



A CALLED MEETING
of the
GEORGIA HIGHER EDUCATION FACILITIES AUTHORITY

June 24, 2011

The Georgia Higher Education Facilities Authority (the “Authority”) held a called board meeting on June 24, 2011 at 1:30 PM in the offices of the Georgia State Financing and Investment Commission, 270 Washington Street, Suite 2141, Atlanta, Georgia. Members Dick Anderson (Chair of the Authority) and Kevin Clark were present in person and members Ben Tarbutton, Mary Flanders and Gary Bishop participated in the meeting via telephone conference call. The Authority’s Secretary and Treasurer, Diana Pope, and Wright Banks and Lisa Javorka with the Georgia Department of Law, also participated via telephone conference call. Others in attendance were: Susan Ridley, Lee McElhannon and Angela Jackson with the Georgia State Financing and Investment Commission (“GSFIC”); Linda Daniels, Tom Daniel, Peter Hickey, Marty Nance, Regina Travis, Cynthia Alexander, Ron Reed and Wayne Tyler with the Board of Regents (“BOR”); and Fallany Stover with Alston & Bird LLP.

Call to Order and Election of Officers for FY2012

The meeting was called to order at approximately 1:40 PM by Chair Dick Anderson. The first item on the agenda was to elect officers for FY 2012. Ben Tarbutton

made a motion to continue the term of the current officers for another year: Dick Anderson to serve as Chair, Kevin Clark to serve as Vice-Chair, and Diana Pope to continue serving as Secretary and Treasurer for FY 2012. Kevin Clark seconded the motion; a vote was taken and the motion to approve the elected officers passed unanimously.

Adoption of the Minutes from the July 30, 2010 Meeting

There was no discussion on the minutes as presented. Mr. Tarbutton made a motion to approve the minutes of the July 30, 2010 meeting as submitted; Mr. Clark seconded the motion. A vote was taken and the motion passed unanimously.

Approval of the GHEFA FY 2012 Budget

Susan Ridley presented the FY 2012 proposed budget (attached hereto) to the Authority. Ms. Ridley pointed out that the FY 2011 expenses were approximately \$8,000, which included the audit costs, travel costs and other fees. There was no further discussion of the budget. Mr. Clark made a motion to approve the budget; Mr. Tarbutton seconded the motion. A vote was taken and the motion passed unanimously.

Update on GHEFA Series 2008, 2009A and 2010A Bonds

Marty Nance presented an update on the construction progress of the projects funded by the Authority's three outstanding bond issues (i.e., 2008, 2009A and 2010A) and utilized the attached Power Point presentation during the presentation. Mr. Nance began by giving an overview of the projects financed to date. He presented a map of the State of Georgia showing the location of the thirteen schools that have benefited from

financing through GHEFA; he noted that the schools are located in all general geographic locations of the state. Mr. Nance then provided more detailed information regarding the 2008 projects, which involved the issuance of \$99,855,000 in par amount of bonds to fund eight projects at seven different schools. He stated that all of the 2008 projects have been completed. He noted that there is still some money on deposit in the construction fund that will be spent by the end of November 2011.

Mr. Nance next updated the members on the 2009 projects, which involved the issuance of \$100,850,000 in par amount of bonds to finance four projects at three different schools. Mr. Nance indicated that all of the Series 2009A projects have been completed.

After discussing the 2009 projects, Mr. Nance provided the members with an update regarding the projects financed by the Series 2010A bonds. The Series 2010A bonds, which were issued in the par amount of \$94,210,000, financed seven projects at five different schools. Mr. Nance noted that while the College of Coastal Georgia campus center project got a little behind schedule for a brief period, it now is back on track as a result of the contractor adding more workers to the project. The College of Coastal Georgia student housing project has been completed. Both College of Coastal Georgia projects are expected to be open for occupancy in August 2011. The East Georgia College student housing project is complete and is expected to open for occupancy for the fall 2011 semester. The Georgia College & State University student wellness and recreation center project is on schedule and is expected to open in October 2011. The Savannah State University stadium project is on schedule. The first football game is scheduled for October 1, 2011. The Savannah State University Student Center project had fallen slightly behind schedule, but now is back on schedule. It is expected to

open no later than September 5, 2011. The University of West Georgia bookstore project has been completed.

Ron Reed reviewed the remaining balances in the project accounts for each bond issue. He stated that most of the funds in the 2008 individual project fund accounts have been expended. Darton College still has a small amount which will be used to fund some audio visual equipment and the construction of a mechanical yard wall. It is anticipated that all of these funds will be used by September 2011. Mr. Reed explained that the remaining balance in the other project fund accounts is mostly interest income. He then noted that there is approximately \$2,000,000 left to be spent in the 2009A project fund accounts. Mr. Reed stated that there is a total of approximately \$32,000,000 to be spent in the 2010A project fund accounts due to the fact that the majority of these projects are still under construction. Mr. Reed noted that overall, construction has progressed well and that all of money in the various projects accounts will be spent within three years of the date of issuance of the respective bond issue.

