

**BOARD OF GOVERNORS
STATE UNIVERSITY OF FLORIDA**
Estimated Sources and Uses of Funds for Florida Gulf Coast University
Student Residences, Phase VIII, and Associated Infrastructure
for Fiscal Year 2008-2009
(Student Housing System)

<u>Sources of Funds</u>		<u>Basis for Amounts</u>
Bond Sale Amount	\$ 25,000,000	Series 2007A Bond amount based on a fixed, tax-exempt interest rate of 6% for 30 years issued by the Florida Gulf Coast University Financing Corporation.
Less: Cost of Issuance		
Underwriting Fees and Expenses	\$ (90,000)	
Legal Fees and Expenses	\$ (46,700)	
Other Expenses	\$ (23,300)	Includes ratings fees, printing costs and other miscellaneous Expenses.
Total Costs of Issuance	\$ (160,000)	Based on estimated costs.
Bond Insurance	\$ (450,000)	Estimated cost of bond insurance.
Plus: Interest Earnings (Construction Trust Fund)	\$ 764,359	Based on net bond proceeds on deposit with trustee, invested for 19 months at an interest rate of 4%.
Total Sources of Funds	\$ 25,154,359	

<u>Uses of Funds</u>		
Project Cost (Planning, Construction & Equipment including contingency for construction)	\$ 20,979,359	Cost of design, construction, and equipment. The project cost is \$47,580 per bed and \$150.00 per gross square foot. Project costs include associated infrastructure.
Debt Service Reserve Account	\$ 1,800,000	
Estimated Interest to be Paid During Construction (Capitalized Interest)	\$ 2,375,000	This represents 19 months of capitalized interest to be paid from bond proceeds at an interest rate of 6%.
Total Uses of Funds	\$ 25,154,359	

Debt Service Coverage - Fiscal Year 2008-2009

Operating Revenue - FGCU Housing System	\$ 12,010,575	The projected revenues are derived primarily from rental income, damage deposit forfeitures, summer special event rentals, and other miscellaneous collections after deducting operating expenses for Fiscal Year 2008-2009 from rentals for Phases I through VII, and Phase VIII for Fall and Spring Semesters.
Less: Operating Costs	\$ (4,022,866)	Projected operating costs for Phases I through VIII during Fiscal Year 2008-2009.
Revenue Available for Debt Service From Housing System Revenues	\$ 7,987,709	Net revenue available for debt service during Fiscal Year 2008-2009.
Estimated Annual Debt Service Payment Fiscal Year 2008-2009	\$ 5,014,570	
Series 2003 & Series 2005 Bonds \$ 4,014,570		Fiscal Year 2008-2009 anticipated balance of \$44,600,000 calculated @ 5.46% interest rate, plus principal payment.
Series 2007A Bonds \$ 1,000,000		Series 2007A Bonds - \$25,000,000 calculated @ 6% interest rate, net of 4 months capitalized interest of \$500,000. A principal payment is not included for the first year of operation, Fiscal Year 2008-2009.
TOTAL	\$5,014,570	
Debt Service Coverage Ratio	1.59	

NOTE:

The financial analysis is based upon information provided by Florida Gulf Coast University Financing Corporation.