

**THE CALIFORNIA STATE UNIVERSITY**  
**Office of the Chancellor**  
**401 Golden Shore, 5<sup>th</sup> Floor**  
**Long Beach, California 90802-4210**  
**(562) 951-4610**

**Date:** November 2, 2004

**Code:** AD NOAT 04-145

**To:** Financial Managers  
Accounting Officers  
Budget Officers

**From:** Mr. George V. Ashkar  
Senior Director, Controller  
Financial Services, Accounting

**Subject:** 2004/2005 Centrally Paid Costs – Housing

Transfer Request: 049042

In accordance with Financing and Treasury memorandum FT 04-04 dated April 26, 2004, the centrally paid costs for fiscal year 2004/05 will be charged quarterly via Plan of Financial Adjustment (PFA).

The State Controller's Office is processing the first and second quarter charges on PFA 049042. Campuses should record the journal entry listed on Attachment A and B.

Questions may be directed to Lawrence Gutierrez at (562) 951-4624 or via e-mail at [lgutierrez@calstate.edu](mailto:lgutierrez@calstate.edu).

Attachment

GVA:LG:tp AD NOAT 04-145

**TABLE 1**  
**THE CALIFORNIA STATE UNIVERSITY HOUSING PROGRAM**  
**2004/05 Centrally Paid Cost\***  
**(REVISED)**

<b>Housing Program 2004/05 Centrally Paid Cost</b>	<b>2004/05 Debt Service Transfers</b>	<b>Transfer for Pool Debt Subsidy</b>	<b>15% Debt Service Reserve</b>	<b>Affordable Student Housing Grant</b>	<b>Affordable Student Housing Loans</b>	<b>Systemwide Reserve Loan Payments</b>	<b>Other Expenses (a)</b>	<b>2004/05 Total Housing Annual Cost</b>	<b>Quarterly PFA Charge (b)</b>
Bakersfield	0	6,012	-	0	0	0	47,091	53,103	13,275.75
Channel Islands	427,744	0	64,162	0	0	0	0	491,906	122,976.50
Chico	738,870	(25,216)	110,831	0	0	362,875	695,866	1,883,226	470,806.50
Dominguez Hills	834,563	(128,522)	125,184	0	0	0	191,290	1,022,515	255,628.75
Fresno	0	14,343	-	0	0	0	0	14,343	3,585.75
Fullerton	1,927,876	0	289,181	(201,000)	42,663	0	333,568	2,392,288	598,072.00
Hayward	346,072	0	51,911	(149,000)	68,054	8,422	(120,130)	445,589	111,397.25
Humboldt	1,039,076	11,984	155,861	0	0	0	503,205	1,710,126	427,531.50
Long Beach	1,427,780	9,713	214,167	0	0	0	653,245	2,304,905	576,226.25
Los Angeles	1,250,120	0	187,518	0	45,918	14,684	287,354	1,785,594	446,398.50
Northridge	4,749,307	1,481	712,396	0	0	91,987	985,574	6,540,745	1,635,186.25
Pomona	1,710,176	14,401	256,526	0	0	20,648	466,948	2,468,699	617,174.75
Sacramento	472,425	16,497	70,864	0	0	0	410,777	970,563	242,640.75
San Bernardino	1,969,263	6,828	295,389	0	0	0	361,022	2,632,502	658,125.50
<b>San Diego</b>	<b>4,195,890 (c)</b>	<b>14,272</b>	<b>707,379</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,340,062</b>	<b>6,257,603</b>	<b>1,564,400.75</b>
San Francisco	2,225,936	10,673	333,890	0	0	112,715	419,351	3,102,565	775,641.25
San Jose	352,781	10,115	52,917	0	0	0	776,039	1,191,852	297,963.00
San Luis Obispo	3,482,165	27,774	522,325	0	0	0	1,030,260	5,062,524	1,265,631.00
San Marcos	0	0	-	0	0	0	0	0	-
Sonoma	5,201,201	8,846	780,180	0	0	0	882,903	6,873,130	1,718,282.50
Stanislaus	413,557	799	62,034	0	0	77,171	70,501	624,062	156,015.50
<b>Total</b>	<b>32,764,802</b>	<b>0</b>	<b>4,992,715</b>	<b>(350,000)</b>	<b>156,635</b>	<b>688,502</b>	<b>9,575,186</b>	<b>47,827,840</b>	<b>11,956,960.00</b>
<b>Campus Journal Entry Required (FIRMS):</b>									
Sub-Code Debit	680126	680126	680126	660025	660025	660025			
Acct. Control Credit	305022	305022	305022	305022	305022	305022			

\*This report shows more detail than last year's.

a. See Table 2 for summary of other expenses.

b. Plan of Financial Adjustments to occur mid July 15, October 15, January 15 and April 15 (1/4th of 12 month cost).

c. Actual 04/05 debt service payment is \$4,715,862 (see Attachment C). This amount was reduced by \$519,972.47 that was transferred from the Housing System Revenue Bond, Series AY construction account to the interest and redemption account on September 15, 2004.