Mr. Anderson remarked that it sounds like all of the projects are on schedule and under budget. He asked whether the Governor's office had been provided with information regarding the number of jobs created, directly or indirectly, by the various GHEFA issues. Linda Daniels replied that it might be possible to look at similar studies performed for BOR in the last few years as a way to show the economic impact of the GHEFA program. Mr. Tarbutton stated that such an economic impact analysis may be a good selling point for legislative approval for increasing the limit on the amount of bonds that the Authority can issue.

Mr. Anderson commented that he was pleased with the construction report. Both Mary Flanders and Mr. Clark stated that they were very impressed with the projects that

have been delivered to the institutions and the fact that all have managed to meet the scheduled opening dates.

Update on Self-liquidating Revenues for 2008 and 2009A Projects

Cynthia Alexander provided an overview of the financial performance (using the attached Power Point presentation) for FY 2010 for the 2008 and 2009A projects. Ms. Alexander stated that the financial report for all 2008 projects indicate that: (1) when combined, all of the projects exceeded actual revenue numbers as compared to pro forma at the time of the bond issue, (2) net operating income before lease payment was slightly less than anticipated, and (3) no lease payments were due for FY 2010. Therefore, all of the net cash flow remains with each school in its cumulative cash flow accounts. The presentation showed that of the seven projects financed with proceeds of the 2008 bonds, there were three projects with unfavorable variances compared to the pro forma amounts for FY 2010. The Dalton State College parking deck project exceeded actual revenue projections by over \$100,000; however, actual expenses were considerably more than pro forma. The pro forma projected \$80,000 in expenses while the school recorded over \$400,000 in expenses. In response to members' questions about the expenses, Ms. Alexander explained that most of the expenses were related to operating the school's transportation system and included expenses for shuttle service operation, parking monitors, public safety officers and ticket writing software. Discussions held with the school officials indicate that they will re-align the transportation system expenses consistent with the pro forma approach and implement a \$20 increase in the parking fee. Mr. Anderson asked about the increase in expenses and if this was the reason for the \$20 fee increase. Mr. Tarbutton expressed concern as to why the school is applying the

transportation expenses against this parking deck project. He noted that the shuttle bus system existed prior to the construction of the parking deck. Mr. Anderson asked if the school will have trouble meeting its payments and if it is not corrected what happens to the bondholders. Mr. Clark added that each project should be self-liquidating. Ms. Alexander responded that the school has substantial reserves of over \$1.16 million from accumulated parking fees and these funds can be used to offset variances in net operating income. Should any school find itself unable to fund lease payments, the school has three options: (1) utilize other funds in its Auxiliary Fund, (2) utilize accumulated reserve funds, especially during the first year or two where there are no rental payments, and (3) bring the issue before the Board of Regents to determine how to fund the deficit. Mr. Anderson wanted to know if there were different bondholders for each school. Ms. Alexander responded that bondholders have a share of the whole bond issue, and that their interest is not allocated to a specific school or project. Mr. Clark stated that it is not his call, but it does bother him that there will be an increase in fees due to lack of planning. Mr. Tarbuton stated that is exactly why he would like to get more information on this issue.

Next, Ms. Alexander explained the challenges with Darton College student center project, which was also showing a negative variance in actual versus pro forma net income. Ms. Alexander stated that this financial position is solely attributable to the fact that the school has substantially increased its on-line student population and that these students currently are not charged the fee, although they were included in the overall school enrollment used in the pro forma revenue estimated. Darton's strategy to address this situation is to convert a substantial number of the on-line students to full-time students on the campus and thus they will be charged the fee. Also, to the extent

necessary, the school will use other auxiliary funds to cover any deficit. In addition, the school is considering a fee increase. It was noted that Darton also has significant reserves in the amount of \$2.19 million. Mr. Tarbutton commented that he feels better with the situation at Darton College, especially because it is a school that is growing quite rapidly.

Ms. Alexander then discussed the Fort Valley State University student center and stadium project. Actual revenues were less than pro forma because the campus did not collect fees from students enrolled in less than four hours, or from on-line students. Commencing with FY 2012, Fort Valley will charge the fee to all students.

Ms. Alexander next discussed the Gainesville State College parking deck project. Although actual revenues exceeded pro forma, the student fee was only charged to students taking classes at the Gainesville campus, which represents 2/3 of the student body rather than all students, including those at the Watkinsville campus. This project generated substantial cash flow and therefore the pro forma was revised to reflect the fee only being paid by students utilizing the Gainesville campus. There are sufficient funds to cover all expenses, including lease payments and to meet the self-liquating threshold every year.

Ms. Alexander stated that the 2009A projects proved to be more challenging. The Columbus State University student center's pro forma net income was not met because online students were not charged a fee. To address this issue, the campus is: (1) evaluating whether to open memberships to the community and to faculty and administrators; (2) confirming that they are assessing all students; and (3) implementing a BOR approved \$10 increase in the fee for fall 2011. The fee increase will provide roughly \$200,000. Lee McElhannon commented that before memberships are open to the community that the college needs to ensure that expanding memberships to this group

does not violate any tax-exempt provisions and encouraged the BOR staff to discuss this issue with bond counsel.

