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

Date: April 5, 2006 **Code: AD NOAT 06-43**

To: Financial Managers
Accounting Officers
Budget Officers

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

Digitally signed by George V. Ashkar
DN: cn=George V. Ashkar, c=US, o=Chancellor's Office, ou=CSU
Date: 2006.04.13 11:30:32 -07'00'

Subject: Centrally Paid Housing Costs FY 2005/06

Transfer Request: 059193
Legal Posting FY2005-06
GAAP Posting FY2005-06
(When GAAP year = Legal year, no GAAP entry is needed)

In accordance with Financing and Treasury memorandum FT 05-03 dated Jan 26, 2006, the centrally paid housing costs for fiscal year 2005/06 will be charged quarterly via Plan of Financial Adjustment (PFA).

The State Controller's Office is processing the fourth quarter charges on PFA 059193. Campuses should record the journal entry listed on Attachment A and B.

If you have any questions, please contact Brian Lee at (562) 951-4399 or via e-mail at blee@calstate.edu.

GVA:BL:td AD NOAT 06-43

Attachment A
Attachment B
Attachment C

AD NOAT 06-43
ATTACHMENT A

REVISED 2005/06 Housing Centrally Paid Costs (3rd and 4th Quarters)

Campus	Debt Service Transfers	Plus: Transfer for Pool Debt Subsidy	Plus: 15% Program Reserve	Savings Related to Refundings in 04/05 (CREDIT) (c)	Plus: Affordable Student Housing Grant	Plus: Affordable Student Housing Loans	Plus: Systemwide Reserve Loan Payments	Plus: Other Expenses (e)	Plus: (Savings)/Shortfall Related to Refundings in 05/06	Plus: Additional Debt Service Transfers	Less: Credit from Closing of Construction Account (c)	Less: **1st & 2nd** Quarters PFA Charges	Equals: **3rd & 4th** Quarters PFA Charges
Bakersfield	0	6,012	0	0	0	0	0	44,158	0	0	0	(25,085)	12,542.50
Channel Islands	1,138,032	0	170,705	0	0	0	0	2,840	0	0	0	(655,789)	327,894.25
Chico	**750,419**	**(25,216)**	**0**	**0**	**0**	**0**	**359,353**	**622,876**	**(4,399)**	**0**	**0**	**(853,716)**	**424,658.54**
Dominguez Hills	766,184	(128,522)	0	0	0	0	0	172,675	0	0	0	(405,169)	202,584.25
East Bay	308,411	0	0	0	(149,000)	68,054	0	117,568	0	0	0	(172,517)	86,258.25
Fresno	0	14,343	0	0	0	0	0	0	0	0	0	(7,172)	3,585.75
Fullerton	1,877,681	0	0	0	(201,000)	42,663	0	300,145	0	0	0	(1,009,745)	504,872.25
Humboldt	965,177	11,984	0	(79,473)	0	0	0	435,524	0	0	0	(666,607)	333,303.00
Long Beach	1,310,875	9,713	0	0	0	0	0	563,397	0	0	0	(941,993)	470,996.25
Los Angeles	1,116,765	0	0	0	0	45,918	14,541	268,042	0	0	0	(722,633)	361,316.50
Northridge	4,349,836	1,481	0	0	0	0	90,513	871,812	0	0	0	(2,656,821)	1,328,410.50
Pomona	1,714,433	14,401	171,917	0	0	0	20,447	527,417	0	0	0	(1,224,308)	612,153.75
Sacramento	421,175	16,497	0	0	0	0	0	403,602	0	0	0	(420,637)	210,318.50
San Bernardino	**3,599,153**	**6,828**	**244,514**	**0**	**0**	**0**	**0**	**338,291**	**(2,614)**	**0**	**0**	**(2,094,393)**	**1,045,889.58**
San Diego	4,445,499	14,272	0	(1,046,615)	0	0	0	1,113,675	0	0	0	(2,263,416)	1,131,707.75
San Francisco	7,957,052	10,673	599,456	0	0	0	109,901	410,728	0	0	0	(4,543,905)	2,271,952.50
San Jose	**365,108 (a)**	**10,115**	**0**	**0**	**0**	**0**	**0**	**539,769**	**0**	**1,901,369 (b)**	**0**	**(457,496)**	**1,179,432.62**
San Luis Obispo	**3,474,854**	**27,774**	**0**	**0**	**0**	**0**	**0**	**1,190,627**	**0**	**0**	**(2,525,000)**	**(2,346,628)**	**0 (d)**
San Marcos	0	0	0	0	0	0	0	0	0	0	0	0	0
Sonoma	**5,114,652**	**8,846**	**387,629**	**0**	**0**	**0**	**0**	**1,036,765**	**19,318**	**0**	**0**	**(3,273,946)**	**1,646,631.96**
Stanislaus	1,113,489	799	167,023	0	0	0	74986	128,436	0	0	0	(742,367)	371,183.25
Total	40,788,795	0	1,741,244	(1,126,088)	(350,000)	156,635	669,741	9,088,347	12,305	1,901,369	(2,525,000)	(25,484,338)	12,525,692
Campus Journal Entry Required (FIRMS):													
Sub-Code Debit	680126	680126	680126	680126	660025	660025	660025		680126	680126	680126		
Acct. Control Credit	305022	305022	305022	305022	305022	305022	305022		305022	305022	305022		
Chancellor's Office Journal Entry Required (FIRMS):													
Sub-Code Debit	101004	101004	101004	101004	101004	101004	101004		101004	101004	101004		
Acct. Control Credit	506126	506126	506126	506126	660025	660025	660025		506126	506126	506126		

