STATE OF ILLINOIS
CHICAGO STATE UNIVERSITY

FINANCIAL AUDIT

FOR THE YEAR ENDED JUNE 30, 2005

Performed as Special Assistant Auditors
for the Auditor General, State of Illinois

STATE OF ILLINOIS
CHICAGO STATE UNIVERSITY
FINANCIAL AUDIT

For the Year Ended June 30, 2005

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STATE OF ILLINOIS
CHICAGO STATE UNIVERSITY

FINANCIAL STATEMENT REPORT

SUMMARY

The audit of the accompanying financial statements of Chicago State University and its discretely presented component unit was performed by Nykiel, Carlin & Co., Ltd.

Based on their audit, the auditors expressed unqualified opinions on Chicago State University's basic financial statements.

NYKIEL·CARLIN &CO. Certified Public Accountants/Business Consultants

INDEPENDENT AUDITORS' REPORT

Honorable William G. Holland
Auditor General
State of Illinois

As Special Assistant Auditors for the Auditor General, we have audited the accompanying basic financial statements of Chicago State University and its discretely presented component unit, collectively a component unit of the State of Illinois, as of and for the year ended June 30, 2005, as listed in the Table of Contents. These financial statements are the responsibility of Chicago State University's management. Our responsibility is to express opinions on these financial statements based on our audit. The prior year comparative information has been derived from Chicago State University's basic financial statements as of and for the year ended June 30, 2004, on which we expressed unqualified opinions on the basic financial statements in our report dated December 22, 2004.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Chicago State University and its discretely presented component unit as of June 30, 2005 and the respective changes in net assets and cash flows, thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

The *Management's Discussion and Analysis* on pages 5 through 13 is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

In accordance with *Government Auditing Standards,* we have also issued a report dated December 20, 2005 on our consideration of Chicago State University's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

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Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Chicago State University's basic financial statements. The accompanying supplementary information, as listed in the table of contents, is presented for the purposes of additional analysis and is not a required part of the basic financial statements. The University Auxiliary Facilities Revenue Bond Fund, Series 1998 financial statements on pages 35 – 37 have been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, are fairly stated in relation to the basic financial statement taken as a whole. The "Unaudited" supplementary information on pages 38 and 39 has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, which we express no opinion on it.

Nykiel, Carlin & Co., Ltd.

NYKIEL, CARLIN & CO., LTD.
Kankakee, Illinois

December 20, 2005

STATE OF ILLINOIS
CHICAGO STATE UNIVERSITY

MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEAR ENDED JUNE 30, 2005

Introduction

This section of the Chicago State University (University) annual financial report presents management's discussion and analysis ("MD&A") of the financial performance of the University during the fiscal year ended June 30, 2005, with fiscal year 2004 prior year data presented for comparative purposes. This discussion should be read in conjunction with the accompanying financial statements and footnotes. The discussion and analysis is designed to focus on current activities, resulting change and currently known facts.

This MD&A focuses on the University and excludes the discretely presented Chicago State University Foundation, Inc., component unit. MD&A for the component unit is included in its separately issued financial statements. Refer to footnote 1 for information on how to obtain the financial statements of the component unit.

Background

The University is a public, comprehensive, urban institution of higher learning and strives for excellence in teaching, research, creative expression and community service. The University is located in a residential community on the south side of Chicago, approximately 12 miles from downtown Chicago. The 161-acre campus has contemporary buildings attractively placed in a carefully preserved woodland setting. The mission of the University is to: 1) provide access to higher education for residents of the region, the State and beyond, with an emphasis on meeting the educational needs of promising graduates from outstanding secondary schools, as well as educating students where academic and personal growth and promise may have been inhibited by lack of economic, social, or educational opportunity; and 2) produce graduates who are responsible, discerning, and informed global citizens with a commitment to lifelong learning and service. The University enrolled approximately 6,600 graduate and undergraduate students during Spring 2005 and employs approximately 1,000 employees consisting of faculty, civil service and administrators. The University offers a diverse range of degree programs from baccalaureate to graduate levels. The University confers approximately 1,100 graduate and undergraduate degrees per annum.

Financial Highlights

The University's financial position remained strong at June 30, 2005, with assets of $123.1 million and liabilities of $44.5 million. Net assets, which represent the residual interest in the University's assets after liabilities are deducted, increased by $17.2 million in fiscal 2005 to $78.6 million at June 30, 2005. The increase in net assets is primarily attributable to investment in capital assets, net of accumulated depreciation and related debt.

Financial Highlights (continued)

Changes in net assets represent the operating activities of the University, which results from revenues, expenses, gains and losses, and is summarized for the years ended June 30 as follows:

	2005	2004
Total revenues	$ 119,018,950	$ 139,845,588
Total expenses	101,817,917	119,244,525
Increase in net assets	$ 17,201,033	$ 20,601,063

Fiscal 2005 revenues decreased $20.8 million to $119.0 million and total expenditures decreased $17.4 million to $101.8 million, compared to the prior year. A significant portion of the decreased revenues and expenses resulted from the State of Illinois' funding of prior period pension obligations in Fiscal 2004, with funding returning to past practices in Fiscal 2005. Overall, the University experienced an increase in Net Assets of $17.2 million primarily the result of $14.6 million of capital appropriation expenditures made by the Capital Development Board (CDB) for the construction of the new Library and capital grants for the Convocation Center.

Using the Financial Statements

The University's basic financial statements include three financial statements: the Statement of Net Assets, the Statement of Revenues, Expenses and Changes in Net Assets and the Statement of Cash Flows; as well as the Notes to the Financial Statements. These financial statements are prepared in accordance with Governmental Accounting Standards Board (GASB) Statement No. 35. The financial statements encompass the University and it's discretely presented component unit.

Statement of Net Assets

The Statement of Net Assets presents the assets and liabilities of the University using the accrual basis of accounting and reflects the financial position of the University at the end of the fiscal year. The difference between total assets and total liabilities – net assets – is one indicator of the current financial condition of the University, while the change in net assets that occurs over time is an indicator of whether the overall financial condition has improved or worsened during the year. Assets and liabilities are generally measured using current values. One notable exception is capital assets, which are stated at historical cost, less an allowance for depreciation. Net Assets has been further categorized as (i) Invested in capital assets, net of related debt, (ii) Restricted nonexpendable – net assets that are permanently restricted by externally imposed stipulations, (iii) Restricted expendable – net assets subject to externally imposed restrictions that can be fulfilled by actions of the University pursuant to those

Statement of Net Assets (continued)

stipulations or that expire by the passage of time and (iv) Unrestricted – net assets that are not subject to externally imposed stipulations and may be used at the discretion of the governing board to meet current expenses for any purpose.

A summary of the University's assets, liabilities and net assets for the year ended June 30, 2005 in comparison with June 30, 2004 is as follows:

	2005	2004
Assets:		
Current assets	$ 18,822,505	$ 20,048,448
Noncurrent assets:		
Capital assets, net	103,457,913	87,395,902
Other	776,460	581,663
Total Assets	123,056,878	108,026,013
Liabilities:		
Current liabilities	12,604,994	13,819,874
Noncurrent liabilities	31,893,081	32,848,369
Total Liabilities	44,498,075	46,668,243
Net Assets:		
Invested in capital assets, net of related debt	79,075,094	61,593,911
Restricted - expendable	6,620,216	9,780,367
Unrestricted	(7,136,507)	(10,016,508)
Total Net Assets	$ 78,558,803	$ 61,357,770

A review of the University's Statement of Net Assets at June 30, 2005 and 2004 shows that the University continues to build upon its strong financial foundation. This financial health reflects the prudent utilization of its financial resources, including careful cost controls, and conservative use of debt.

The University's total assets increased $15.0 million (14%) to $123.1 million at June 30, 2005. The largest asset is the investment in capital assets (land, buildings, equipment and construction in progress) that grew $16.1 million (18%) to $103.5 million due to the construction of the new Library and Convocation Center.

Current assets, consisting primarily of cash, accounts receivable, the balance in State appropriations, and prepaid expenses, decreased $1.2 million to $18.8 million. This is the net result of the $1.1 million decrease in cash and cash equivalents, the $1.9 million increase in the balance of State appropriation, the $1.2 million increase in accounts receivables, and the $3.2 million decrease in prepaid expenses and other assets.

Statement of Net Assets (continued)

The balance in State appropriations increased $1.9 million to $3.6 million, due to the timing of expenditures and reimbursement from the State of Illinois. Accounts receivable were up $1.2 million to $7.4 million (19%) mainly due to an increase in grant receivables and student tuition and fees receivables. Prepaid expenses and other assets decreased by $3.2 million as the amounts that were prepaid for the construction of the new Convocation Center were used in Fiscal 2005.

Current liabilities totaled $12.6 million at June 30, 2005 compared to $13.8 million the prior year end. The current liabilities were lower due mainly to a $1.1 million decrease in accounts payable.