Ms. Daniels commented that there were lessons learned from the FY 2010 results. In the future, the Office of Real Estate and Facilities will also utilize the expertise within each school's Registrar's Office regarding fee policies and pro forma projections. Ms. Alexander noted that they also will meet with the campus business professionals and the underwriters and conduct a line by line, in-depth review of all the pro forma financials to make sure everyone, in particular the campus, understands the pro forma calculations before they are finalized for a future bond issue. Mr. Tarbutton inquired if there is a target date for campuses to close the gap between actual and pro forma amounts. It was noted that BOR understands the urgency in addressing issues and is working with campuses to resolve the issues. It was also asked if there are any preliminary FY 2011 results on the GHEFA projects. Representatives from the BOR commented that they have communicated to the campuses that they are expected to fund any FY2011 deficits.

Ms. Alexander concluded her presentation by outlining asset management strategies for the GHEFA portfolio. The strategies involve extensive training of the Chief Business Officers and financial staff on GHEFA project reporting and accountability; ongoing and more frequent project financial reviews; development of an annual operation strategy with campuses; and, greater collaboration and joint review amongst each campus, BOR's Office of Fiscal Affairs, and the BOR's Office of Real Estate and Facilities. BOR recently has hired staff, Wayne Tyler, to assist with the development of an annual operation strategy.

Ms. Ridley commented that it is important to be able to prove that projects are self-liquidating and that from GSFIC's standpoint, she appreciates the efforts of BOR

staff to pull together the information in a way that makes sense. Mr. Anderson agreed with Ms. Ridley's comment, and also stated that both the construction and financial update reports were good and that he appreciated being told about the challenges and understands the strategies to address issues.

Adjournment

Mr. Anderson asked if any Authority member had any other business to discuss. There being none, Mr. Clark made a motion to adjourn the meeting; Mr. Tarbutton seconded the motion. The meeting was adjourned at approximately 2:51 PM.

