

University of North Florida  
Student Union Pro Forma  
Fiscal Years 2002 through 2006 Actual  
Fiscal Years 2008 through 2038 Projected

	FY '02	FY '03	FY '04	FY '05	FY '06	FY '07(Projected)	FY '08
<b><u>REVENUES</u></b>							
Total Operating Revenue	596,193.11	632,590.15	670,431.05	1,432,103.53	1,673,492.88	1,694,350.00	1,653,600.00
Total Non-Operating Revenues	8,768.32	34,015.53	27,800.55	90126.49	535,320.61	436,991.00	391,266.00
Cash Flow Available for Debt Service	\$ 604,961.43	\$ 666,605.68	\$ 698,231.60	\$ 1,522,230.02	\$ 2,208,813.49	\$ 2,131,341.00	\$ 2,044,866.00
<b><u>DEBT SERVICE REQUIREMENTS</u></b>							
Principal	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	942,894.79
Capitalized Interest	-	-	-	-	-	-	(942,894.79)
Total Debt Service Requirement	-	-	-	-	-	-	-
Debt Coverage Ratio	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Cash Flow After Debt Service	604,961.43	666,605.68	698,231.60	1,522,230.02	2,208,813.49	2,131,341.00	2,044,866.00
<b><u>EXPENSES</u></b>							
Total Operating Expenses	\$ -	\$ -	\$ -	6,857.16	\$ -	\$ -	\$ -
Cash Flow After Operating Expenses	\$ 604,961.43	\$ 666,605.68	\$ 698,231.60	\$ 1,515,372.86	\$ 2,208,813.49	\$ 2,131,341.00	\$ 2,044,866.00
Cash Available for Project	604,961.43	1,271,567.11	1,969,798.71	3,485,171.57	5,693,985.06	7,825,326.06	9,870,192.06



	FY '09	FY '10	FY '11	FY '12	FY '13
<b><u>REVENUES</u></b>					
Total Operating Revenue	1,653,600.00	1,653,600.00	1,653,600.00	1,653,600.00	1,653,600.00
Total Non-Operating Revenues	-	-	-	-	-
Cash Flow Available for Debt Service	\$ 1,653,600.00	\$ 1,653,600.00	\$ 1,653,600.00	\$ 1,653,600.00	\$ 1,653,600.00
<b><u>DEBT SERVICE REQUIREMENTS</u></b>					
Principal	-	355,000.00	375,000.00	390,000.00	410,000.00
Interest	1,028,612.50	1,020,181.25	1,002,843.75	984,675.00	965,675.00
Capitalized Interest	(514,306.25)	-	-	-	-
Total Debt Service Requirement	514,306.25	1,375,181.25	1,377,843.75	1,374,675.00	1,375,675.00
Debt Coverage Ratio	3.215	1.202	1.200	1.203	1.202
Cash Flow After Debt Service	1,139,293.75	278,418.75	275,756.25	278,925.00	277,925.00
<b><u>EXPENSES</u></b>					
Total Operating Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Cash Flow After Operating Expenses	\$ 1,139,293.75	\$ 278,418.75	\$ 275,756.25	\$ 278,925.00	\$ 277,925.00
Cash Available for Project					

University of North Florida - Housing System  
Statement of Revenues, Expenses, and Changes in Net Assets  
Fiscal Years 2002 through 2006 Actual  
Fiscal Years 2007 through 2038 Projected

	FY '14	FY '15	FY '16	FY '17	FY '18	FY '19
<b>REVENUES</b>						
Total Operating Revenue	1,653,600.00	1,653,600.00	1,653,600.00	1,653,600.00	1,653,600.00	1,653,600.00
Total Non-Operating Revenues	-	-	-	-	-	-
Cash Flow Available for Debt Service	\$ 1,653,600.00	\$ 1,653,600.00	\$ 1,653,600.00	\$ 1,653,600.00	\$ 1,653,600.00	\$ 1,653,600.00
<b>DEBT SERVICE REQUIREMENTS</b>						
Principal	430,000.00	450,000.00	470,000.00	495,000.00	520,000.00	545,000.00
Interest	945,725.00	924,825.00	902,975.00	880,056.25	855,950.00	830,656.25
Capitalized Interest	-	-	-	-	-	-
Total Debt Service Requirement	1,375,725.00	1,374,825.00	1,372,975.00	1,375,056.25	1,375,950.00	1,375,656.25
Debt Coverage Ratio	1.202	1.203	1.204	1.203	1.202	1.202
Cash Flow After Debt Service	277,875.00	278,775.00	280,625.00	278,543.75	277,650.00	277,943.75
<b>EXPENSES</b>						
Total Operating Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cash Flow After Operating Expenses	\$ 277,875.00	\$ 278,775.00	\$ 280,625.00	\$ 278,543.75	\$ 277,650.00	\$ 277,943.75
Cash Available for Project						