Statement of Revenues, Expenses and Changes in Net Assets

The Statement of Revenues, Expenses and Changes in Net Assets presents the results of the University's revenue and expense characterized as operating or non-operating. Changes in total net assets as reflected in the Statement of Net Assets are based on the activity presented in the Statement of Revenues, Expenses, and Changes in Net Assets. The purpose of the statement is to present the revenues and expenses incurred by the University, both operating and non-operating. Operating revenues generally result from exchange transactions where each of the parties to the transaction either give up or receive something of equal or similar value. The major sources of the operating revenues of the University are student tuition and fees, Federal, State, local and private grants and contracts and auxiliary revenues. Non-operating revenues result from non-exchange transactions and are revenues received for which goods and services are not provided in return.

The significant source of non-operating revenues that the University relies on to provide funding for operations is State appropriations and on-behalf payments.

A summary of the University's revenues, expenses and changes in net assets for the year ended June 30, 2005 in comparison with the year ended June 30, 2004 is as follows:

	2005	2004
Operating revenues	$ 51,119,197	$ 46,518,223
Operating expenses	(100,514,277)	(117,852,409)
Operating loss	(49,395,080)	(71,334,186)
Net non-operating revenues	52,022,660	73,845,309
Income before other revenues, expenses, gains or losses	2,627,580	2,511,123
Other revenues, expenses, gains or losses	14,573,453	18,089,940
Increase in net assets	17,201,033	20,601,063
Net assets, beginning of year	61,357,770	40,756,707
Net Assets, end of year	$ 78,558,803	$ 61,357,770

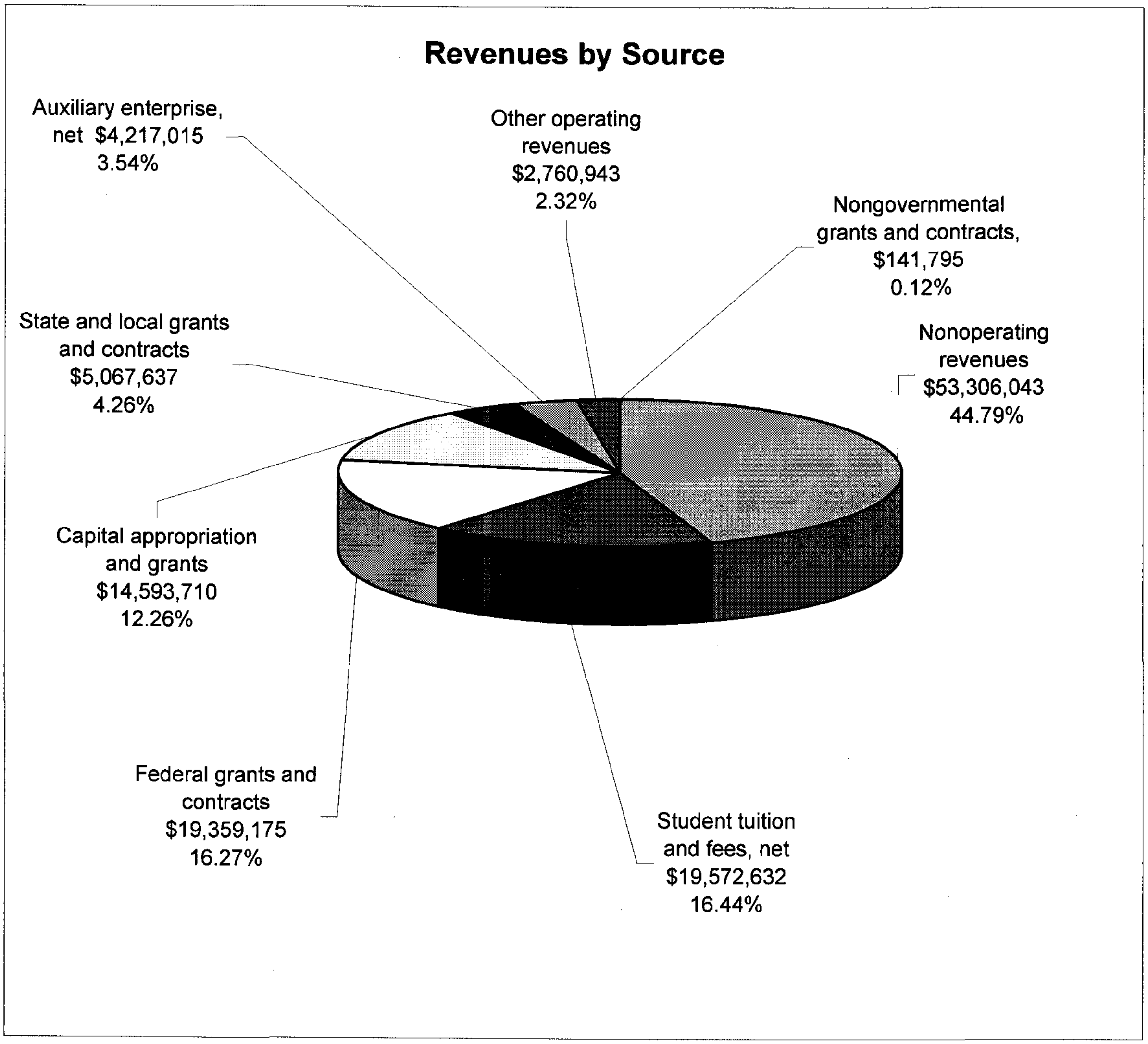
STATE OF ILLINOIS
CHICAGO STATE UNIVERSITY

MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEAR ENDED JUNE 30, 2005

Statement of Revenues, Expenses and Changes in Net Assets (continued)

The following is a graphic illustration of revenues by source, which were used to fund the University's operations for the year ended June 30, 2005. The most significant source of revenue was the State of Illinois, totaling $67,866,026 which included State appropriations of $38,845,285, State fringe benefits of $14,427,031, and capital grants and appropriations expended by CDB of $14,593,710 or 57% percent of total revenue.

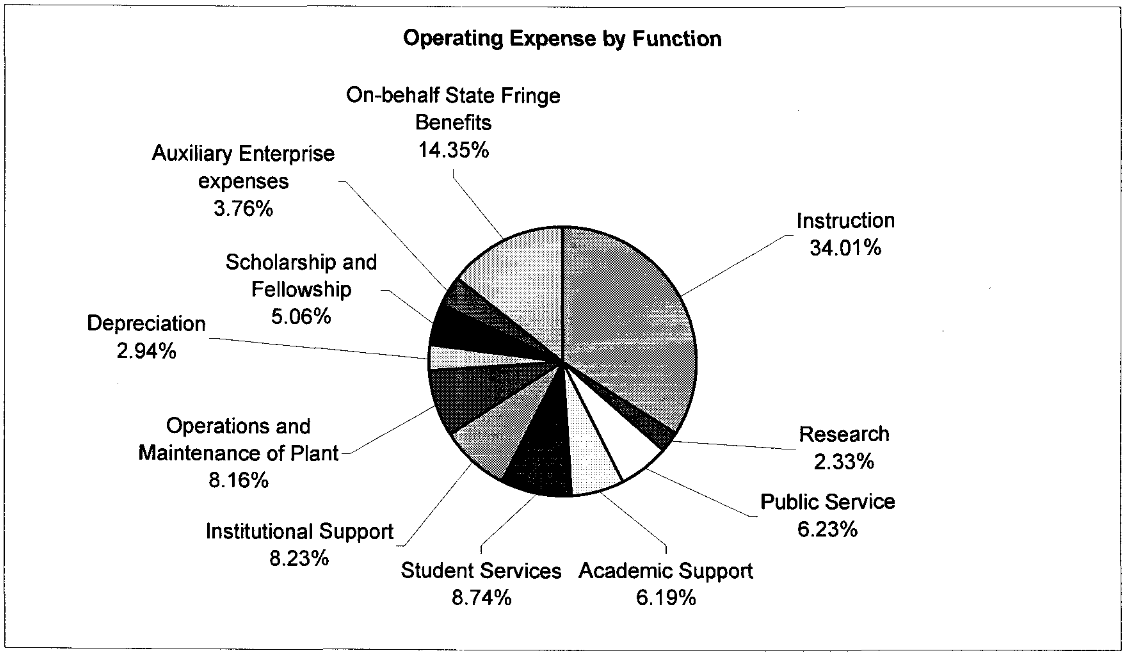


Statement of Revenues, Expenses and Changes in Net Assets (continued)

A summary of the University's operating expenses for the year ended June 30, 2005 in comparison with the year ended June 30, 2004 is as follows:

	2005	2004
Operating Expenses:		
Educational and General		
Instruction	$ 34,181,896	$ 35,018,616
Research	2,340,702	1,857,403
Public Service	6,261,285	6,126,927
Academic Support	6,220,476	6,762,531
Student Services	8,781,577	8,261,910
Institutional Support	8,270,646	8,239,050
Operations and Maintenance of Plant	8,204,625	4,526,624
Depreciation	2,958,195	2,809,722
Scholarship and Fellowship	5,086,431	5,155,230
Auxiliary Enterprise Expenses	3,781,413	3,569,613
On-behalf State Fringe Benefits	14,427,031	35,524,783
Total Operating Expenses	$ 100,514,277	$ 117,852,409

The following graphic illustration presents the operating expenses by function.