Richard A. Anderson
Chair

Diana Pope
Secretary and Treasurer



Georgia Higher Education Facilities Authority

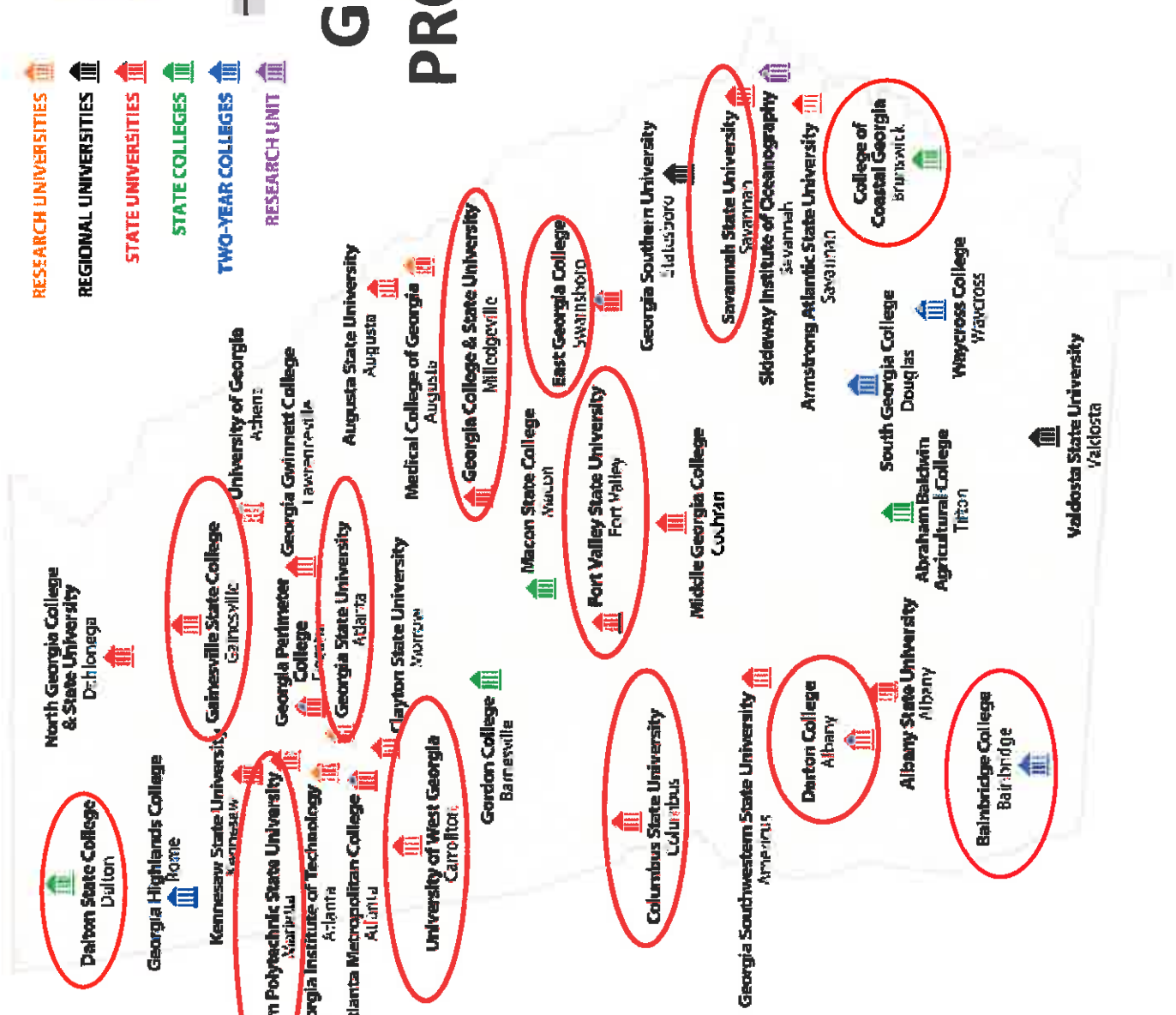
Construction Progress Report

June 24, 2011



- RESEARCH UNIVERSITIES
- REGIONAL UNIVERSITIES
- STATE UNIVERSITIES
- STATE COLLEGES
- TWO-YEAR COLLEGES
- RESEARCH UNIT

GHEFA PROJECTS



GHEFA I 2008 Projects



Dalton State College
Parking Deck



Darton College
Student Center



Fort Valley State University
Student Center



Fort Valley State University
Stadium



Georgia College &
State University
Bookstore & Theater



Gainesville State College
Parking Deck



Georgia State University
Freshmen Housing



Southern Polytechnic
State University
Parking Deck



GHEFA I Series 2008 Projects

Projects	Bond Amounts	Status
Dalton State College- Parking Deck	\$7,240,000	Completed
Darton College- Student Activity Center	\$21,845,000	Completed
Fort Valley State University- Stadium and Student Center	\$20,030,000	Completed
Gainesville State College- Parking Deck	\$5,435,000	Completed
Georgia College & State University-Bookstore & Theater	\$8,385,000	Completed
Georgia State University- Student Housing	\$18,315,000	Completed
Southern Polytechnic State University- Parking Deck	\$18,605,000	Completed
Total	\$99,855,000	

GHEFA II 2009A Projects



**Southern Polytechnic
State University
Student Housing & Dining Hall**



**Southern Polytechnic
State University
Special Interest Student Housing**



**Bainbridge College
Student Wellness Center**



**Columbus State University
Recreation Center**



GHEFA II Series 2009A Projects

Projects

	<u>Bond Amounts</u>	<u>Status</u>
Southern Polytechnic State University- Student Housing and Dining Facility	\$45,490,000	Completed
Columbus State University- Student Recreation Center	\$34,095,000	Completed
Bainbridge College- Student Wellness Center	\$21,265,000	Completed
Total	<u>\$100,850,000</u>	

College of Coastal Georgia Campus Center



- Project on schedule; recovery schedule recaptured 3 weeks.
- Interior finishing work ongoing
- Exterior work nearing completion
- Building will be ready for occupancy in August, 2011
- Contractor: Ajax Construction
- Program Manager: Carter
- Architect: Perkins Eastman
- Project Cost: \$12,000,000



College of Coastal Georgia Student Housing



- Certificate of Occupancy has been issued
- Building is ready for Occupancy
- Developer: HJ Russell & Co
- Program Manager: Carter
- Architect: Lott & Barber
- Project Cost: \$14,000,000



East Georgia College Student Housing



- Certificate of Occupancy has been issued
- Building is ready for Occupancy
- Contractor: Fortune-Johnson
- Program Manager: Hal Gibson Co.
- Architect: Palmer Architects
- Project Cost: \$8,000,000



Georgia College & State University Wellness & Recreation Center



- On schedule
- Interior work is ongoing
- Exterior work is ongoing
- Building will be ready for occupancy in October, 2011
- Contractor: Garbutt-Christian
- Program Manager: BDR
- Architect: Menfee & Winder
- Project Cost: \$28,200,000

Savannah State University Stadium



- On schedule
- Bleacher work nearing completion
- Stadium will be ready for occupancy in August, 2011
- First Football Game is October 1st
- Contractor: RW Allen
- Program Manager: Woodline Solutions
- Architect: Lott & Barber
- Project Cost: \$6,000,000

Savannah State University Student Center



- Project on schedule; recovery schedule recaptured 4 weeks.
- Interior work ongoing
- Exterior work nearing completion
- Building will be ready for occupancy by September 5, 2011
- Contractor: RW Allen
- Program Manager: Woodline Solutions
- Architect: Lott & Barber
- Project Cost: \$11,000,000



University of West Georgia Bookstore



- Certificate of Occupancy has been issued
- Building is complete
- Contractor: RK Redding
- Architect: LP3
- Project Cost: \$5,400,000