**TABLE 2**  
**THE CALIFORNIA STATE UNIVERSITY HOUSING PROGRAM**  
**2004/05 Centrally Paid Cost - Other Expenses**

<b>2004/05 Centrally Paid Costs Other Expenses</b>	<b>2004/05 State Pro Rata Charges</b>	<b>Prior Year [2002/03] Deficit in State Pro Rata Charges</b>	<b>2004/05 Net Pro Rata Charges</b>	<b>Housing Proposal Review Committee</b>	<b>Audit Fee</b>	<b>Bond Services</b>	<b>Chancellor's Office Services</b>	<b>Total of Other Expenses</b>
Bakersfield	33,933	9,449	43,382	10	393	-	3,306	47,091
Channel Islands	-	-	-	-	-	-	-	0
Chico	500,427	139,326	639,753	147	5,803	1,412	48,751	695,866
Dominguez Hills	136,528	38,011	174,539	40	1,583	1,828	13,300	191,290
Fresno	-	-	-	-	-	-	-	0
Fullerton	236,821	65,934	302,755	70	2,746	4,926	23,071	333,568
Hayward	86,124	23,979	110,103	25	999	613	8,390	120,130
Humboldt	361,261	100,580	461,841	106	4,189	1,875	35,194	503,205
Long Beach	469,193	130,630	599,823	138	5,441	2,135	45,708	653,245
Los Angeles	205,714	57,274	262,988	60	2,385	1,881	20,040	287,354
Northridge	703,341	195,820	899,161	206	8,156	9,532	68,519	985,574
Pomona	333,127	92,747	425,874	98	3,863	4,660	32,453	466,948
Sacramento	295,286	82,212	377,498	87	3,424	1,001	28,767	410,777
San Bernardino	256,244	71,342	327,586	75	2,971	5,427	24,963	361,022
San Diego	957,877	266,687	1,224,564	281	11,107	10,794	93,316	1,340,062
San Francisco	299,407	83,359	382,766	88	3,472	3,857	29,168	419,351
San Jose	527,531	146,872	674,403	155	6,117	43,972	51,392	776,039
San Luis Obispo	735,501	204,774	940,275	216	8,529	9,588	71,652	1,030,260
San Marcos	-	-	-	-	-	-	-	0
Sonoma	626,143	174,327	800,470	184	7,260	13,991	60,998	882,903
Stanislaus	48,489	13,500	61,989	14	562	3,212	4,724	70,501
<b>Total</b>	<b>6,812,947</b>	<b>1,896,823</b>	<b>8,709,770</b>	<b>2,000</b>	<b>79,000</b>	<b>120,704</b>	<b>663,712</b>	<b>9,575,186</b>
<b>Campus Journal Entry Required (FIRMS):</b>								
Sub-Code Debit			612001	660090	613001	613001	660025	
Acct. Control Credit			305022	305022	305022	305022	305022	

**TABLE 3**  
**THE CALIFORNIA STATE UNIVERSITY HOUSING PROGRAM**  
**2004/05 Centrally Paid Cost - Debt Service Transfers Summary**

Campus	04/05 Debt Service			15% Reserve	04/05 Debt Service Transfers
	Principal	Interest	Total		
Bakersfield	0	0	0	0	0
Channel Islands	0	427,744	427,744	64,162	491,906
Chico	454,339	284,531	738,870	110,831	849,701
Dominguez Hills	360,000	474,563	834,563	125,184	959,747
Fresno			0	0	0
Fullerton	623,000	1,304,876	1,927,876	289,181	2,217,057
Hayward	172,000	174,072	346,072	51,911	397,983
Humboldt	509,502	529,574	1,039,076	155,861	1,194,937
Long Beach	883,463	544,317	1,427,780	214,167	1,641,947
Los Angeles	734,690	515,429	1,250,120	187,518	1,437,638
Northridge	2,128,839	2,620,468	4,749,307	712,396	5,461,703
Pomona	541,564	1,168,612	1,710,176	256,526	1,966,702
Sacramento	175,000	297,425	472,425	70,864	543,289
San Bernardino	505,000	1,464,263	1,969,263	295,389	2,264,652
San Diego	1,624,094	3,091,769	4,715,862	707,379	5,423,241
San Francisco	859,962	1,365,974	2,225,936	333,890	2,559,826
San Jose	295,418	57,363	352,781	52,917	405,698
San Luis Obispo	1,040,445	2,441,720	3,482,165	522,325	4,004,490
San Marcos	0	0	0	0	0
Sonoma	1,483,849	3,717,352	5,201,201	780,180	5,981,381
Stanislaus	0	413,557	413,557	62,034	475,591
<b>Total</b>	<b>12,391,164</b>	<b>20,893,606</b>	<b>33,284,774</b>	<b>4,992,715</b>	<b>38,277,489</b>
<b>Campus Journal Entry Required (FIRMS):</b>					
Sub-Code Debit					
Acct. Control Credit					

Net Revenue Debt Service Coverage Ratio (DSCR) Calculation

Example:

    If annual revenue = \$15,000,000  
    and annual operating expense = \$10,000,000  
    then, annual net income = \$5,000,000

    If annual debt service payment = \$750,000 **(1)**  
    then, 15% reserve (of debt service payment) = \$112,500 **(1)**  
    and annual debt service transfer = \$862,500

    Therefore, DSCR = \$5,000,000/**\$750,000** = 6.67

(1) As noted above, this should be recorded as "Transfer Out" (680126) in FIRMS.