Statement of Revenues, Expenses and Changes in Net Assets (continued)

The Statement of Revenues, Expenses, and Changes in Net Assets reflect a positive year with an increase in the net assets at the end of the year. Some highlights of the information presented on the Statement of Revenues, Expenses, and Changes in Net Assets are as follows:

Student tuition and fees revenues increased by $2.3 million (13%) to $19.6 million. The increase is due to an increase in tuition and fee rates for Illinois resident students. The increases to some extent help off-set reductions in State appropriation revenues. Federal grants and contract revenues increased by $117,560 or 0.61%, due to new federal grants awarded to promote science, engineering and mathematics. State and local grant revenues were up $1,692,428 or 50% due to increased efforts to diversify revenue sources. Private grants decreased $336,236 or 70% due to decreased funding levels from private sources. Other income increased by $797,558 or 41% caused by an increase in athletic event revenues and other revenue generated from services provided to the Chicagoland Regional College Program (CRCP).

Including State fringe benefits, total operating expenditures decreased $17.3 million (15%) to $100.5 million. The significant decrease was due to special funding provided to SURS on behalf of all the State Universities to fund prior unfunded pension costs in Fiscal 2004. The State issued bonds and provided SURS $1.4 billion of the proceeds on July 2, 2003. The University's allocation of benefit funding was $26.4 million. Fiscal year 2005 operating expenses, excluding the on-behalf payments of State fringe benefits, increased $3.8 million or 5% to $86.1 million.

Expenses associated with instruction, research and public service decreased by $0.2 million or 0.5%. Academic Support decreased $542 thousand or 8% mainly because equipment, supplies and labor expenses related to moving to the new library were incurred in fiscal year 2004. Student services expenditures increased 6% to $8.8 million due to higher student health insurance premiums and greater support of the athletic programs. Institutional Support expenses increased .4% to $8.3 million compared to the prior year and Operation and Maintenance of Plant expenditures increased by 81% to $8.2 million. These differences are primarily attributable to fluctuations in capital asset acquisitions and an increase in the compensated absences liability. Scholarship and Fellowship expenses were down $68,799 or 1% reflecting the decreases in State and Federal financial aid available to students during fiscal 2005. Auxiliary enterprise expenditures increased 6% to $3.8 million.

Net non-operating revenue decreased $21.8 million to $52 million. As discussed above, the decrease was due to the supplemental pension benefit funding provided by the State to SURS and recorded as a fringe benefit revenue and expense in fiscal year 2004.

State of Illinois appropriations, the largest source of revenue, declined $778,730 or 2% to $38.8 million. The decrease was due to a 4.0% cut in the General Revenue Fund appropriation, which was partially off-set by several one-time special appropriations.

Statement of Revenues, Expenses and Changes in Net Assets (continued)

Revenues from Capital appropriations and grants decreased by $3.5 million to $14.6 million. The decrease is associated primarily with a $3 million decrease in funding provided by the Department of Commerce and Economic Opportunity for the new Convocation Center building as compared to fiscal year 2004.

The University chooses to report expenses by functional classification in the Statement of Revenues, Expenses and Changes to Net Assets. The expenses are also reported by natural classification in Note 7, on page 30.

Statement of Cash Flows

The final statement presented is the Statement of Cash Flows. The Statement of Cash Flows presents detailed information about the cash activity of the University during the year. This statement classifies sources and uses of cash into the categories defined in GASB No. 9. The statement is divided into six parts. The first part reports operating cash flows and shows the net cash used by operating activities of the University. The second section reflects cash flows from noncapital financing activities. This section reflects the cash received and spent for nonoperating, noninvesting, and noncapital financing purposes. The third section shows cash flows from capital and related financing activities. This section lists the cash used for the acquisition and construction of capital projects and related items. The fourth section reflects the cash flows from investing and shows the purchases, proceeds, and interest received from investing activities. The fifth section reconciles the net cash used in operations to the net operating loss on the Statement of Revenues, Expenses, and Changes in Net Assets. The sixth section discloses the noncash investing, capital and noncapital financing activities.

A summary of the statement of cash flows for the years ended June 30 is as follows:

	2005	2004
Cash provided by (used in):		
Operating activities	$ (31,435,414)	$ (41,328,205)
Noncapital financing activities	36,964,240	38,117,346
Capital and related financing activities	(6,689,918)	3,173,404
Investing activities	33,727	38,554
Net change in cash	(1,127,365)	1,099
Cash, beginning of year	4,484,323	4,483,224
Cash, end of year	$ 3,356,958	$ 4,484,323

Statement of Cash Flows (continued)

	2005	2004
Operating loss	$ (49,395,080)	$ (71,334,186)
Noncash expenses included in operating loss	17,385,226	38,334,505
Net change in assets and liabilities	574,440	(8,328,524)
Net cash used in operating activites	$ (31,435,414)	$ (41,328,205)

Economic Factors that will affect the Future

Looking forward into the future, the management of the University believes it is well positioned to continue its strong financial condition and level of excellence in service to its constituents.

A crucial element to the University's future will continue to be its relationship with the State of Illinois as the University relies on State appropriations to finance its operations. Budget reductions and cash rescissions in the General Revenue Fund since FY 2002 have severely constrained the University's operations. Through a combination of base budget reductions, mid-year cash rescissions, and the levy of a charge for employee health care costs (for which the University never received an appropriation), the University has experienced a total cumulative cash loss of $13.2 million for the period of FY 2002 through FY 2004. These items caused the following affects on the FY 2004 budget:

- Cancellation of vacant positions, resulting in noticeable service degradations, especially in facilities maintenance.
- Reduction of the equipment budget by 62.5%, effectively eliminating all equipment purchases except for essential information technology, telecommunications, and library functions.
- Reduction of travel budget by 78%, severely constraining faculty and staff development.

The University experienced a balanced year in FY 2005 due to cost savings and measures adopted since FY 2002. The University was able to pay a one (1%) percent incentive to its employees in FY 2005, who had gone without any pay raises for the last two years.

The University's overall financial situation is strong and reflects the prudent use of financial resources, including careful cost control, management of appropriated operating and capital resources. While it is not possible to predict the ultimate results, management believes that the University's financial condition is strong enough to weather all known economic uncertainties.

STATE OF ILLINOIS
CHICAGO STATE UNIVERSITY

STATEMENT OF NET ASSETS

JUNE 30, 2005
(With Comparative Totals as of June 30, 2004)

	2005		2004	
ASSETS	University	Component Unit	University	Component Unit
Current Asset				
Cash and cash equivalents (Note 2)	$ 3,356,958	$ 211,047	$ 4,484,323	$ 21,447
Cash and cash equivalents-restricted (Note 2)	-	640,290	-	2,411,871
Investments (Notes 1 & 2)	-	110,290	-	35,965
Balance in State Appropriation	3,600,231	-	1,719,186	-
Accounts receivable, net (Notes 1 & 3)	7,352,422	64,262	6,156,520	1,018
Inventories (Note 1)	66,493	-	59,820	-
Loans and notes receivable, net (Note 3)	17,532	-	19,955	-
Prepaid expenses and other assets (Note 1)	4,428,869	-	7,608,644	-
Total Current Assets	18,822,505	1,025,889	20,048,448	2,470,301
Non-current Assets				
Restricted investments (Notes 1 & 2)	-	334,607	-	355,286
Endowment investments (Notes 1 & 2)	-	1,742,884	-	1,225,103
Loans and notes receivable, net (Note 3)	776,460	-	581,663	-
Capital assets, net (Note 4)	103,457,913	-	87,395,902	-
Total Non-current Assets	104,234,373	2,077,491	87,977,565	1,580,389
Total Assets	123,056,878	3,103,380	108,026,013	4,050,690
LIABILITIES				
Current Liabilities				
Accounts payable and accrued liabilities	5,941,890	282,773	7,062,245	1,878,960
Accrued wages	1,872,542	-	2,154,412	-
Deferred revenue (Notes 1 & 5)	1,296,982	-	1,705,983	-
Long-term liabilities-current portion (Note 6)	3,493,580	-	2,897,234	-
Total Current Liabilities	12,604,994	282,773	13,819,874	1,878,960
Non-current Liabilities				
Accrued compensated absences (Notes 1 & 6)	6,941,439	-	6,453,301	-
Performance contract notes payable (Notes 1 & 6)	2,884,117	-	3,518,732	-
Bonds payable (Notes 1 & 6)	21,645,000	-	22,400,000	-
Premium on bonds (Note 6)	392,988	-	415,445	-
Capital leases payable (Notes 1 & 6)	29,537	-	60,891	-
Total Non-current Liabilities	31,893,081	-	32,848,369	-
Total Liabilities	44,498,075	282,773	46,668,243	1,878,960
NET ASSETS (Note 1)				
Invested in capital assets, net of related debt	79,075,094	-	61,593,911	-
Restricted for:				
Nonexpendable				
Endowments (Note 15)	-	1,847,690	-	1,403,509
Expendable				
Direct Programs and Scholarships	-	735,091		754,181
Research and instructional department uses	(56,861)	-	522,693	-
Loans	769,192	-	582,942	-
Capital projects	4,312,516	-	7,745,105	-
Debt service	1,595,369	-	929,627	-
Unrestricted	(7,136,507)	237,826	(10,016,508)	14,040
Total Net Assets	$ 78,558,803	$ 2,820,607	$ 61,357,770	$ 2,171,730

The accompanying Notes are an integral part of these financial statements.

