

**STATE UNIVERSITY SYSTEM OF FLORIDA  
BOARD OF GOVERNORS**  
Florida State University  
\$364.4M Student Housing, Dining, and Parking  
"Northwest Campus Project – Phase 1"

**Projected Debt Service Coverage - Housing System**

	Historical					Projected				
	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027 <sup>6,7</sup>	FY 2028 <sup>7,9</sup>	FY 2029 <sup>2</sup>	FY 2030
<b>Revenues</b>							<--- construction phase --->	(Project Opens)		
Existing Housing System <sup>1</sup>	\$ 33,114,259	\$ 49,425,586	\$ 51,558,739	\$ 54,284,766	\$ 56,816,252	\$ 59,372,983	\$ 62,044,767	\$ 64,836,782	\$ 69,957,067	\$ 76,952,773
Proposed Project <sup>3</sup>	-	-	-	-	-	-	-	-	11,813,800	12,995,180
Interest Income <sup>4</sup>	<u>1,483,737</u>	<u>677,548</u>	<u>1,835,287</u>	<u>5,463,614</u>	<u>5,804,387</u>	<u>515,000</u>	<u>530,450</u>	<u>546,364</u>	<u>562,754</u>	<u>579,637</u>
<b>Total Revenues</b>	<b>34,597,996</b>	<b>50,103,134</b>	<b>53,394,026</b>	<b>59,748,380</b>	<b>62,620,639</b>	<b>59,887,983</b>	<b>62,575,217</b>	<b>65,383,145</b>	<b>82,333,621</b>	<b>90,527,590</b>
<b>Expenses<sup>5</sup></b>										
Existing Housing System	20,247,359	20,306,463	22,925,894	25,267,009	27,924,493	29,320,718	30,786,754	32,326,091	33,942,396	35,639,516
Proposed Project	-	-	-	-	-	-	-	-	<u>6,092,810</u>	<u>6,397,451</u>
<b>Total Expenses</b>	<b>20,247,359</b>	<b>20,306,463</b>	<b>22,925,894</b>	<b>25,267,009</b>	<b>27,924,493</b>	<b>29,320,718</b>	<b>30,786,754</b>	<b>32,326,091</b>	<b>40,035,206</b>	<b>42,036,966</b>
<b>Pledged Revenues</b>	<b>\$ 14,350,637</b>	<b>\$ 29,796,671</b>	<b>\$ 30,468,132</b>	<b>\$ 34,481,371</b>	<b>\$ 34,696,146</b>	<b>\$ 30,567,265</b>	<b>\$ 31,788,464</b>	<b>\$ 33,057,054</b>	<b>\$ 42,298,415</b>	<b>\$ 48,490,624</b>
<b>Annual Debt Service</b>										
Existing Housing System Debt	15,294,831	14,641,865	14,639,370	13,846,413	13,833,163	13,843,663	13,085,663	13,086,413	13,089,263	13,087,225
Proposed Student Housing Project <sup>6</sup>	-	-	-	-	-	-	11,040,000	14,720,000	18,610,000	18,611,325
Proposed Dining Project <sup>8</sup>	-	-	-	-	-	-	1,255,938	1,677,388	1,679,038	1,678,675
<b>Estimated Annual Debt Service</b>	<b>\$ 15,294,831</b>	<b>\$ 14,641,865</b>	<b>\$ 14,639,370</b>	<b>\$ 13,846,413</b>	<b>\$ 13,833,163</b>	<b>\$ 13,843,663</b>	<b>\$ 25,381,600</b>	<b>\$ 29,483,800</b>	<b>\$ 33,378,300</b>	<b>\$ 33,377,225</b>
<b>Debt Service Coverage</b>	<b>0.94x</b>	<b>2.04x</b>	<b>2.08x</b>	<b>2.49x</b>	<b>2.51x</b>	<b>2.21x</b>	<b>1.25x</b>	<b>1.12x</b>	<b>1.27x</b>	<b>1.45x</b>
<b>Not Pledged Revenue, but available for payment of Debt Service</b>										
Pledged Revenues (see above)	14,350,637	29,796,671	30,468,132	34,481,371	34,696,146	30,567,265	31,935,067	33,210,988	43,365,477	49,611,039
<b>Plus: Dining System Transfer<sup>10</sup></b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,255,938</u>	<u>1,677,388</u>	<u>1,679,038</u>	<u>1,678,675</u>
	<b>\$ 14,350,637</b>	<b>\$ 29,796,671</b>	<b>\$ 30,468,132</b>	<b>\$ 34,481,371</b>	<b>\$ 34,696,146</b>	<b>\$ 30,567,265</b>	<b>\$ 33,191,005</b>	<b>\$ 34,888,376</b>	<b>\$ 45,044,514</b>	<b>\$ 51,289,714</b>
	<b>\$ 15,294,831</b>	<b>\$ 14,641,865</b>	<b>\$ 14,639,370</b>	<b>\$ 13,846,413</b>	<b>\$ 13,833,163</b>	<b>\$ 13,843,663</b>	<b>\$ 25,381,600</b>	<b>\$ 29,483,800</b>	<b>\$ 33,378,300</b>	<b>\$ 33,377,225</b>
	<b>0.94x</b>	<b>2.04x</b>	<b>2.08x</b>	<b>2.49x</b>	<b>2.51x</b>	<b>2.21x</b>	<b>1.31x</b>	<b>1.18x</b>	<b>1.35x</b>	<b>1.54x</b>