Note:
(a) Includes debt service payments for Housing Revenue Bonds, Series B and U. SRB Series 2003A payment was inadvertently excluded.
(b) To correct the SRB Series 2003A payment that was inadvertently excluded in FT 05-03. This is the net debt service payment that is due May 1, 2006.
(c) Bond proceeds transferred to the Interest and Redemption Fund.
(d) Campus will receive credit of $178,372.50 through the 2006/07 Housing Centrally Paid Costs process.
(e) See Table 2 for summary of other expenses.

TABLE 2
THE CALIFORNIA STATE UNIVERSITY HOUSING PROGRAM
2005/06 Centrally Paid Cost - Other Expenses

2005/06 Centrally Paid Costs Other Expenses	2005/06 State Pro Rata Charges	Prior Year [2003/04] Deficit in State Pro Rata Charges	2005/06 Net Pro Rata Charges	Housing Proposal Review Committee	Audit Fee	Bond Services	Chancellor's Office Services	Total of Other Expenses
Bakersfield	37,179	2,823	40,002	10	455	-	3,691	44,158
Channel Islands	-	-	-	-	-	2,840	-	2,840
Chico	523,510	39,744	563,254	138	6,400	1,094	51,990	622,876
Dominguez Hills	144,159	10,944	155,103	38	1,762	1,456	14,316	172,675
East Bay	98,582	7,484	106,066	26	1,205	480	9,791	117,568
Fresno	-	-	-	-	-	-	-	0
Fullerton	249,352	18,930	268,282	66	3,049	3,985	24,763	300,145
Humboldt	365,451	27,745	393,196	97	4,468	1,470	36,293	435,524
Long Beach	472,984	35,908	508,892	125	5,783	1,625	46,972	563,397
Los Angeles	224,469	17,041	241,510	59	2,744	1,437	22,292	268,042
Northridge	727,645	55,242	782,887	192	8,896	7,575	72,262	871,812
Pomona	440,854	33,469	474,323	117	5,390	3,806	43,781	527,417
Sacramento	339,138	25,747	364,885	90	4,146	801	33,680	403,602
San Bernardino	281,102	21,341	302,443	74	3,437	4,421	27,916	338,291
San Diego	930,346	70,630	1,000,976	246	11,373	8,687	92,393	1,113,675
San Francisco	342,361	25,992	368,353	91	4,186	4,098	34,000	410,728
San Jose	423,751	32,171	455,922	112	5,181	36,471	42,083	539,769
San Luis Obispo	995,896	75,607	1,071,503	263	12,175	7,784	98,902	1,190,627
San Marcos	-	-	-	-	-	-	-	0
Sonoma	863,299	65,540	928,839	228	10,555	11,409	85,734	1,036,765
Stanislaus	105,889	8,039	113,928	28	1,295	2,668	10,517	128,436
Total	7,565,967	574,397	8,140,364	2,000	92,500	102,107	751,376	9,088,347
Campus Journal Entry Required (FIRMS):								
Sub-Code Debit			612001	660090	613001	613001	660025	
Acct. Control Credit			305022	305022	305022	305022	305022	

TABLE 3
THE CALIFORNIA STATE UNIVERSITY HOUSING PROGRAM
2005/06 Centrally Paid Cost - Debt Service Transfers Summary