STATE OF ILLINOIS
CHICAGO STATE UNIVERSITY

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

FOR THE YEAR ENDED JUNE 30, 2005
(With Comparative Totals for the Year Ended June 30, 2004)

	2005		2004	
	University	Component Unit	University	Component Unit
OPERATING REVENUES:				
Student tuition and fees (net of scholarship allowances of $ 7,073,108)	$ 19,572,632	$ -	$ 17,281,547	$ -
Federal grants and contracts	19,359,175	-	19,241,615	-
State and local grants and contracts	5,067,637	-	3,375,209	-
Nongovernmental grants and contracts	141,795	-	478,031	-
Sales and services of auxiliary enterprises (net of scholarship allowances of $ 34,893)	4,217,015	-	4,178,436	-
Other operating revenues	2,760,943	112,254	1,963,385	124,468
Total operating revenues	51,119,197	112,254	46,518,223	124,468
OPERATING EXPENSES:				
Educational and General				
Instruction	34,181,896	-	35,018,616	-
Research	2,340,702	-	1,857,403	-
Public service	6,261,285	-	6,126,927	-
Academic support	6,220,476	-	6,762,531	-
Student services	8,781,577	-	8,261,910	-
Institutional support	8,270,646	322,255	8,239,050	355,266
Operations and maintenance of plant	8,204,625	-	4,526,624	-
Depreciation	2,958,195	-	2,809,722	-
Scholarship and fellowship	5,086,431	1,238,197	5,155,230	2,747,510
Auxiliary enterprise expenses	3,781,413	-	3,569,613	-
On-behalf State fringe benefits (See Note 1)	14,427,031	-	35,524,783	-
Total operating expenses	100,514,277	1,560,452	117,852,409	3,102,776
Operating loss	(49,395,080)	(1,448,198)	(71,334,186)	(2,978,308)
NONOPERATING REVENUES (EXPENSES):				
State appropriations	38,845,285	-	39,624,015	-
State fringe benefits	14,427,031	-	35,524,783	-
Gifts, contributions and grants	-	1,513,617	-	3,276,015
Investment income	33,727	94,215	38,554	77,296
Interest on capital asset - related debt	(1,283,383)	-	(1,342,043)	-
Other nonoperating revenues (expenses)	-	80,609		(30,938)
Net nonoperating revenues	52,022,660	1,688,441	73,845,309	3,322,373
Income before other revenues, expenses, gains, or losses	2,627,580	240,243	2,511,123	344,065
OTHER REVENUES, EXPENSES, GAINS OR LOSSES:				
Capital appropriations and grants	14,593,710	-	18,140,013	-
Endowment contributions	-	408,634	-	11,610
Loss on disposal of capital assets	(20,257)	-	(50,073)	-
Total other revenues, expenses, gains and losses	14,573,453	408,634	18,089,940	11,610
Increase in net assets	17,201,033	648,877	20,601,063	355,675
NET ASSETS				
Net assets-beginning of year	61,357,770	2,171,730	40,756,707	1,816,055
Net assets-end of year	$ 78,558,803	$ 2,820,607	$ 61,357,770	$ 2,171,730

The accompanying notes are an integral part of these financial statements.

STATE OF ILLINOIS
CHICAGO STATE UNIVERSITY

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED JUNE 30, 2005
(With Comparative Totals for 2004)

	2005		2004	
CASH FLOWS FROM OPERATING ACTIVITIES	**University**	**Component Unit**	**University**	**Component Unit**
Tuition and fees	$ 18,376,730	$ -	$ 16,007,146	$ -
Grants and contracts	24,159,606	-	23,096,559	-
Payment to suppliers for goods and services	(17,218,412)	(2,771,632)	(24,632,818)	(1,173,992)
Payments to employees for services	(56,079,028)	-	(54,863,354)	-
Payments for scholarships and fellowships	(6,698,142)	(337,515)	(6,645,844)	(289,910)
Loans issued to students and employees	(61,763)	-	(47,806)	-
Sales and service of auxiliary enterprises	4,217,015	-	4,178,436	-
Other receipts	1,868,580	111,264	1,579,476	127,178
Net cash used in operating activities	(31,435,414)	(2,997,883)	(41,328,205)	(1,336,724)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
State appropriations	36,964,240	-	38,117,346	-
Gifts, contributions and grants	-	2,135,062	-	3,475,011
Other noncapital financing activities	-	(219,685)	-	(183,376)
Net cash provided by noncapital financing activities	36,964,240	1,915,377	38,117,346	3,291,635
CASH FLOWS FROM CAPITAL FINANCING ACTIVITIES				
Purchases of capital assets	(8,946,753)	-	(2,445,484)	-
Capital Grants	4,500,000	-	7,500,000	-
Principal paid on capital debt and leases	(755,080)	-	(730,079)	-
Interest paid on capital debt and leases	(1,488,085)	-	(1,151,033)	-
Net cash provided (used) by capital financing activities	(6,689,918)	-	3,173,404	-
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest and/or dividends on investments	33,727	51,346	38,554	44,843
Proceeds from sales and maturities of investments	-	991,227	-	667,688
Net decrease (increase) in certificate of deposits investments	-	(53,646)	-	95,114
Purchase of investments and other	-	(1,488,402)	-	(689,409)
Net cash provided (used) by investing activities	33,727	(499,475)	38,554	118,236
NET INCREASE (DECREASE) IN CASH and CASH EQUIVALENTS	(1,127,365)	(1,581,981)	1,099	2,073,147
Cash and Cash Equivalents-beginning of the year	4,484,323	2,433,318	4,483,224	360,171
Cash and Cash Equivalents-end of the year	$ 3,356,958	$ 851,337	$ 4,484,323	$ 2,433,318
RECONCILIATION OF NET OPERATING LOSS TO NET CASH USED BY OPERATING ACTIVITIES:				
Operating loss	$ (49,395,080)	$ (1,448,198)	$ (71,334,186)	$ (2,978,308)
Adjustments to reconcile net loss to net cash used by operating activities				
Depreciation expense	2,958,195	-	2,809,722	-
State fringe benefits	14,427,031	-	35,524,783	-
Net changes in assets and liabilities:				
Accounts receivables, net	(1,195,902)	(60,372)	(1,274,401)	1,720
Inventories	(6,673)	-	22,108	-
Prepaid expenses and other assets	3,179,775	-	(7,501,174)	-
Loans to students and employees	(192,374)	-	(14,183)	-
Accounts payable	(938,110)	(1,488,323)	1,040,758	1,638,874
Accrued wages	(281,870)	-	301,792	-
Deferred revenues	(409,001)	(990)	1,704	990
Compensated absences	418,595	-	(905,128)	-
Net cash used by operating activities	$ (31,435,414)	$ (2,997,883)	$ (41,328,205)	$ (1,336,724)
NONCASH INVESTING, CAPITAL AND NONCAPITAL FINANCING ACTIVITIES				
Capital appropriations	$ 10,093,710	$ -	$ 10,640,013	$ -
Unrealized gains (losses) on investments	-	530	-	(11,302)
Write-off of due to balances	-	100,000	-	-
State fringe benefits	14,427,031	-	35,524,783	-
Total noncash investing, capital and noncapital financing activities	$ 24,520,741	$ 100,530	$ 46,164,796	$ (11,302)

The accompanying notes are an integral part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2005

Note 1 – Summary of Significant Accounting Policies

Nature of Operations – Chicago State University (the "University") is a public, comprehensive, urban institution of higher learning located on the south side of Chicago. The University serves the State, national and international communities by providing its students with academic instruction, by conducting research and other activities that advance fundamental knowledge, and by disseminating knowledge to residents of the region, the State of Illinois and beyond.

Chicago State University was established in 1867 as an experimental teacher-training school. The Chicago State University Board of Trustees, established in January 1996 by an act of the Illinois General Assembly, governs the University. The Board consists of seven members appointed by the Governor and one student member elected by the student population.

Reporting Entity – The financial reporting entity, as defined by Governmental Accounting Standards Board ("GASB") Statement No. 14, *The Financial Reporting Entity* and amended by GASB No. 39, *Determining Whether Certain Organizations are Component Units*, consists of the primary government, organizations 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 could cause the financial statements to be misleading or incomplete. Accordingly, the financial statements include the accounts of all agencies of Chicago State University, as the primary government, the accounts of the Chicago State University Foundation, Inc. (the "Foundation"), and the accounts of the System Revenue Bond Fund, Series of 1998.

