

**STATE UNIVERSITY SYSTEM OF FLORIDA
BOARD OF GOVERNORS**
University of Florida
UF - Student Housing Facility Phase II, \$198M

Historical and Projected Debt Service Coverage

	Historical					Projected						
	FY 2021	FY 2022	FY 2023	FY 2024 ²	FY 2025 ²	Budgeted	<-- construction phase -->		(Phase I Opens)	(Phase II Opens)	FY 2031	
						FY 2026 ³	FY 2027	FY 2028	FY 2029	FY 2030		
Operating Revenues ¹												
Existing Housing System	\$40,160,522	\$ 54,566,052	\$ 56,546,855	\$ 64,360,135	\$ 74,630,353	\$ 76,893,000	\$ 82,900,000	\$ 91,146,000	96,468,092	101,940,073	104,983,615	
Proposed Student Housing Project ⁴	-	-	-	-	-	-	-	-	17,570,908	30,681,927	31,602,385	
Total Operating Revenues	\$40,160,522	\$54,566,052	\$56,546,855	\$64,360,135	\$74,630,353	\$76,893,000	\$82,900,000	\$91,146,000	\$114,039,000	\$132,622,000	\$136,586,000	
Operating Expenses ⁵												
Existing Housing System	31,295,346	36,063,201	38,776,671	40,271,536	43,362,280	45,804,000	47,178,000	48,593,000	47,160,000	48,378,000	49,828,000	
Proposed Student Housing Project	-	-	-	-	-	-	-	-	8,631,000	11,832,000	12,187,000	
Total Operating Expenses	31,295,346	36,063,201	38,776,671	40,271,536	43,362,280	45,804,000	47,178,000	48,593,000	55,791,000	60,210,000	62,015,000	
Total Net Operating Income ⁶	\$8,865,176	\$18,502,851	\$17,770,184	\$24,088,600	\$31,268,073	\$31,089,000	\$35,722,000	\$42,553,000	\$58,248,000	\$72,412,000	\$74,571,000	
Annual Debt Service												
Existing Housing System Debt ⁷	6,893,363	6,571,761	6,580,000	5,600,967	17,388,150	17,379,900	15,562,913	15,564,913	14,856,663	14,852,663	14,848,413	
Series 2026A (BOG approved) ⁸	-	-	-	-	-	-	-	-	17,812,500	17,808,313	17,812,050	
Series 2026B (Proposed Project) ⁹	-	-	-	-	-	-	7,590,000	11,385,000	14,395,000	14,391,925	14,394,075	
Capitalized Interest ¹⁰	-	-	-	-	-	-	(7,590,000)	(11,385,000)	(1,897,500)	-	-	
Estimated Annual Debt Service	\$ 6,893,363	\$ 6,571,761	\$ 6,580,000	\$ 5,600,967	\$ 17,388,150	\$ 17,379,900	\$ 15,562,913	\$ 15,564,913	\$ 45,166,663	\$ 47,052,901	\$ 47,054,538	
Debt Service Coverage	1.29x	2.82x	2.70x	4.30x	1.80x	1.79x	2.30x	2.73x	1.29x	1.54x	1.58x	

Data provided by the University

Footnotes

- 1) Revenues include cumulative, annual student housing rental rate increases approved by the UF BOT in June 2019, Dec 2023, and Dec 2024, resulting in annual rates increase of **4.5%** in FY22 thru FY24, **6.5%** for FY25, and **10.5%** FY26 thru FY30. The cumulative combined effect is a **62%** increase in student housing rental rates from FY20 through FY30. After FY30, a revenue escalation rate of 3% per year is assumed, for the purpose of the projections above.
- 2) FY24 & FY25 include the new UF Honors dormitory (BOG approved 5/11/21) phases 1 & 2 coming online, adding 1,415 beds to the Housing System.
- 3) FY26 reflects the removal of 622 beds (and associated revenue and expenses) with the demolition of older dormitories (Graham, Simpson, and Trusler). However, annual rate increases (see footnote 1 above) offset the 'lost' revenues, resulting in a slight overall increase.
- 4) Assumes a rental rate of \$6,850 per semester per student and 95% occupancy. Phase I will open in Fall 2028 (FY29). Phase II will open to the general student population in Fall 2029 (FY30), but in January 2029 will serve as transitional housing for students displaced by the demolition of Beaty Apartments (775 beds), finishing out their Spring semester at their pre-existing contracted rates.
- 5) As reflected above, Operating Expenses have increased annually 8.6% (average); however, UF assumed a 3% escalation rate for future periods (except FY29, with -3% decrease stemming from the removal/demolition of Beaty Towers). UF felt the 3% rate appropriate, despite historical trends, as they anticipate lower salary/personnel costs as well as the fact that newer facilities will yield lower annual expense for utilities, repairs, and maintenance.
- 6) UF bid the two phases under one GMP, providing greater ease of execution and overall cost savings of approximately \$7M. For the purpose of the above projections, the operations of phases 1 & 2 are combined.
- 7) FY27 decrease in debt service (existing housing system) reflects the redemption of bonds (Series 2016A) paid off with housing system reserves.
- 8) Represents phase 1 of the student housing project, BOG approved in January 2026, bond par amount of \$245M, and estimated interest rate of 5.75% (the actual rate is anticipated to be less).
- 9) Assumes a principal amount of \$198M with an estimated interest rate of 5.75% (the actual rate is anticipated to be less).
- 10) Approximately 22 months of capitalized interest, funded from bond proceeds, to pay interest-only debt service through the construction period (September 2028).