Campus	05/06 Old Debt Service Principal	Interest	Total	05/06 Series 2002-A Debt Service Principal	Interest	Total	05/06 Series 2002-A 15% Program Reserve	05/06 Series 2003-A Debt Service Principal	Interest	Total	05/06 Series 2003-A 15% Program Reserve	05/06 Series 2004-A Debt Service Principal	Interest	Total	05/06 Series 2004-A 15% Program Reserve
Bakersfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Channel Islands	0	0	0	0	0	0	0	0	0	0	0	303,707	834,325	1,138,032 (4)	170,705
Chico	483,544	266,875	750,419 (2)	0	0	0	0	0	0	0	0	0	0	0	0
Dominguez Hills	130,000	70,950	200,950 (2)	0	0	0	0	0	0	0	0	0	0	0	0
East Bay	0	0	0 (2)	0	0	0	0	0	0	0	0	0	0	0	0
Fresno	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fullerton	0	0	0 (2)	410,000	1,059,018	1,469,018	0 (2)	0	0	0	0	0	0	0	0
Humboldt	139,095	9,022	148,117 (2)	0	0	0	0	0	0	0	0	0	0	0	0
Long Beach	193,429	30,907	224,336 (2)	0	0	0	0	0	0	0	0	70,000	46,559	116,559	0 (2)
Los Angeles	0	0	0 (2)	0	0	0	0	0	0	0	0	0	0	0	0
Northridge	264,494	70,411	334,905 (2)	0	0	0	0	0	0	0	0	690,000	446,291	1,136,291	0 (2)
Pomona	125,198	8,120	133,318 (2)	0	0	0	0	435,000	1,146,115	1,581,115	171,917	0	0	0	0
Sacramento	0	0	0 (2)	0	0	0	0	0	0	0	0	0	0	0	0
San Bernardino	215,000	635,771	850,771 (2)	315,000	803,291	1,118,291	0 (2)	0	0	0	0	0	0	0	0
San Diego	279,413	98,394	377,807 (2)	0	0	0	0	0	0	0	0	0	0	0	0
San Francisco	232,922	41,514	274,436 (2)	0	0	0	0	0	0	0	0	115,000	316,775	431,775	64,766
San Jose	316,930	48,178	365,108 (2)	0	0	0	0	0	0	0	0	0	0	0	0
San Luis Obispo	161,589	10,481	172,070 (2)	910,000	2,392,784	3,302,784	0 (2)	0	0	0	0	0	0	0	0
San Marcos	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sonoma	530,000	1,336,880	1,866,880 (2)	660,000	1,924,190	2,584,190	387,629	0	0	0	0	0	0	0	0
Stanislaus	0	0	0	0	0	0	0	290,000	823,489	1,113,489	167,023	0	0	0	0
Total	3,071,614	2,627,503	5,699,117	2,295,000	6,179,283	8,474,283	387,629	725,000	1,969,604	2,694,604	338,940	1,178,707	1,643,950	2,822,657	235,471

Campus	05/06 Series 2005-A Debt Service Principal	Interest	Total	05/06 Series 2005-A Debt Service 15% Reserve	05/06 Series 2005-B Debt Service Principal	Interest	Total	05/06 Series 2005-B Debt Service 15% Reserve	Savings Related to Refundings in 04/05 (CREDIT) (3)	05/06 Debt Service Transfers
Bakersfield	0	0	0	0	0	0	0	0	0	0
Channel Islands	0	0	0	0	0	0	0	0	0	1,308,737
Chico	0	0	0	0	0	0	0	0	0	750,419
Dominguez Hills	0	0	0	0	315,000	250,234	565,234	0 (2)	0	766,184
East Bay	0	0	0	0	200,000	108,411	308,411	0 (2)	0	308,411
Fresno	0	0	0	0	0	0	0	0	0	0
Fullerton	0	0	0	0	265,000	143,663	408,663	0 (2)	0	1,877,681
Humboldt	195,000	125,878	320,878	0 (2)	275,000	221,182	496,182	0 (2)	(79,473)	885,705
Long Beach	0	0	0	0	695,000	274,980	969,980	0 (2)	0	1,310,875
Los Angeles	0	0	0	0	800,000	316,765	1,116,765	0 (2)	0	1,116,765
Northridge	0	0	0	0	1,650,000	1,228,640	2,878,640	0 (2)	0	4,349,836
Pomona	0	0	0	0	0	0	0	0	0	1,886,350
Sacramento	0	0	0	0	235,000	186,175	421,175	0 (2)	0	421,175
San Bernardino	365,720	1,264,371	1,630,091 (4)	244,514	0	0	0	0	0	3,843,667
San Diego	805,000	1,876,621	2,681,621	0 (2)	840,000	546,071	1,386,071	0 (2)	(1,046,615)	3,398,884
San Francisco	0	6,574,889	6,574,889	534,690	0	675,952	675,952	0 (2)	0	8,556,508
San Jose	0	0	0	0	0	0	0	0	0	365,108
San Luis Obispo	0	0	0	0	0	0	0	0	0	3,474,854
San Marcos	0	0	0	0	0	0	0	0	0	0
Sonoma	0	0	0	0	410,000	253,582	663,582	0 (2)	0	5,502,281
Stanislaus	0	0	0	0	0	0	0	0	0	1,280,512
Total	1,365,720	9,841,759	11,207,479	779,204	5,685,000	4,205,655	9,890,655	0	(1,126,088)	41,403,952

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 on attachment A, this should be recorded as "Transfer Out" (680126) in FIRMS.
(2) 15% debt service reserves have been collected in prior years.
(3) Refunding of Housing System Revenue Bonds Series AU (Humboldt) and AY (San Diego) received "upfront" savings.
This entry adjusts for 2004/05 PFA transfers that did not reflect the refundings (refer to coded memo for details).
(4) This amount relates to housing portion. There is separate parking portion associated with this debt.