The Chicago State University Foundation was incorporated in December, 1968, as an independent, charitable, educational, non-profit 501(c)3 corporation with the sole purpose of raising funds, for the University, to support programs and initiatives for which State general operating funds are not available. In addition, University employees and facilities are used for virtually all activities of the Foundation. Accordingly, the Foundation is reported as a discretely presented component unit in the University's financial statements. Separate financial statements for the Foundation may be obtained at the Foundation's administrative office: Executive Director, Chicago State University Foundation, Cook Administration Building, 9501 South Martin Luther King Drive, Chicago, Illinois, 60628.

The University (including the Foundation) is a component unit of the State of Illinois for financial reporting purposes. The financial balances and activities included in these financial statements are, therefore, also included in the State's comprehensive annual financial report (CAFR).

Note 1 – Summary of Significant Accounting Policies (Continued)

Financial Statement Presentation – The University follows the financial statement presentation requirements prescribed by GASB Statement No. 35, *Basic Financial Statements – and Managements Discussion and Analysis – for Public Colleges and Universities*. This statement requires the University's resources be classified into net asset categories and reported in the Statement of Net Assets. These categories are defined as (a) Invested in capital assets, net of related debt (b) Restricted nonexpendable – net assets restricted by externally imposed stipulations (c) Restricted expendable – net assets subject to externally imposed restrictions that can be fulfilled by actions of the University pursuant to those stipulations or that expire by the passage of time and (d) Unrestricted – net assets not subject to externally imposed stipulations but may be designated for specific purposes by action of the Board of Trustees. The University first applies restricted net assets when an expense or outlay is incurred for purposes for which both restricted and unrestricted net assets are available.

Basis of Accounting – For financial reporting purposes, the University is considered a special-purpose government engaged only in business-type activities. Accordingly, the University's financial statements have been presented using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis, revenues are recognized when earned and expenses are recorded when an obligation has been incurred. All significant intra-agency transactions have been eliminated.

In accordance with GASB Statement No. 20, the University is required to follow all applicable GASB pronouncements. In addition the University applies all Financial Accounting Standards Board (FASB) pronouncements issued on or before November 30, 1989, unless FASB conflicts with GASB. The University has elected not to apply FASB pronouncements issued after November 30, 1989.

Use of Estimates – The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Reclassifications – Certain prior year amounts have been reclassified to agree to the current period presentation. This reclassification had no effect on the net assets as of June 30, 2004.

Investments – The University accounts for its investments at fair value in accordance with GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools*. Changes in unrealized gain (loss) on the carrying value of investments are reported as a component of investment income in the statement of revenues, expenses, and changes in net assets.

Note 1 – Summary of Significant Accounting Policies (Continued)

Accounts Receivable – Accounts receivable consists of tuition and fee charges to students and auxiliary enterprise services provided to students, faculty, and staff, the majority of which reside in the State of Illinois. Accounts receivable also include amounts due from federal, state and local governments, or private sources, in connection with the reimbursement of allowable expenditures made pursuant to the University's grants and contracts. Accounts receivable are presented net of estimated uncollectible accounts.

Inventories – Inventories are determined on the first in, first out (FIFO) method and stated at the lower of cost or market. The cost is recorded as an expense as the inventory is consumed.

Prepaid Expenses and Other Assets – These assets consist primarily of $4.3 million capital grant received from the Department of Commerce and Economic Opportunity (DCEO) for the construction of the convocation center. The University forwarded the funds to the Capital Development Board (CDB) to construct the facility.

Capital Assets – Capital assets are recorded at cost at the date of acquisition, or fair market value at the date of donation in the case of gifts. For equipment, the University's capitalization policy includes all items with a unit cost of $5,000 or more, and an estimated useful life greater than one year. Renovations to buildings, infrastructure, and land improvements that significantly increase the value or extend the useful life of the structure are capitalized. Routine repairs and maintenance are charged to operating expense in the year in which the expense is incurred.

Depreciation is computed using the straight-line method over the estimated useful lives of the assets, generally 10 to 60 years for buildings, 5 to 50 years for infrastructure and site improvements, 5 to 7 years for library books, and 3 to 15 years for equipment.

Deferred Revenues – Deferred revenues include amounts received for tuition and fees and certain auxiliary activities prior to the end of the fiscal year that are related to the subsequent accounting period. Deferred revenues also include amounts received from grant and contract sponsors that have not yet been recognized because eligibility requirements have yet to be met.

Compensated Absences – Employee sick and vacation pay is accrued at year-end for financial statement purposes. The liability and expense incurred are recorded at year-end as accrued sick and vacation payable in the Statement of Net Assets, and as a component of compensation and benefit expense in the Statement of Revenues, Expenses, and Changes in Net Assets. Total accrued compensated absences increased in the current year as follows:

Note 1 – Summary of Significant Accounting Policies (Continued)

Compensated Absences (Continued) –

Vacation Leave	$	255,221
Sick Leave		163,374
Total Increase in Compensated Absences	$	418,595

Noncurrent Liabilities – Noncurrent liabilities include (1) principal amounts of revenue bonds payable, and notes payable with contractual maturities greater than one year; (2) estimated amounts for accrued compensated absences and other liabilities that will not be paid within the next fiscal year; (3) the premium on the revenue bonds payable (which are being amortized over the term of the bonds using the straight line method); and (4) other liabilities that, although payable within one year, are to be paid from funds that are classified as noncurrent assets.

Scholarship Allowances and Student Aid – Financial aid to students is reported in the financial statements calculated by the alternative method as prescribed by the National Association of College and University Business Officers (NACUBO). Certain aid such as loans, funds provided to students as awarded by third parties, and Federal Direct Lending is accounted for as a third party payment (credited to the student's account as if the student made the payment). All other aid is reflected in the financial statements as operating expenses, or scholarship allowances, which reduce revenues. The amount reported as operating expense represents the portion of the aid provided to the student in the form of cash. Scholarship allowances represent the portion of aid provided to the student in the form of reduced tuition. Under the alternative method, these amounts are computed on a university basis by allocating the cash payments to students, excluding payments for the services, on the ratio of total aid to the aid not considered to be third party aid.

Net Assets – GASB Statement No. 35 reports equity as "Net Assets" rather than "fund balance". The University's net assets are classified as follows:

Invested in capital assets, net of related debt – This represents the University's total investment in capital assets, net of accumulated depreciation and outstanding debt obligations related to those capital assets. To the extent debt has been incurred but not yet expended for capital assets, such amounts are not included as a component of invested in capital assets.

Restricted net assets – nonexpendable – Nonexpendable restricted net assets consist of endowment and similar type funds in which donors or other outside sources have stipulated, as a condition of the gift instrument, that the principal is to be maintained inviolate and in perpetuity, and invested for the purpose of producing present and future income, which may either be expended or added to the principal.

Note 1 – Summary of Significant Accounting Policies (Continued)

Net Assets (Continued) –

Restricted net assets – expendable – Restricted expendable net assets include resources in which the University is legally or contractually obligated to spend in accordance with restrictions imposed by external third parties.

Unrestricted net assets – Unrestricted net assets represent resources derived from student tuition and fees, State appropriations, and sales and service of educational departments and auxiliary enterprises. These resources are used for transactions relating to the educational and general operations of the University, and may be used at the discretion of the governing board to meet current expenses for any purpose. These resources also include auxiliary enterprises, which are substantially self-supporting activities that provide services for students, faculty and staff.

Income Taxes – The University, as a political subdivision of the State of Illinois, is excluded from Federal income taxes under Section 115(l) of the Internal Revenue code, as amended. The Foundation is exempt from income taxes under Section 501(c)(3) of the Internal Revenue code.

Classification of Revenues – The University has classified its revenues as either operating or nonoperating revenues according to the following criteria:

Operating revenues – Operating revenues include activities that have the characteristics of exchange transactions, such as (1) student tuition and fees, net of scholarship discounts and allowances, (2) sales and services of auxiliary enterprises, net of scholarship discounts and allowances, (3) most federal, state and local grants and contracts, and (4) interest on institutional student loans.

Nonoperating revenues – Nonoperating revenues include activities that have the characteristics of nonexchange transactions, such as gifts and contributions, and other revenue sources that are defined as nonoperating revenues by GASB No. 9, *Reporting Cash Flows of Proprietary and Nonexpendable Trust Funds and Governmental Entities That Use Proprietary Fund Accounting,* and GASB No. 35, such as State appropriations and investment income.

Note 2 – Deposits and Investments

GASB Statement No. 40 *Deposit and Investment Risk Disclosures* was implemented in fiscal year 2005. In summary, GASB Statement No. 40 requires general disclosures by investment type with disclosures of the specific risks those investments are exposed to. Investments exposed to credit risk, custodial credit risk, concentrations of credit risk, interest rate risk, and foreign currency risk must be disclosed and the

Note 2 – Deposits and Investments (Continued)

deposit and investment policies (or the lack of a policy) that relate to these risks must be described , if the reporting entity is exposed to them.