GHEFA III Series 2010A Projects

Projects	Bond Amounts	Anticipated Completion Date
College of Coast Georgia - Student Housing	\$15,590,000	Completed
College of Coastal Georgia- Student Center	\$13,365,000	8/2011
East Georgia College - Student Housing	\$8,910,000	Completed
Georgia College & State University-Wellness & Recreation Center	\$31,400,000	10/2011
Savannah State University- Stadium	\$6,625,500	8/2011
Savannah State University- Student Center	\$12,304,500	9/2011
University of West Georgia - Bookstore	\$6,015,000	Completed
Total	\$94,210,000	



Georgia Higher Education Facilities Authority

Fiscal Year 2010 Financial Performance *Series 2008 and 2009 Projects*

June 24, 2011



GHEFA I Series 2008 Projects

Projects	Bond Amounts	Completion Date
Dalton State College- Parking Deck	\$7,240,000	Aug-09
Darton College- Student Activity Center	\$21,845,000	Nov-10
Fort Valley State University- Stadium and Student Center	\$20,030,000	Jul-10
Gainesville State College- Parking Deck	\$5,435,000	Jun-09
Georgia College & State University-Bookstore & Theater	\$8,385,000	Dec-09
Georgia State University- Student Housing	\$18,315,000	Aug-09
Southern Polytechnic State University- Parking Deck	\$18,605,000	Oct-09
Total	\$99,855,000	

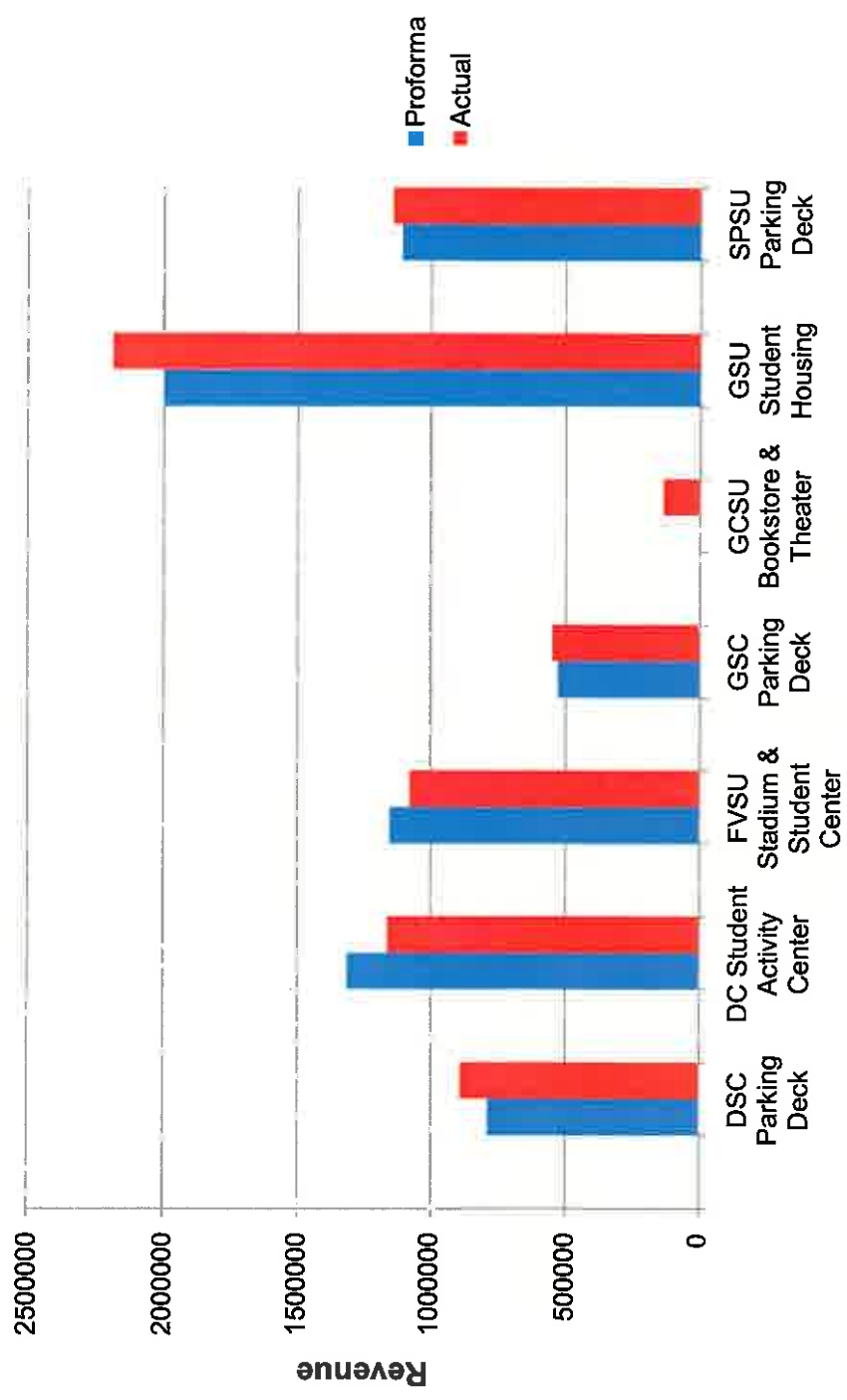


GHEFA I Series 2008 Projects
FY 2010 FINANCIAL PERFORMANCE

	Proforma	Actual	Variance	Percentage
Revenue	\$6,895,619	\$ 7,152,541	\$ 256,922	104%
Net Operating Income Before Lease Payment	\$6,032,715	\$ 5,817,660	\$ (215,055)	96%
Lease Payment	\$0	\$0	\$0	



