



**Housing System
Financial Statements
June 30, 2014**

FLORIDA ATLANTIC UNIVERSITY
HOUSING SYSTEM
MANAGEMENT DISCUSSION AND ANALYSIS
June 30, 2014

Our discussion and analysis of Florida Atlantic University's Housing Division's (Housing) financial performance provides an overview of the financial activities for the fiscal year ending June 30, 2014. Please read this in conjunction with Housing's financial statements.

The statement of Net Assets and Statement of Revenues, Expenses, and Changes in Net Assets report Housing's net assets and changes in net assets, respectively. Over time, increases or decreases in Housing's net assets are one indicator of whether its financial health is improving or deteriorating. We believe that the financial position of Housing is healthy. The University's management has insured its financial strength through comprehension and strategic planning for the future.

Overall operating revenues decreased by 4% which is directly related to a decrease in occupancy. Operating expenses decreased by 13% over the last fiscal year. Repairs & Maintenance and Other Expense categories significantly decreased after completion of projects in University Village Apartments, the Housing Administrative building, and the HVAC repair project in Indian River Towers.

Demand for on campus housing continues to be a priority for the University. Management has developed a number of strategies aimed at boosting occupancy back to a 90% level. Among the changes: streamlining the assignments/contract processes, developing a new marketing strategy that involves direct visibility at new student orientation and social media campaign, converting UVA studio doubles to studio singles (geared towards graduate students), and bundling of laundry service costs into rates as well as install washers/dryers in Innovation Village South.

Management believes that these changes will positively impact occupancy and work to retain the current population within the halls. The co-managers of University Housing are confident that the continued demand, especially on the Boca Raton campus, along with

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competitive rates and prudent monitoring of expenditures will generate adequate cash flow to meet the annual debt service requirement of the overall system.

This Management Discussion and Analysis related to the financial information is designed to provide a general overview of Housing's financial condition. If you have questions about this report or need additional financial information, please contact Ms. Jessica Cohen CPA, Assistant Vice President for Financial Affairs & University Controller, Florida Atlantic University, 777 Glades Road, Boca Raton, Florida (561) 297-1424.

Florida Atlantic University
Housing System
Statement of Net Position
As of June 30, 2014

Assets:

Current Assets:

Cash	\$	6,353,012
Investments		7,402,367
Accounts Receivable (net)		678,050
Due from University		696,679

Total Current Assets	\$	15,130,108
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Noncurrent Assets:

Buildings & building improvements	\$	96,741,021
Infrastructure and other improvements		888,268
Furniture and equipment		865,473
Computer software		50,000
Construction Work In Progress		334,188
Accumulated depreciation		(21,954,521)

Total Noncurrent Assets:	\$	76,924,429
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Total Assets	\$	92,054,537
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Liabilities:

Current Liabilities:

Accounts payable	\$	971,584
Due to Other Departments		612,994
Unearned Revenue		292,016

Total Current Liabilities	\$	1,876,594
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Noncurrent Liabilities:

Capital improvement debt payable net	\$	63,303,135
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Total Liabilities	\$	65,179,729
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Net Position:

Invested in capital assets, net of related debt	\$	13,621,294
Unrestricted		13,253,514

Total Net Position	\$	26,874,808
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Total Liabilities and Net Position	\$	92,054,537
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Florida Atlantic University
Housing System
Statement of Revenues, Expenses and Changes in Net Position
For the Year Ended June 30, 2014

Revenues:

Operating Revenues

Housing Fees	\$	15,296,772
Rental Income		429,492
Repairs & Maintenance		95,064

Total Operating Revenues	\$	15,821,328
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Expenses:

Operating Expenses

Salaries & Benefits	\$	2,622,769
Contractual Services		469,377
Telecommunication		482,713
Freight & Postage		7,394
Printing		40,088
Repairs & Maintenance		1,130,726
Travel		55,736
Utilities		1,527,942
Materials & Supplies		377,405
Insurance		24,748
Rental Expense		56,939
Other Expense		356,709
Depreciation Expense		2,194,533

Total Operating Expenses	\$	9,347,079
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Operating Income / (Loss)	\$	6,474,249
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Nonoperating Revenues / (Expenses)

Interest Income	\$	76,659
Debt Service-interest & related expenses		(3,057,928)

Net Nonoperating Revenues / (Expenses)	\$	(2,981,269)
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Income / (Loss) Before Transfers	\$	3,492,980
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Florida Atlantic University
Housing System
Statement of Revenues, Expenses and Changes in Net Position
For the Year Ended June 30, 2014