**Footnotes**

- 1) FSU BOT approved rental rate increases of up to 4.5% annually for FY23 through FY28. Rental rates increase 10% annually between FY29 through FY31, subject to FSU BOT approval (it is on the BOT agenda for August 2026 meeting). Projections beyond FY31 assume a 3% escalation rate in revenues.
- 2) Includes 184 Beds lost from demolishing Rogers Hall (FY29) in preparation for the Project.
- 3) Assumes rental rates of \$6,010 (1-Bed/1-Bath), \$4,920 (4-Bed/1-Bath), and \$5,570 (2-Bed/1-Bath) per semester at 98% occupancy, opening in Fall 2028 (FY29).
- 4) Interest income experienced a large decrease in FY22 due to a drop in SPIA earnings from 1.61% to 0.73%, and a substantial increase FY24 & FY25 were due to new investment vehicles (PRIME and FL PALM) were implemented resulting in higher rates of return.
- 5) Historical (FY22-FY25) operating expenses increased 10% or more annually. FSU attributed this to increases in minimum wage and higher 'Administrative Overhead' (auxiliary) assessments. For the pro forma, the University assumed a 5% growth rate in future periods.
- 6) Assumes an interest rate of 5.75% (the State's rate for long-term debt) with a principal amount of \$256M, level debt service, and a 30-year term.
- 7) Approximately twenty-five (25) months of interest-only payments, to be paid from housing reserves through the construction period (August 2028).
- 8) Assumes an interest rate of 5.75% (the State's rate for long-term debt) with a principal amount of \$19.5M, level debt service, and a 20-year term.
- 9) FY28 debt service coverage calculation resulted in a 1.12x in FY28, which is below the required minimum of 1.20x per the SUS Debt Management Guidelines. This deviation is not deemed to materially impact Project feasibility, and any risk imparted is sufficiently mitigated by the Housing Systems unrestricted reserves of \$42M.
- 10) The Dining System will transfer to the Housing System funds equal to the debt service on the dining portion of Project debt service; however, it is not part of Pledged Revenue and thus is not included in the debt service calculation on the Bonds. Nevertheless, it will be available for payment of debt service. The transfer will be made from Aramark Contract Fees received annually by the Dining System, with minimum contractual payments ranging from \$3.7 million to \$4.4 million in FY27 through FY30.