The Public Funds Investment Act (30 ILCS 235) authorized the University and its Board of Trustees to invest in bonds, notes, certificates of indebtedness, treasury bills, or other securities guaranteed by the United States; interest-bearing savings accounts, certificates of deposit, interest-bearing deposits, or any other investment that constitutes direct obligations of any bank; short-term discount obligations of the Federal National Mortgage Association; shares or other securities legally issued by certain state or federal savings and loan associations; insured dividend-bearing share accounts and certain other accounts of chartered credit unions; certain money market mutual funds; the Illinois Funds Money Market Funds (formerly known as IPTIP); and repurchase agreements that meet certain instrument and transaction requirements. The Foundation is not subject to such restrictions.

Deposits – At June 30, 2005, the carrying amount of the University and the Foundation's deposits with private financial institutions were $3,356,958 and $851,337 respectively. This amount consisted of cash and certificates of deposit deposited with the financial institutions. For financial reporting purposes, these deposits have been classified as cash and cash equivalents or investments, depending upon the original maturity of the financial instrument.

Carrying amounts at year-end of the above deposits and of pooled investments and cash on hand consisted of:

	University		Foundation	
Deposit Type	Carrying Amount	Bank Balance	Carrying Amount	Bank Balance
Cash in Bank	$ 795,927	$ 4,793,601	$ 702,422	$ 800,468
Money Markets	-	-	45,035	45,035
Certificate of Deposit	-	-	548,777	548,814
Total deposit accounts	795,927	4,793,601	1,296,234	1,394,317
Add: Investments classified as cash equivalents (maturity < 90 days)	2,561,031		-	
Less: Certificate of deposit classified as investments (maturity > 90 days)	-		444,897	
Total Cash and Cash Equivalents	$ 3,356,958		$ 851,337	

The University requires that balances on deposit with financial institutions be either insured by Federal Deposit Insurance, collateralized by securities held by the Federal Reserve Bank, or invested in U.S. Government obligations, in the University's name.

The University maintains cash deposits at certain Chicago-area financial institutions. Bank balances at year-end have been categorized and consisted of:

Note 2 – Deposits and Investments (Continued)

Deposits (Continued) –

	University	Foundation
No Custodial Credit Risk	$ 395,000	$ 612,414
Custodial Credit Risk Collateral held by pledging financial institution	4,398,601	693,124
Custodial Credit Risk Uncollateralized	-	88,779
Total Deposits	$ 4,793,601	$ 1,394,317

Investments - Investments in the Illinois Funds have not been classified as to credit risk because the investments are not evidenced by securities that exist in physical or book entry form.

All investments held by the Foundation, a component unit of the University, are insured or registered and held by the Foundation or its agent in the Foundation's name. The carrying value (and market value) of the investment portfolio of the Foundation and University at June 30, 2005 consisted of the following:

	University	Foundation
	Fair Value	Fair Value
Money Funds and Other	$ -	$ 537,147
US Treasury and Agency Obligations	-	374,505
Common Stock	-	672,672
Corporate and International Bonds	-	158,560
Public Treasurer's Investment Pool (IL Funds)	2,561,031	-
Total	2,561,031	1,742,884
Add: Certificates of Deposit (maturity > 90 days)	-	444,897
Less: Investments classified as cash equivalents (maturity < 90 days)	2,561,031	-
Total Investments	$ -	$ 2,187,781

Note 2 – Deposits and Investments (Continued)

Investments (Continued) –

Interest rate risk and credit risk - The Foundation's statement of investment objectives and guidelines states that investments in non-convertible fixed-income securities other than short-term securities will be restricted to issues within a maximum fixed or expected average maturity of ten years and will be made primarily in (1) securities issued or guaranteed by the U.S. government or its agencies, (2) marketable issues of non-nuclear utility companies rated at the time of purchase within the three highest grades assigned by Moody's Investor Services, Inc (Aaa, Aa or A) or by Standard & Poors (AAA, AA or A) and (3) bond mutual funds which invest primarily in bonds with rating of A and higher.

The maturities of the debt securities investment portfolio (at market value) of the Foundation at June 30, 2005 is as follows:

	Maturity			
Debt Security	Less than 1 year	1 – 5 years	6 - 10 years	Total
US Treasury Obligations	$ 61,762	$ 76,967	$ 49,581	$ 188,310
US Agency/Guaranteed Obligations	90,605	82,024	13,566	186,195
Total US Treasury/Agency	152,367	158,991	63,147	374,505
Corporate & Int'l Bonds	-	131,194	27,366	158,560
Total Debt Security Investments	$ 152,367	$ 290,185	$ 90,513	$ 533,065

The Standard & Poor's and Moody's Investor Service credit rating of the debt securities investment portfolio (at market value) of the Foundation at June 30, 2005 is as follows:

Credit Rating	Total Debt Securities
US Treasury/Agency/Guaranteed Obligations - no rating	$ 374,505
AAA/AAA	23,394
A1/AA	20,797
AA1/AA-	23,025
AA2/AA	27,366
AA2/AA-	15,906
AA3/AA	11,867
AA3/AA-	13,303
AA3/A+	22,902
Total	$ 533,065

Note 2 – Deposits and Investments (Continued)

Investments (Continued) –

Foreign currency risk – The Foundation does not have a policy limiting its exposure to foreign currency risk.

The Foundation's exposure to foreign currency risk (valued in U.S. dollars) is as follows at June 30, 2005:

Investment	Curency	Maturity	Fair Value
Ontario Province CDA Notes Rating: AA2/AA	Canadian dollar	2/15/2013	$ 15,253
Total			$ 15,253

Note 3 – Accounts and Loans Receivable

Accounts receivable consisted of the following at June 30, 2005:

Student tuition and fees	$ 4,181,827
Federal, state, and private grants and contracts	4,093,158
Third party and other receivables	831,188
Total Gross Receivable	9,106,173
Less allowance for doubtful accounts	(1,753,751)
Net Accounts Receivable	$ 7,352,422

Loans receivable consisted of the following at June 30, 2005:

Loans receivable	$ 1,749,070
Less allowance for doubtful accounts	(955,078)
Net Loans Receivable	$ 793,992

Note 4 – Capital Assets

Following are the changes in capital assets for the year ended June 30, 2005:

Amount in '000s

	Balance June 30, 2004	Additions	Retirements	Balance June 30, 2005
Capital assets not being depreciated:				
Land	$ 8,668	$ -	$ -	$ 8,668
Construction in-progress	30,346	18,064	-	48,410
Total capital assets not being depreciated	39,014	18,064	-	57,078
Other capital assets:				
Site improvements	9,802	-	-	9,802
Buildings and building Improvements	66,959	40	-	66,999
Equipment	22,425	509	(103)	22,831
Library books	8,825	428	-	9,253
Total other capital assets	108,011	977	(103)	108,885
Total	147,025	19,041	(103)	165,963
Less accumulated depreciation	(59,629)	(2,958)	82	(62,505)
Capital Assets, net	$ 87,396	$ 16,083	$ (21)	$ 103,458

Note 5 – Deferred Revenue

Deferred revenue consists of the following at June 30, 2005:

Tuition and fees	$ 678,157
Grants and contracts	618,825
Total Deferred Revenue	$ 1,296,982

Note 6 – Long Term Liabilities

Long-term liabilities as of June 30, 2005 consist of the following:

	June 30, 2005	Current Portion	Noncurrent Portion
Accrued compensated absences	$ 7,815,732	$ 874,293	$ 6,941,439
Performance contract notes payable	4,695,869	1,811,752	2,884,117
Revenue bonds payable	22,400,000	755,000	21,645,000
Premium on bonds	415,444	22,456	392,988
Capital leases payable	59,616	30,079	29,537
Total Long Term Liabilities	$ 35,386,661	$ 3,493,580	$ 31,893,081

Revenue Bonds Payable

On December 23, 1998, the University issued $25,650,000 of Auxiliary Facilities Revenue Bonds with an average interest rate of 4.84% to advance refund $22,620,000 of outstanding 1994 Series Bonds with an average interest rate of 6.07%. The net proceeds of $24,548,815 (after receipt of $561,411 of bond premium, payment of $385,692 in underwriting fees, issuance and insurance costs minus $1,276,904 of bond proceeds) were used to purchase U.S. government securities. Those securities were deposited in an irrevocable trust with an escrow agent to provide for all future debt service payments on the 1994 Series Bonds. In December 2004, the 1994 Series Bonds were fully retired by the escrow agent. Bond proceeds of $1,276,904 were used to finance the 1998 Project Fund.

Optional Redemption – The Series 1998 Bonds maturing on December 1, 2009 through December 1, 2018 are subject to redemption at the option of the Board, on or after December 1, 2008. The Series 1998 Bonds maturing after December 1, 2018 are not subject to optional redemption prior to maturity.