GHEFA I 2008 Series - FY2010 Revenue





GHEFA I Series 2008 Projects

REVENUE

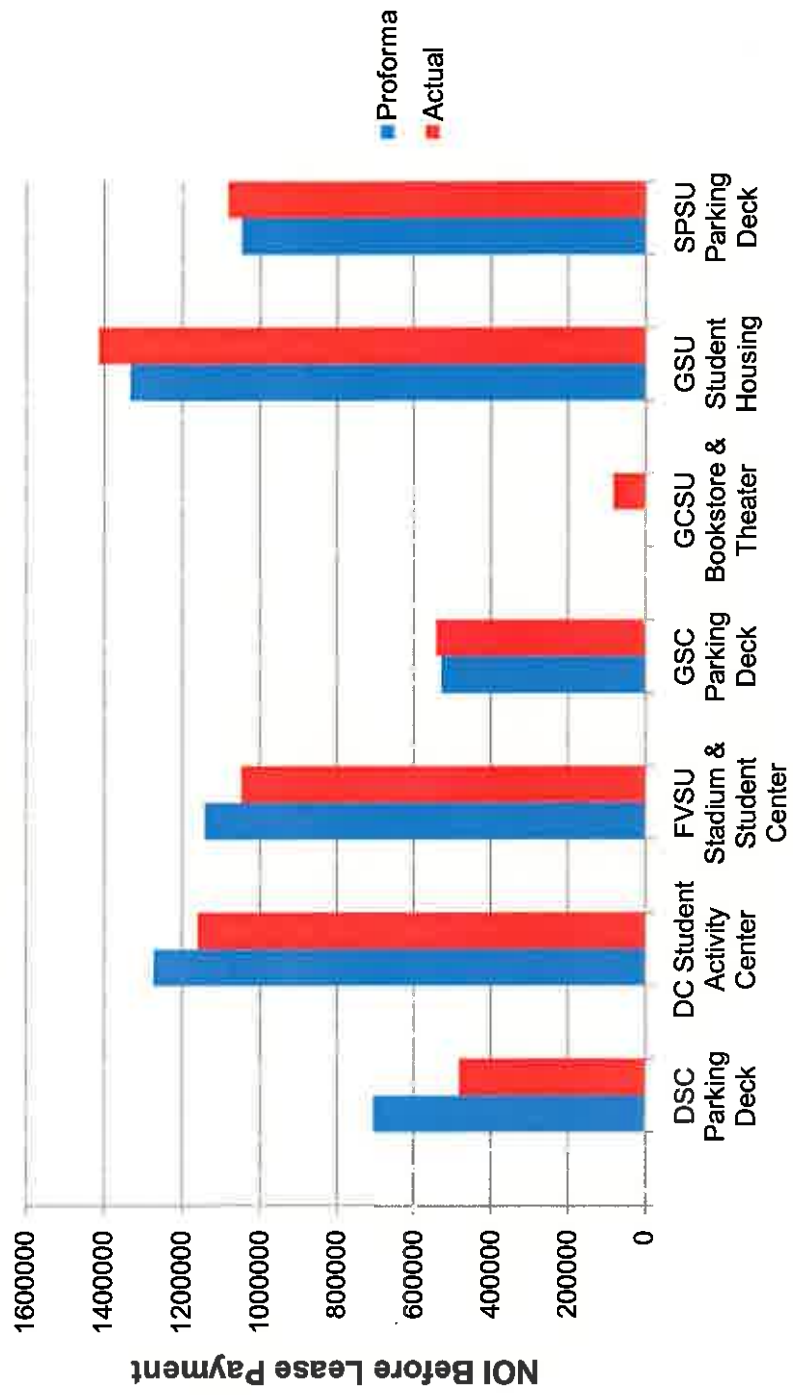
FY 2010 FINANCIAL PERFORMANCE

Proforma Actual Variance

Dalton State College- Parking Deck	\$785,725	\$ 888,763	\$ 103,038
Darton College- Student Activity Center	\$1,315,001	\$ 1,162,439	\$ (152,562)
Fort Valley State University- Stadium and Student Center	\$1,154,630	\$ 1,079,671	\$ (74,959)
Gainesville State College- Parking Deck	\$529,700	\$ 550,087	\$ 20,387
Georgia College & State University-Bookstore & Theater	\$0	\$ 138,050	\$ 138,050
Georgia State University- Student Housing	\$1,999,893	\$ 2,188,029	\$ 188,136
Southern Polytechnic State University- Parking Deck	\$1,110,670	\$ 1,145,502	\$ 34,832



