

**STATE BOARD OF EDUCATION**  
**Analysis of the Financial Plan for the University of South Florida Parking Structure III**  
**for Fiscal Year 2005-2006**

(Parking System)

<u>Sources of Funds</u>		<u>Basis for Amounts</u>
Bond Sale Amount	\$ 12,500,000	Series 2004 Bond amount based on a fixed rate, tax-exempt interest rate of 6% for 20 years issued through the Division of Bond Finance of the State Board of Administration of Florida.
Less: Underwriter's Discount	\$ (125,000)	Estimate based on a 1% discount.
Bond Insurance	\$ (162,152)	Estimate based on .75% of total debt service payments.
Cost of Issuance	\$ (125,000)	Estimated by the Division of Bond Finance based upon comparable bond issues.
Plus: Interest Earnings (Construction Trust Fund)	\$ 214,134	Estimate is based on net bond proceeds on deposit in the Construction Trust Fund invested for 15 months at an interest rate of 2.5%, considering equal monthly draws.
Contribution of Funds	<u>\$ 745,000</u>	These funds are being added to fully fund the project and consist of auxiliary parking reserves and other University funds.
<b>Total Sources of Funds</b>	<b><u>\$ 13,046,982</u></b>	
 <u>Uses of Funds</u>		
Project Cost	\$ 13,000,000	The construction cost per space is \$7,500. The total project cost is \$8,666 per space for a 1,500 space parking garage. This is comparable to the USF Parking Garage II (construction in progress) with a construction cost per space of \$10,069, and a total project cost of \$11,726 per space for a 1,200 space parking garage.
Debt Service Reserve Surety Premium	\$ 44,064	Equal to 4% of the estimated maximum annual debt service payment due on the proposed bonds. If a surety bond cannot be obtained, the reserve account will be funded at the maximum annual debt service of approximately \$1,101,200, resulting in less bond proceeds available for the project.
Estimated Interest to be Paid During Construction (Capitalized Interest)	N/A	No capitalized interest will be paid from bond proceeds. Interest during construction is to be paid from revenues or reserves.
Bond Rounding Amount	<u>\$ 2,918</u>	Available for deposit into the Construction fund.
<b>Total Uses of Funds</b>	<b><u>\$ 13,046,982</u></b>	
 <u>Debt Service Coverage - Fiscal Year 2005-2006</u>		
Operating Revenue	\$ 8,908,289	Based on projected parking and transportation access fees, fines, and advertising revenues. Projected revenues are based on annual enrollment growth of 2%. This represents the first full year of operation.
Less: Operating Costs	<u>\$ (5,001,836)</u>	Projected operating expenses for Fiscal Year 2005-06. Based on an annual growth rate of 4%. General University administrative overhead charges are excluded.
Revenue Available for Debt Service	<u>\$ 3,906,453</u>	Net revenue available for debt service during Fiscal Year 2005-2006.
Maximum Annual Debt Service in Any Fiscal Year	\$ 2,478,096	
Series 1994 Bond	\$ 414,365	
Series 2002 Bond	\$ 962,531	
Series 2004 Bond	<u>\$ 1,101,200</u>	
TOTAL	\$ 2,478,096	
Debt Service Coverage Ratio	1.58	

\* The financial analysis is based upon information provided by the University of South Florida.