Contribution and Transfers In / (Out)	
Administrative Overhead	\$ (248,207)
Gain or Loss Disposal-Fixed Assets	(23,385)
Transfers- Other	(634,059)
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Total Contribution and Transfers In / (Out)	\$ (905,651)
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Change in Net Position	\$ 2,587,329
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Net Position, Beginning of Year	\$ 24,831,214
Adjustment to Beginning Net Position	(543,735)
Net Position, Beginning of Year, as Restated	\$ 24,287,479
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Net Position, End of Year	\$ 26,874,808
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**Florida Atlantic University
Housing System
Statement of Cash Flows
For the Year Ended June 30, 2014**

Cash Flows From Operating Activities:	
Receipt from customers	\$ 15,379,612
Other Operating Receipts	1,542,816
Payment to suppliers	(4,185,698)
Payment to Employees	<u>(2,622,769)</u>
Net Cash Provided From Operating Activities	\$ 10,113,961
Cash Flows From Noncapital Financing Activities	
Administrative overhead	\$ (248,207)
Transfers- Other	<u>(634,059)</u>
Net Cash Flows From Noncapital Financing Activities	\$ (882,266)
Cash Flows From Capital and Related Financing Activities:	
Interest paid on capital debt	\$ (3,057,928)
Purchases of capital assets	(1,382,320)
Principal paid on capital debt	<u>(2,795,000)</u>
Net Cash Flows From Capital and Related Financing Activities	\$ (7,235,248)
Cash Flows From Investing Activities:	
Net change in Investments	\$ 634,059
Interest and dividends	<u>76,659</u>
Net Cash Flows From Investing Activities	\$ 710,718
Net Change in Cash	\$ 2,707,165.00
Cash, Beginning of the year	\$ 3,645,847
Cash, End of Year	<u><u>\$ 6,353,012</u></u>

Florida Atlantic University
Housing System
Statement of Cash Flows
For the Year Ended June 30, 2014

Reconciliation of Operating Cash Flows to Operating Income

Cash Provided From Operating Activities:	
Operating income	\$ 6,474,249
Adjustments to Reconcile Income to	
Net Cash Provided by Operating Activities:	
Depreciation expense	2,194,533
Bad Debt expense	16,091
Change in Assets and Liabilities	
Accounts Receivables, net	(101,298)
Prepaid Items	1,434
Due from Component Units/Primary Govt.	539,075
Accounts payable	437,479
Due to other departments	347,684
Unearned revenue	204,714
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Net Cash Provided From Operations	<u><u>\$ 10,113,961</u></u>

**FLORIDA ATLANTIC UNIVERSITY
HOUSING SYSTEM
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2014**

To enhance the usefulness of the financial statements, the significant accounting policies followed by the Housing Division of Florida Atlantic University (“University”) are described below.

REPORTING ENTITY

Florida Atlantic University is a separate public instrumentality that is part of a state university system of public universities which is under the general direction and control of the Florida Board of Governors. The University is directly governed by a Board of Trustees consisting of thirteen members. The Governor appoints six citizen members and the Board of Governors appoints five citizen members. These members are confirmed by the Florida Senate and serve staggered terms of five years. The chair of the faculty senate and the president of the student body of each university also are members. The Board of Governors establishes the powers and duties of the Trustees. The trustees are responsible for setting policies for the university, which provides governance in accordance with State law and Board of Governors’ Regulations. The Board of trustees selects the University President. The university president serves as the executive officer and the corporate secretary of the Trustees and is responsible for administering the policies prescribed by the Board of Trustees.

Criteria for defining the reporting entity are identified and described in the Governmental Accounting Standards Board’s (GASB) *Codification of Governmental Accounting and Financial Reporting Standards*, Sections 2100 and 2600. These criteria were used to evaluate potential component units for which the primary government is financially accountable and other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the primary government’s financial statements to be misleading or incomplete. Based on the application of these criteria the University is a component of the State of Florida and its financial balances and activities included in these financial statements are reported on the State’s Comprehensive Annual Financial Report by discrete presentation.