	FY '20	FY '21	FY '22	FY '23	FY '24	FY '25
<b><u>REVENUES</u></b>						
Total Operating Revenue	1,653,600.00	1,653,600.00	1,653,600.00	1,653,600.00	1,653,600.00	1,653,600.00
Total Non-Operating Revenues	-	-	-	-	-	-
<b>Cash Flow Available for Debt Service</b>	<b>\$ 1,653,600.00</b>	<b>\$ 1,653,600.00</b>	<b>\$ 1,653,600.00</b>	<b>\$ 1,653,600.00</b>	<b>\$ 1,653,600.00</b>	<b>\$ 1,653,600.00</b>
<b><u>DEBT SERVICE REQUIREMENTS</u></b>						
Principal	570,000.00	600,000.00	630,000.00	660,000.00	690,000.00	725,000.00
Interest	804,175.00	776,387.50	747,175.00	716,537.50	684,475.00	650,868.75
Capitalized Interest	-	-	-	-	-	-
<b>Total Debt Service Requirement</b>	<b>1,374,175.00</b>	<b>1,376,387.50</b>	<b>1,377,175.00</b>	<b>1,376,537.50</b>	<b>1,374,475.00</b>	<b>1,375,868.75</b>
<b>Debt Coverage Ratio</b>	<b>1.203</b>	<b>1.201</b>	<b>1.201</b>	<b>1.201</b>	<b>1.203</b>	<b>1.202</b>
<b>Cash Flow After Debt Service</b>	<b>279,425.00</b>	<b>277,212.50</b>	<b>276,425.00</b>	<b>277,062.50</b>	<b>279,125.00</b>	<b>277,731.25</b>
<b><u>EXPENSES</u></b>						
Total Operating Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Cash Flow After Operating Expenses</b>	<b>\$ 279,425.00</b>	<b>\$ 277,212.50</b>	<b>\$ 276,425.00</b>	<b>\$ 277,062.50</b>	<b>\$ 279,125.00</b>	<b>\$ 277,731.25</b>
<b>Cash Available for Project</b>						



	<u>FY '26</u>
<b><u>REVENUES</u></b>	
Total Operating Revenue	1,653,600.00
Total Non-Operating Revenues	-
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Cash Flow Available for Debt Service	\$ 1,653,600.00
 <b><u>DEBT SERVICE REQUIREMENTS</u></b>	
Principal	760,000.00
Interest	615,600.00
Capitalized Interest	-
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Total Debt Service Requirement	1,375,600.00
 Debt Coverage Ratio	 1.202
 Cash Flow After Debt Service	 278,000.00
 <b><u>EXPENSES</u></b>	
Total Operating Expenses	\$ -
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Cash Flow After Operating Expenses	\$ 278,000.00
 Cash Available for Project	

University of North Florida - Housing System  
Statement of Revenues, Expenses, and Changes in Net Assets  
Fiscal Years 2002 through 2006 Actual  
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	FY '27	FY '28	FY '29	FY '30	FY '31	FY '32
<b>REVENUES</b>						
Total Operating Revenue	1,653,600.00	1,653,600.00	1,653,600.00	1,653,600.00	1,653,600.00	1,653,600.00
Total Non-Operating Revenues	-	-	-	-	-	-
<b>Cash Flow Available for Debt Service</b>	<b>\$ 1,653,600.00</b>	<b>\$ 1,653,600.00</b>	<b>\$ 1,653,600.00</b>	<b>\$ 1,653,600.00</b>	<b>\$ 1,653,600.00</b>	<b>\$ 1,653,600.00</b>
<b>DEBT SERVICE REQUIREMENTS</b>						
Principal	795,000.00	835,000.00	875,000.00	920,000.00	965,000.00	1,010,000.00
Interest	578,668.75	539,956.25	499,343.75	456,712.50	411,943.75	365,037.50
Capitalized Interest	-	-	-	-	-	-
<b>Total Debt Service Requirement</b>	<b>1,373,668.75</b>	<b>1,374,956.25</b>	<b>1,374,343.75</b>	<b>1,376,712.50</b>	<b>1,376,943.75</b>	<b>1,375,037.50</b>
<b>Debt Coverage Ratio</b>	<b>1.204</b>	<b>1.203</b>	<b>1.203</b>	<b>1.201</b>	<b>1.201</b>	<b>1.203</b>
<b>Cash Flow After Debt Service</b>	<b>279,931.25</b>	<b>278,643.75</b>	<b>279,256.25</b>	<b>276,887.50</b>	<b>276,656.25</b>	<b>278,562.50</b>
<b>EXPENSES</b>						
Total Operating Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Cash Flow After Operating Expenses</b>	<b>\$ 279,931.25</b>	<b>\$ 278,643.75</b>	<b>\$ 279,256.25</b>	<b>\$ 276,887.50</b>	<b>\$ 276,656.25</b>	<b>\$ 278,562.50</b>
<b>Cash Available for Project</b>						

	FY '33	FY '34	FY '35	FY '36	FY '37	FY '38
<b><u>REVENUES</u></b>						
Total Operating Revenue	1,653,600.00	1,653,600.00	1,653,600.00	1,653,600.00	1,653,600.00	1,653,600.00
Total Non-Operating Revenues	-	-	-	-	-	-
Cash Flow Available for Debt Service	\$ 1,653,600.00	\$ 1,653,600.00	\$ 1,653,600.00	\$ 1,653,600.00	\$ 1,653,600.00	\$ 1,653,600.00
<b><u>DEBT SERVICE REQUIREMENTS</u></b>						
Principal	1,060,000.00	1,110,000.00	1,165,000.00	1,220,000.00	1,280,000.00	1,345,000.00
Interest	315,875.00	264,337.50	210,306.25	153,662.50	94,287.50	31,943.75
Capitalized Interest	-	-	-	-	-	-
Total Debt Service Requirement	1,375,875.00	1,374,337.50	1,375,306.25	1,373,662.50	1,374,287.50	1,376,943.75
Debt Coverage Ratio	1.202	1.203	1.202	1.204	1.203	1.201
Cash Flow After Debt Service	277,725.00	279,262.50	278,293.75	279,937.50	279,312.50	276,656.25
<b><u>EXPENSES</u></b>						
Total Operating Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cash Flow After Operating Expenses	\$ 277,725.00	\$ 279,262.50	\$ 278,293.75	\$ 279,937.50	\$ 279,312.50	\$ 276,656.25
Cash Available for Project						