, any media platform, including but not limited to social media, book, magazine, newspaper, leaflet, or third party note/tutoring services. A student who publishes a recording without written consent may be subject to a civil cause of action instituted by a person injured by the publication and/or discipline under UF Regulation 4.040 Student Honor Code and Student Conduct Code.

Disclaimer: This syllabus represents my current plans and objectives.  As we go through the semester, those plans may need to change to enhance the class learning opportunity.  Such changes, communicated clearly, are not unusual and should be expected.