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BASIS OF PRESENTATION

The University's accounting policies conform with generally accepted accounting principles applicable to public colleges and universities as prescribed by the Governmental Accounting Standards Board (GASB). The National Association of College and University Business Officers (NACUBO) also provide the University with recommendations prescribed in accordance with generally accepted accounting principles promulgated by GASB and the Financial Accounting Standards Board (FASB). GASB allows public colleges and universities various reporting options. The University has elected to report as an entity engaged in only business-type activities. This election requires the adoption of the accrual basis of accounting and entity-wide reporting including the following components:

- Management's Discussion and Analysis (MD&A)
- Basic Financial Statements:
 - Statement of Net Position
 - Statement of Revenues, Expenses, and Changes in Net Position
 - Statement of Cash Flows
 - Notes to Financial Statements
- Other Required Supplementary Information

BASIS OF ACCOUNTING

Basis of accounting refers to when revenues, expenses, and related assets and liabilities are recognized in the accounts and reported in the financial statements. Specifically, it relates to the timing of the measurements made, regardless of the measurement focus applied. The University's financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Revenues, expenses, gains, losses, assets, and liabilities resulting from nonexchange activities are generally recognized when all applicable eligibility requirements, include time requirements, are met. The University

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follows GASB standards of accounting and financial reporting. Auxiliary service departments account for interdepartmental transactions as reductions of expenditures and not revenues of those departments. The University's principal operating activities consist of instruction, research and public service. Operating revenues and expenses generally include all fiscal transactions directly related to these activities plus administration, operation and maintenance of capital assets, and depreciation on capital assets. Nonoperating revenues are State noncapital appropriations, Federal and State student financial aid, investment income, and revenues for capital construction projects. Interest on asset-related debts is a nonoperating expense.

ADJUSTMENT(S) TO BEGINNING NET POSITION

The beginning net position of the Housing System was decreased by \$543,735 due to the adoption of a new GASB Pronouncement, Statement No. 65, *Items Previously Reported as Assets and Liabilities*. GASB Statement No. 65 requires bond issuance costs, which were previously deferred and amortized, to be expensed when incurred. Previously deferred bond issuance costs totaled \$543,735.

CASH AND CASH EQUIVALENTS

Cash and cash equivalents consist of cash on hand and cash in demand accounts. University cash deposits are held in banks qualified as public depositories under Florida law. All such deposits are insured by Federal depository insurance, up to specified limits, or collateralized with securities held in Florida's multiple financial institution collateral pool required by Chapter 280, Florida Statutes. Cash and cash equivalents that are externally restricted to make debt service payments, maintain sinking or reserve funds, or to purchase or construct capital or other restricted assets, are classified as restricted.

INVESTMENTS

Section 1011.42(5), Florida Statutes, authorizes universities to invest funds with the State Treasury and State Board of Administration (SBA), and requires that universities comply with the statutory requirements governing investment of public funds by local governments. Accordingly, universities are subject to the requirements of Chapter 218, Part IV, Florida Statutes. The University's Board of Trustees has adopted a written investment policy providing that surplus funds of the University

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shall be invested in those institutions and instruments permitted under the provisions of Florida Statutes. Pursuant to Section 218.415(16), Florida Statutes, the University is authorized to invest in the Florida PRIME investment pool administered by the SBA; interest-bearing time deposits and savings accounts in qualified public depositories, as defined in Section 280.02, Florida Statutes; direct obligations of the United States Treasury; obligations of Federal agencies and instrumentalities; securities of, or interests in, certain open-end or closed-end management type investment companies; Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency; and other investments approved by the University's Board of Trustees as authorized by law. Investments set aside to make debt service payments, maintain sinking or reserve funds, or to purchase or construct capital assets are classified as restricted.

External Investment Pools

The University reported investments at fair value totaling \$208,035,208 as of June 30, 2014, in the State Treasury Special Purpose Investment Account (SPIA) investment pool, representing ownership of a share of the pool, not the underlying securities. The SPIA carried a credit rating of A+f by Standard and Poor's and had an effective duration of 2.57 years, and had a fair value factor of 1.0074 at June 30, 2014. The University relies on policies developed by the State Treasury for managing interest rate risk or credit risk for this investment pool. Disclosures for the State Treasury investment pool are included in the notes to the financial statements of the State's Comprehensive Annual Financial Report. Of the University's investments reported above, Housing's investments at fair value totaled \$7,402,367.

ACCOUNTS RECEIVABLE

Accounts receivable reported in the Statement of Net Position represent amounts due from students for services provided by Housing division. Accounts receivable over one year old are considered as doubtful accounts. Accounts receivable as of June 30, 2014 is \$678,050.

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CAPITAL ASSETS

Capital Assets consist of buildings that are capitalized and recorded at cost at the date of acquisition. Additions, improvements, and other outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Depreciation is computed on the straight-line basis over the estimated useful life of the related assets.

LONG-TERM LIABILITES

As of June 30, 2014, the Housing System's noncurrent liabilities reported as capital improvement debt payable on the Statement of Net Position amounted to \$63,303,135.