



**Housing Financial Statements
June 30, 2002**

**Florida Atlantic University
Housing
Statement of Net Assets
As of June 30, 2002**

Assets

Current Assets:			
	Cash	\$	357,640.99
	Investments		2,879,411.11
	Accounts Receivable (Net)		431,975.07
	Interest Receivable		9,025.37
			<u>9,025.37</u>
Total Assets			<u>\$ 3,678,052.54</u>

Liabilities

Current Liabilities:			
	Accrued Salaries	\$	41,087.07
	Accounts Payable		4,638.53
	Deferred Revenue		415,570.47
			<u>415,570.47</u>
Total Liabilities			461,296.07

Net Assets

	Unrestricted	\$	3,216,756.47
Total Net Assets			\$ 3,216,756.47
Total Liabilities And Net Assets			<u>\$ 3,678,052.54</u>

Florida Atlantic University
Housing
Statement Of Revenues, Expenses, and Changes in Net Assets
For the Year Ended June 30, 2002

Operating Revenues

Housing Fees	\$ 7,394,618.11	
Rental Income	46,071.50	
Repairs & Maintenance	36,524.54	
Total Operating Revenues		\$ 7,477,214.15

Operating Expenses

Salaries And Benefits	\$ 1,418,714.79	
Other Personal Services	147,916.86	
Contractual Services	18,567.99	
Telecommunication	246,372.14	
Freight And Postage	72,370.21	
Printing	21,009.00	
Repairs And Maintenance	777,788.25	
Travel	13,242.15	
Utilities	571,672.54	
Materials & Supplies	390,521.36	
Insurance	7,750.53	
Other expense	5,614.42	
Total Operating Expenses		3,691,540.24
Operating Income / (Loss)		\$ 3,785,673.91

Nonoperating Revenues/ (Expenses)

Interest Income	\$ 169,064.23	
Arbitrage Revenue	63,041.01	
Operating Capital Outlay	(127,396.38)	
Net Nonoperating Revenues / (Expenses)		104,708.86
Income/(Loss) Before Transfers		\$ 3,890,382.77

Transfers In/Out

Debt Service - Interest	\$ 1,992,134.33	
Debt Service - Principal	845,000.00	
Transfers In / (Out)	101,457.17	
Administrative Overhead	240,881.77	
Total Transfers In / (Out)		\$ 3,179,473.27

Change in Net Assets	\$ 710,909.50
Total Net Assets - Beginning	2,505,846.97
Total Net Assets - Ending	\$ 3,216,756.47

**Florida Atlantic University
Housing
Statement of Cash Flows
For the Year Ended June 30, 2002**

<u>Cash Flow From Operating Activities</u>		
Receipts From Customers	\$ 7,593,317.18	
Payments to Suppliers	(2,341,791.48)	
Payments to Employees	<u>(1,554,539.38)</u>	
Net Cash Provided By Operating Activities		\$ 3,696,986.32
<u>Cash Flows From Capital and Related Financing Activities</u>		
Interest Paid On Capital Debt	\$ (1,971,870.90)	
Principal Paid On Capital Debt	(845,000.00)	
Purchases of Capital Assets	<u>(127,396.38)</u>	
Net Cash (Used) By Capital and Related Financing Activities		\$ (2,944,267.28)
<u>Cash Flows From Noncapital Financing Activities</u>		
Transfers In / Out	\$ (101,457.17)	
Administrative Overhead Transfers	<u>(240,881.77)</u>	
Net Cash (Used) By Noncapital Financing Activities		\$ (342,338.94)
<u>Cash Flow From Investing Activities</u>		
Purchases of Investments	\$ (1,194,250.44)	
Interest and Dividends	<u>148,562.67</u>	
Net cash (used) by investing activities		<u>\$ (1,045,687.77)</u>
Net (decrease) in cash		\$ (635,307.67)
Balance - Beginning of Year		<u>992,948.66</u>
Balance - End of Year		<u>\$ 357,640.99</u>
<u>Reconciliation of Operating Income / (Loss) To Net Cash Provided By Operating Activities</u>		
Operating Income	\$ 3,785,673.91	
Change in Assets / Liabilities		
Receivables, net	(234,771.06)	
Accrued Salaries	12,092.27	
Accounts Payable	4,238.25	
Deferred revenue	183,649.37	
Due to other funds	<u>(53,896.42)</u>	
Net Cash provided By Operating Activities		<u>\$ 3,696,986.32</u>

MANAGEMENT DISCUSSION AND ANALYSIS

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 ended June 30, 2002. Please read it in conjunction with the Housing's financial statements.

Housing's net assets increased by \$710,910 as of June 30, 2002. Revenues increased 24 percent and expenditures increased 14 percent compared to the prior fiscal year. The primary reason for the increase in revenues was because of the construction and occupancy of new facilities, as well as an increase in rental rates.

The Balance Sheet and Statement of Revenues, Expenses and Changes in Net Assets report Housing's net assets and changes in net assets, respectively. An analysis and review of Housing's net assets - the difference between assets and liabilities - is one way to measure the financial health, or financial position of the Division. 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, which oversees Housing operations, has insured its financial strength through comprehensive and strategic planning for the next several years.

In the Fall 2001 semester, the university opened its new Indian River residence hall. In the Fall 2002 semester, the usage of the residence hall reached full capacity. This is an indicator of both the student demand for housing and the university's commitment to accommodate the student body's needs. University management is confident that the continued demand along with competitive housing rates and continued monitoring of expenditures will generate adequate cash flow to meet the annual debt service requirements of Housing.

In the University's planning process for Housing issues, management put into place the appropriate housing fee to assure that revenues are adequate for the housing area.

This Management Discussion and Analysis related to the financial information are designed to provide a general overview of Housing's financial condition. If you have questions about this report or need additional financial information, contact the Mr. Jay R. Semmel, University Controller, Florida Atlantic University, 777 Glades Road, Boca Raton, Florida, (561) 297-3102.

Housing Services
Condensed Financial Information for the Period Ending June 30, 2002.

Balance Sheet

	<u>2002</u>	<u>2001</u>	<u>Increase/(Decrease)</u>
Assets			
Total Assets	\$3,678,053	\$2,821,060	\$856,993
Liabilities and Net Assets			
Total Liabilities	\$461,296	\$315,213	\$146,083
Net Assets:			
Total Net Assets	\$3,216,757	\$2,505,847	\$710,910
Total Liabilities and Net Assets	<u>\$3,678,053</u>	<u>\$2,821,060</u>	<u>\$856,993</u>

Housing Services
Condensed Financial Information for the Period Ending June 30, 2002.

Statement of Revenues, Expenses and Changes in Net Assets

	<u>2001</u>	<u>2002</u>	<u>Increase/(Decrease)</u>
Operating Revenues			
Total Operating Revenue	\$5,561,468	\$7,477,214	\$1,915,746
Operating Expenditures			
Total Operating Expenditures	\$3,227,550	\$3,691,540	\$463,990
Nonoperating Revenues (Expenditures):			
Total Nonoperating	(\$1,158,536)	\$104,709	\$1,263,245
Transfer In/(Out):			
Total Transfers	(\$398,886)	(\$3,179,473)	(\$2,780,587)
Net Increase/(Decrease) In Net Assets	\$776,496	\$710,910	(\$65,586)
Beginning Net Assets	<u>\$1,729,351</u>	<u>\$2,505,846</u>	<u>\$776,495</u>
Ending Net Assets	<u>\$2,505,846</u>	<u>\$3,216,756</u>	<u>\$710,910</u>