GHEFA I 2008 Series - FY2010 Net Operating Income Before Lease Payment





GHEFA I Series 2008 Projects

FY 2010 FINANCIAL PERFORMANCE

NET OPERATING INCOME BEFORE LEASE PAYMENT

	Proforma	Actual	Variance
Dalton State College- Parking Deck	\$705,725	\$ 482,628	\$ (223,097)
Darton College- Student Activity Center	\$1,273,525	\$ 1,162,439	\$ (111,086)
Fort Valley State University- Stadium and Student Center	\$1,143,338	\$ 1,049,085	\$ (94,253)
Gainesville State College- Parking Deck	\$529,700	\$ 543,115	\$ 13,415
Georgia College & State University-Bookstore & Theater	\$0	\$ 83,170	\$ 83,170
Georgia State University- Student Housing	\$1,331,893	\$ 1,413,857	\$ 81,964
Southern Polytechnic State University- Parking Deck	\$1,048,534	\$ 1,083,366	\$ (34,832)



Dalton State College Parking Deck



- Provided much needed parking facility and convenience
- Reduced parking congestion along surrounding campus streets
- Enrollment exceeds proforma
- Expenses include shuttle service operation, parking monitors, public safety officers, ticket writing software
- Will seek approval for \$20 increase in fee and re-align expenses

Fiscal Year 2010	Revenue	Expenses	Net Operating Income Before Lease Payment	Lease Payment	Net Cash Flow After Lease Payment
Proforma	\$ 785,725	\$ 80,000	\$ 705,725	\$ -	\$ 705,725
Actual	\$ <u>888,763</u>	\$ <u>406,135</u>	\$ <u>482,628</u>	\$ -	\$ <u>482,628</u>
Difference	\$ 103,038	\$ 326,135	\$ (223,097)	\$ -	\$ (223,097)



Darton College Student Center



- Provides the only social gathering spot on campus

- Includes dining, gaming room, multi-purpose space, bowling lanes, rock climbing wall and dance studio

- Over 1,350 online students that are not charged fee but included in original enrollment projections

- Evaluating FY 2011 enrollment and will propose solution for addressing FY 2012 revenue

FISCAL YEAR 2010	Revenue	Expenses	Net Operating Income Before Lease Payment	Lease Payment	Net Cash Flow After Lease Payment
Proforma	\$ 1,315,001	\$ 41,476	\$ 1,273,525	\$ -	\$ 1,273,525
Actual	\$ <u>1,162,439</u>	\$ -	\$ <u>1,162,439</u>	\$ -	\$ <u>1,162,439</u>
Difference	\$ (152,562)	\$ (41,476)	\$ (111,086)	\$ -	\$ (111,086)



Fort Valley State University Student Center & Stadium



- Enhanced the health and wellness of the students
- Improved the football game experience by providing much needed facility
- Fee was not collected from students enrolled in less than 4 credit hours and those enrolled in on-line courses
- Commencing FY 2012 all students including those with less than 4 credit hours will be charged fee

Fiscal Year 2010	Revenue	Expenses	Net Operating Income Before Lease Payment	Lease Payment	Net Cash Flow After Lease Payment
Proforma	\$ 1,154,630	\$ 11,292	\$ 1,143,338	\$ -	\$ 1,143,338
Actual	\$ <u>1,079,671</u>	\$ <u>30,586</u>	\$ <u>1,049,085</u>	\$ -	\$ <u>1,049,085</u>
Difference	\$ (74,959)	\$ 19,294	\$ (94,253)	\$ -	\$ (94,253)

Gainesville State College Parking Deck



- Provide parking relief in structured, covered and safe parking deck on campus
- Fee charged only to students attending Gainesville campus and these students represented 2/3 of student body
- Sufficient cash to pay lease payment. Coverage ratio exceeds 1.6 each year
- Pro-forma restated to include only Gainesville campus

Fiscal Year 2010	Revenue	Expenses	Net Operating Income Before Lease Payment	Lease Payment	Net Cash Flow After Lease Payment
Proforma	\$ 529,700	\$ -	\$ 529,700	\$ -	\$ 529,700
Actual	\$ <u>550,087</u>	\$ <u>6,972</u>	\$ <u>543,115</u>	\$ -	\$ <u>543,115</u>
Difference	\$ 20,387	\$ 6,972	\$ 13,415	\$ -	\$ 13,415

Georgia College & State University Bookstore & Theater



- Project serves as an addition to the downtown area of this campus; adaptive reuse of historic dilapidated structure
- Proforma assumes no revenue for 2010
- Facility opened April 2010. Bookstore operator commenced March 2010

Fiscal Year 2010	Revenue	Expenses	Net Operating Income Before Lease Payment	Lease Payment	Net Cash Flow After Lease Payment
Proforma	\$ -	\$ -	\$ -	\$ -	\$ -
Actual	\$ 138,050	\$ 54,880	\$ 83,170	\$ -	\$ 83,170
Difference	\$ 138,050	\$ 54,880	\$ 83,170	\$ -	\$ 83,170

Georgia State University Student Housing



- Provided living and learning center including dining within close proximity of downtown campus
- Exceeding occupancy projections
- Original stated expenses reflected dining and housing expenses
- Campus adjusted expenditures to align with proforma which only included housing expenses