Mandatory Redemption - The Series 1998 Term Bonds maturing on December 1, 2018 and December 1, 2023 are subject to mandatory redemption through the application of sinking payments, at a redemption price equal to the principal amount thereof, plus accrued interest to the date fixed for redemption, in the following principal amounts on December 1, in each of the years as follows:

Note 6 – Long Term Liabilities (Continued)

Revenue Bonds Payable (Continued) -

Bonds Maturing December 1, 2018		Bonds Maturing December 1, 2023	
Year	Principal Amount	Year	Principal Amount
2014	$ 1,120,000	2019	$ 1,445,000
2015	1,180,000	2020	1,525,000
2016	1,240,000	2021	1,610,000
2017	1,305,000	2022	1,705,000
2018	1,370,000	2023	1,800,000

Performance Contract Notes Payable

The remaining notes payable of $4,695,869 are collateralized by physical properties with a cost of $6,287,288 and are payable in annual payments ranging from $573,731 to $776,444 through August 1, 2009, at an interest rate of 5.17%.

On July 1, 1997, the "Public University Energy Conservation Act" (110 ILCS 62/1 et seq.) (the "Act") became effective in Illinois. Pursuant to the Act, on March 23, 1999, the Board of Trustees of Chicago State University entered a "Performance Services Agreement" (the "Performance Agreement") with Siemens Building Technologies, Inc. ("SBT"). The Performance Agreement is a "guaranteed energy savings contract" as defined under section 5-15 of the Act. On June 1, 1999, the University entered a "Master Lease Agreement" with Siemens Credit Corporation ("SCC"), which provided financing to the University for its purchase of the "energy conservation measures" ("ECMs") from SBT. In 2001, SCC changed its name to Siemens Financial Services, Inc. After June 1, 1999, SCC assigned all of its rights, title and interest under the Master Lease Agreement to Sutro & Co., Inc. Subsequently, Sutro & Co., Inc. assigned all of its rights, title and interest under the Master Lease Agreement to MBIA Capital Corporation ("MBIA").

Pursuant to the Performance Agreement, SBT sold and CSU purchased, certain ECMs. SBT installed the ECMs at the University and guaranteed that savings would result from the installation of the ECMs. The construction period for the Performance Agreement ended on January 31, 2001. The installation of the ECMs under the Performance Agreement guaranteed energy savings to the University. The Performance Agreement set forth guaranteed annual savings of $2,135,371 during fiscal years 2002 and 2003.

Note 6 – Long Term Liabilities – (Continued)

Performance Contract Notes Payable (Continued)

On August 8, 2003, the Office of the Illinois Attorney General on behalf of Chicago State University and its Board of Trustees filed litigation against Siemens Building Technologies, Inc., Siemens Financial Services, Inc., Siemens Credit Corporation, and MBIA Capital Corporation. This action was taken with respect to the "Performance Service Agreement." As a result of the litigation action that was filed by the Attorney General's Office on behalf of the University, the University withheld payment of the annual lease payment obligation that was due to the leaseholder, MBIA Capital Corporation on August 1, 2003, August 2, 2004 and August 1, 2005. In addition, the University also did not pay the Technical Support Program ("TSP") payment due to SBT during fiscal years 2005, 2004 and 2003, based upon a prior agreed upon forbearance agreement. A counter-suit has been filed against the University. The original lawsuit and the counter-suit are in the discovery phase of litigation. A portion of the circuit court case has been referred to arbitration.

Maturity Information

The scheduled maturities of the revenue bonds and notes payable are as follows:

Fiscal Year	Revenue Bonds	Notes Payable	Total Principal	Interest	Total Payments
2006	$ 755,000	$ 1,811,752	$ 2,566,752	$ 1,732,453	$ 4,299,205
2007	785,000	667,441	1,452,441	1,212,537	2,664,978
2008	820,000	701,962	1,521,962	1,145,103	2,667,065
2009	855,000	738,270	1,593,270	1,073,612	2,666,882
2010	890,000	776,444	1,666,444	997,900	2,664,344
2011-2015	5,115,000	-	5,115,000	4,129,676	9,244,676
2016-2020	6,540,000	-	6,540,000	2,709,013	9,249,013
2021-2024	6,640,000	-	6,640,000	755,700	7,395,700
Totals	$ 22,400,000	$ 4,695,869	$ 27,095,869	$ 13,755,994	$ 40,851,863

Note 7 – Natural Classifications

The University's operating expenses by natural classification were as follows:

Compensation and benefits	$	70,642,784
Contractual services		15,190,732
Commodities		1,676,361
Awards and grants		6,698,142
Telecommunications		462,718
Other operating expenses		2,885,345
Depreciation		2,958,195
Total Operating Expenses	$	100,514,277

Note 8 - State Fringe Benefits

Governmental Accounting Standards Board Statement No. 24 "*Accounting and Financial Reporting for Certain Grants and Other Financial Assistance*" requires the University report "on behalf payments" for fringe benefits and salaries for legally separate entities as revenue and expenditures by the employer government. The University reported on behalf payments of $14,427,031 for the year ended June 30, 2005: consisting of group insurance in the amount of $10,469,572 and pension contributions of $3,957,459.

State Universities Retirement System

Plan Description – The University contributes to the State Universities Retirement System of Illinois (SURS), a cost-sharing multiple-employer defined benefit pension plan, with a special funding situation whereby the State of Illinois makes substantially all actuarially determined required contributions on behalf of the participating employers. SURS was established July 21, 1941 to provide retirement annuities and other benefits for staff members and employees of the state universities, certain affiliated organizations, and certain other state educational and scientific agencies, and for survivors, dependents, and other beneficiaries of such employees. SURS is considered a component unit of the State of Illinois' financial reporting entity and is included in the state's financial reports as a pension trust fund. SURS is governed by section 5/15, chapter 40, of the *Illinois Compiled Statutes*. SURS issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to SURS, 1901 Fox Drive, Champaign, IL, 61820, or by calling 1-800-275-7877.

Funding Policy – Plan members are required to contribute 8.0% of their annual covered salary and substantially all employer contributions are made by the State of Illinois on behalf of the individual employers at an actuarially determined rate. The current rate is 11.12% of annual covered payroll. The contribution requirements of plan members and employers are established and may be amended by the Illinois General Assembly. The employer contribution to SURS for the years ended June 30,

Note 8 - State Fringe Benefits (Continued)

2005, 2004, and 2003 were $4,283,529, $26,675,550, and $4,419,417, respectively, and is equal to the required contributions for each year.

Note 9 – Post employment Benefits

In addition to providing the above benefits, the State provides certain health, dental, and life insurance benefits to the University's annuitants who participate in the SURS. Substantially all University employees become eligible for post employment benefits if they eventually become annuitants. Health and dental benefits include basic benefits for annuitants under the State's self-insurance plan and insurance contracts currently in force. Life insurance benefits for annuitants under the age of 60 are equal to the annual salary at the time of retirement; life insurance benefits for annuitants age 60 and older are limited to five thousand dollars per annuitant.

For annuitants retiring January 1, 1998 and after, the State allows a 5% credit for each full-year of service toward the monthly premium. The monthly premium is determined for annuitants as a separate group. The cost of health, dental, and life insurance benefits is recognized by the State on a pay-as-you-go basis. These costs are funded by the State except for certain non-appropriated fund payments by the University.

Note 10 – Liability Insurance

The University's liability coverage consists of two parts. The first layer of coverage is a $1 million self insurance plan administered through the State University Risk Management Association (SURMA), a cooperative pool of certain State universities. The second layer is a $5 million excess liability insurance policy purchased by the Illinois Public Higher Education Cooperative (IPHEC) through a commercial insurance carrier, and it covers all state universities. The excess liability insurance policy insures, separately, each of the universities for $5 million.

Note 11 – Related Party Transactions

A summary of related party transactions during the year ended June 30, 2005, is as follows:

The Chicago State University Foundation

The University and Foundation agreed to a master contract, effective June 30, 1983 and revised February 1, 1989, which specified the relationship between the two organizations, as required by the University Guidelines adopted on November 30, 1982 and revised November 30, 1997 by the Legislative Audit Commission. Under the terms of the contract, the Foundation is provided administrative support services by

Note 11 – Related Party Transactions (Continued)

The Chicago State University Foundation (Continued) -

the University, such as maintenance, telephone, personnel, and property control. The Foundation does not directly pay the University for these services, which were valued at $551,937 for the current fiscal year.

The Foundation reciprocates by providing fundraising and other services to the University. These services were valued at $1,568,170 for the year ended June 30, 2005.

Scholarships provided by the Foundation which benefited the University totaled $865,142 for the year ended June 30, 2005.

The Foundation's liabilities include a payable to the University of $137,396, which consists primarily of a liability to the University for $135,784 in Chicago Regional College Program (CRCP) project costs and payroll reimbursements.

On June 30, 2005, a $100,000 receivable from the Foundation was written-off. The receivable related to a $46,000 offset to a State budget revision and $54,000 for incentive grants. These assets had been carried forward over five years and are deemed to be fulfilled by both the Foundation and the University.

Note 12 – Segment Information

A segment is an identifiable activity for which one or more revenue bonds or other revenue-backed debt instruments, is outstanding. A segment has a specific, identifiable revenue stream pledged in support of the revenue bonds and has related expenses, gains and losses, assets and liabilities that can be identified.

The Chicago State University, University Auxiliary Facilities System Revenue, Bond Fund, Series 1998 (Revenue Bond Fund), an integral part of Chicago State University, has replaced the Revenue Fund Series of 1971 and includes all operations of the University Center Union Building. Its revenues are principally University Center fees, rental and use fees, leased food services, bookstore commissions, and parking fees.

Condensed financial statement information for the University Auxiliary Facilities System Revenue Bond Series 1998 follows:

Note 12 – Segment Information - (Continued)

Condensed Statement of Net Assets (Deficit)	As of June 30, 2005
Assets:	
Current assets	$ 5,294,200
Capital assets-net	16,161,850
Total Assets	21,456,050
Liabilities:	
Current liabilities	1,213,429
Noncurrent liabilities	22,226,545
Total Liabilities	23,439,974
Net Assets (Deficit)	
Invested in capital assets, net of related debt	(6,653,595)
Unrestricted	4,669,671
Total Net Assets (Deficit)	$ (1,983,924)

Condensed Statement of Revenues, Expenses And Changes In Net Assets (Deficit)	Year ended June 30, 2005
Operating revenues	$ 6,224,078
Operating expenses	5,099,484
Operating income	1,124,594
Non-operating revenues and expenses-net	(264,757)
Increase in net assets	859,837
Net assets (deficit) - beginning of the year	(2,843,761)
Net assets-end of the year	$ (1,983,924)

Note 12 – Segment Information - (Continued)

Condensed Statement of Cash Flows	Year ended June 30, 2005
Cash provided by (used in):	
Operating activities	$ 2,395,696
Capital financing activities	(1,938,462)
Investing activities	33,727
Net increase in cash	490,961
Cash-beginning of year	4,709,414
Cash-end of the year	$ 5,200,375

Note 13 – Contingent Liabilities

There are thirteen (13) pending matters wherein the University is named as a party, which involve alleged discriminatory or negligent charges. One (1) matter is pending before the United States District Court, one (1) is currently pending before the Circuit Court of Cook County, and eleven (11) are pending before the Illinois Court of Claims. The assessment of any contingent liability is not determinable at this time. The University believes that none of the above matters will result in any significant liabilities to the University.

Note 14 – Deficit Net Asset

The unrestricted net asset deficit balance of $7,136,507 on the Statement of Net Assets is due primarily to the accrued compensated absence liability of $7,815,732. This liability will be funded from future state appropriations and tuition and fee revenue.

Note 15 – Endowments

The Foundation Board resolved that endowments' dividend and interest income be used for scholarships and that a reasonable amount of dividends and interest be added back to the endowment principal. The portion of dividends and interest available for scholarships is transferred to the Expendable Restricted Funds.

Gains or losses on sales of investments are retained or absorbed by the endowment fund principal.

SUPPLEMENTARY INFORMATION

STATE OF ILLINOIS
CHICAGO STATE UNIVERSITY

University Auxiliary Facilities Revenue Bond Fund, Series 1998
Statement of Net Assets (Deficit)

As of June 30, 2005

ASSETS	
Current Assets	
Cash and cash equivalents	$ 5,200,375
Other assets	93,825
Total Current Assets	5,294,200
Noncurrent Assets	
Land improvements	228,055
Buildings and improvements	19,710,762
Furniture and equipment	329,537
Less: accumulated depreciation	(4,106,504)
Total Noncurrent Assets	16,161,850
Total Assets	21,456,050
LIABILITIES	
Current Liabilities	
Accounts payable and accrued liabilities	412,223
Long-term liabilities-current portion	801,206
Total Current Liabilities	1,213,429
Noncurrent Liabilities	
Accrued compensated absences	188,557
Bonds payable	21,645,000
Premium on bonds	392,988
Total Noncurrent Liabilities	22,226,545
Total Liabilities	23,439,974
NET ASSETS (DEFICIT)	
Invested in capital assets, net of related debt	(6,653,595)
Unrestricted	4,669,671
Total Net assets (Deficit)	$(1,983,924)

STATE OF ILLINOIS
CHICAGO STATE UNIVERSITY

University Auxiliary Facilities Revenue Bond Fund, Series 1998
Statement of Revenues, Expenses and Changes in Net Assets (Deficit)

For the year ended June 30, 2005

OPERATING REVENUES	
Room and board, (net of scholarship allowances of $34,893)	$ 2,151,406
Bookstore commissions	268,172
Vending commissions	163,545
Child care center fees	394,290
Parking fees	944,695
University center fees	2,225,406
Grants and contributions	76,564
Total Operating Revenues	6,224,078
OPERATING EXPENSES	
Personal services	2,200,270
Employee and fringe benefits	800,297
Expended for plant	2,538
Commodities	91,371
Contractual services	1,523,816
Depreciation	477,960
Miscellaneous	3,232
Total Operating Expenses	5,099,484
Operating income	1,124,594
NONOPERATING REVENUES (EXPENSES)	
State fringe benefits	800,298
Investment income	33,727
Interest on capital asset - related debt	(1,098,782)
Net Nonoperating Revenues (Expenses)	(264,757)
Income before other revenues, expenses, gains, or losses	859,837
Increase in net assets	859,837
NET ASSETS	
Net assets (deficit)-beginning of year	(2,843,761)
Net assets (deficit)-end of year	$ (1,983,924)

STATE OF ILLINOIS
CHICAGO STATE UNIVERSITY

University Auxiliary Facilities Revenue Bond Fund, Series 1998
Statement of Cash Flows

For the year ended June 30, 2005

CASH FLOWS FROM OPERATING ACTIVITIES		
Room and board	$	2,163,106
Bookstore commissions		268,172
Vending commissions		163,545
Child care center fees		394,290
Parking fees		944,695
University center fees		2,225,406
Grants and contributions		76,564
Payment to suppliers for goods and services		(1,700,348)
Payments to employees for services		(2,139,734)
Net cash provided by operating activities		2,395,696
CASH FLOWS FROM CAPITAL FINANCING ACTIVITIES		
Purchases of capital assets		(89,867)
Principal paid on capital debt		(725,000)
Interest paid on capital debt		(1,123,595)
Net cash used by capital financing activities		(1,938,462)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest on investments		33,727
Net cash provided by investing activities		33,727
NET DECREASE IN CASH		490,961
Cash-beginning of the year		4,709,414
Cash-end of the year	$	5,200,375
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:		
Operating income	$	1,124,594
Adjustments to reconcile net income to net cash provided by operating activities		
Depreciation expense		477,960
State fringe benefits		800,298
Changes in assets and liabilities:		
Decrease in accounts receivables, net		11,700
Decrease in accounts payable and accrued liabilities		(79,391)
Increase in compensated absences		60,535
Net cash provided by operating activities:	$	2,395,696
NONCASH INVESTING AND NONCAPITAL FINANCING ACTIVITIES		
State fringe benefits	$	800,298

STATE OF ILLINOIS
CHICAGO STATE UNIVERSITY

University Auxiliary Facilities System Revenue Bond Fund, Series 1998

For the Year Ended June 30, 2005

Student Enrollment by Term (Unaudited)

	Total Enrollment	Unduplicated Full-Time Equivalent
Fall session, 2004	6,835	4,531
Spring session, 2005	6,643	4,363
Summer session, 2005	2,983	2,356

University Center Fee (Unaudited)

For each term, the University Center Fee is assessed based upon enrollment status:

	Full-Time Student	Part-Time Student
Fall session, 2004	$ 163.00	$ 105.00
Spring session, 2005	163.00	105.00
Summer session, 2005	111.00	81.00

STATE OF ILLINOIS
CHICAGO STATE UNIVERSITY

University Auxiliary Facilities System Revenue Bond Fund, Series 1998

As of June 30, 2005

RENTAL DISCLOSURES (Unaudited)

On July 1, 1995, the Revenue Bond Fund renewed an annual rental agreement to provide the University with office space and meeting rooms to conduct certain University activities in the University Center for $272,000. This rental was funded by State appropriations.

SCHEDULE OF INSURANCE IN FORCE (Unaudited)

The Auxiliary System is insured under a master policy covering universities. The following insurance coverage applicable to the System was effective during the current fiscal year:

Fire and extended coverage ($25,000 deductible) of:	
Building	$ 19,841,000
Contents	$ 1,749,000
Business interruption	$ 6,937,500
EDP	$ 3,785,000
Boiler and Machinery (Included in blanket coverage limit)	$ 238,000,000
Earthquake	$ 100,000,000
Flood	$ 25,000,000
Basic General Liability (SURMA)	$ 1,000,000
Excess General Liability	$ 5,000,000