Fiscal Year 2010	Revenue	Expenses	Net Operating Income Before Lease Payment	Lease Payment	Net Cash Flow After Lease Payment
Proforma	\$ 1,999,893	\$ 668,000	\$ 1,331,893	\$ -	\$ 1,331,893
Actual	\$ 2,188,029	\$ 774,172	\$ 1,413,857	\$ -	\$ 1,413,857
Difference	\$ 188,136	\$ 106,172	\$ 81,964	\$ -	\$ 81,964

Southern Polytechnic State University Parking Deck



- Revenue exceeds proforma
- Increase in revenue attributed to Georgia Highland students paying fee which were not in the original proforma assumptions
- Provides much needed convenient parking and connectivity to campus via pedestrian walkway

Fiscal Year 2010	Revenue	Expenses	Net Operating Income Before Lease Payment	Lease Payment	Net Cash Flow After Lease Payment
Proforma	\$ 1,110,670	\$ 62,136	\$ 1,048,534	\$ -	\$ 1,048,534
Actual	\$ 1,145,502	\$ 62,136	\$ 1,083,366	\$ -	\$ 1,083,366
Difference	\$ 34,832	\$ -	\$ 34,832	\$ -	\$ 34,832



GHEFA II Series 2009A Projects

<u>Projects</u>	<u>Bond Amounts</u>	<u>Completion Date</u>
Southern Polytechnic State University- Student Housing and Dining Facility	\$45,490,000	Jul-10
Columbus State University- Student Recreation Center	\$34,095,000	Nov-10
Bainbridge College- Student Wellness Center	\$21,265,000	Feb-10
Total	\$100,850,000	



GHEFA II Series 2009 Projects
FY 2010 FINANCIAL PERFORMANCE

	Proforma	Actual	Variance	Percentage
Revenue	\$3,660,014	\$ 2,992,057	\$ (667,957)	82%
Net Operating Income Before Lease Payment	\$3,660,014	\$ 2,992,057	\$ (667,957)	82%
Lease Payment	\$0	\$0	\$0	



**REVENUE &
NOI BEFORE LEASE PAYMENT &
CUMULATIVE CASH FLOW**

GHEFA II Series 2009 Projects

FY 2010 FINANCIAL PERFORMANCE

Proforma Actual Variance

Bainbridge College-Student Wellness Center	\$1,162,368	\$ 1,357,858	\$ 195,490
Columbus State University- Student Recreation Center	\$2,497,646	\$ 1,634,199	\$ (863,447)
Southern Polytechnic State University- Student Housing and Dining Facility	\$0	\$0	\$0



Bainbridge College Student Wellness Center



- Exceeding enrollment projections
- Project serves as focal point for campus
- Enhance student life by providing much needed spaces such as dining, aerobic and fitness room, game room, locker room, multi-purpose and support space

Fiscal Year 2010	Revenue	Expenses	Net Operating Income Before Lease Payment	Lease Payment	Net Cash Flow After Lease Payment
Proforma	\$ 1,162,368	\$ -	\$ 1,162,368	\$ -	\$ 1,162,368
Actual	\$ <u>1,357,858</u>	\$ -	\$ <u>1,357,858</u>	\$ -	\$ <u>1,357,858</u>
Difference	\$ 195,490	\$ -	\$ 195,490	\$ -	\$ 195,490

Columbus State University Recreation Center



- Improved academic and social experiences by providing comprehensive student services
- Sustain partnership between CSU and the surrounding community by sharing access to amenities
- BOR Approval received in April 2011 to increase Fee by \$10.

Fiscal Year 2010	Revenue	Expenses	Net Operating Income Before Lease Payment	Lease Payment	Net Cash Flow After Lease Payment
Proforma	\$ 2,497,646	\$ *	\$ 2,497,646	\$ *	\$ 2,497,646
Actual	\$ <u>1,634,199</u>	\$ *	\$ <u>1,634,199</u>	\$ *	\$ <u>1,634,199</u>
Difference	\$ (863,447)	\$ *	\$ (863,447)	\$ -	\$ (863,447)

Southern Polytechnic State University Student Housing & Dining Hall



- Address special interest housing needs of students
- Enhance student life in the central part of the campus by providing dining, housing and parking together
- Provide greater connectivity with the pedestrian walkway, academic buildings and living and learning centers

Fiscal Year 2010	Revenue	Expenses	Net Operating Income Before Lease Payment	Lease Payment	Net Cash Flow After Lease Payment
Proforma	\$	\$	\$	\$	\$
Actual	\$	\$	\$	\$	\$
Difference	\$	\$	\$	\$	\$

PROJECT UNDER CONSTRUCTION



Asset Management Strategies for GHEFA Portfolio

- Extensive Training of CBOs and Financial Staff on GHEFA Project Reporting and Accountability
- Ongoing and More Frequent GHEFA Project Financial Review with Campuses
- Development of Annual Operation Strategy with Campuses
- Greater Collaboration and Joint Review Amongst Campus, Fiscal Affairs and Office of Real Estate & Facilities