

Construction Financing

BCN 4753

3 Credit hours

"Finance is the art of passing money from hand to hand until it finally disappears." - Robert W. Sarnoff

Location: RiNKer 210, Monday 4-5 period, Thursday 7 period

Instructor: Dr. Walters

RNK 329

rwalters@ufl.edu

352-273-1173

Office Hours: Monday and Thursday 6th period

Course Website: <http://lss.at.ufl.edu>

Course Communications: For questions outside of class, please use the email system within Canvas.

Required Text: None

Additional Resources: *Construction Accounting and Financial Management*, Third Edition, Steven J. Peterson ISBN-13: 9780132675055

Course Description: Basic principles and applications of construction finance with an emphasis on the acquisition and management of construction loans, mortgages and construction accounting.

Purpose of Course: Construction Finance was developed to enhance your understanding of financing and managing a company's money to better evaluate its' profitability. Whether you decide to open your own construction company or work for someone else, Construction Financing will be an important factor contributing to your success. The phrase "Construction Financing" is broadly construed to include all aspects of the business of construction contracting and construction financial management.

Student Learning Objectives

1. Recognize techniques to assess and manage all types of risk. (SACS 4, ACCE SLO 13, 17)
2. Understand Contractor's Balance Sheet, Income Statement, and Bonding Capacity Ratios. (SACS 4, ACCE SLO 14)
3. Understand the importance of maximizing Cash Flow. (SACS 4, ACCE SLO 14)

4. Understand business organizations, basic accounting concepts, classification of direct and indirect cost, Labor Laws, Lien Laws (SACS 5, ACCE SLO 14, 17)
5. Recognize the importance of accurately calculating Overhead and Profit. (SACS 4, ACCE SLO 14)

Course Policies:

You are expected to be prepared for and attend each class. As an incentive, 5% of your course grade will be determined based on attendance. Except for extenuating circumstances, you must give advance notice for missed classes through the Canvas email system. You are responsible for the material in each class and must get the notes from a classmate for missed classes. Makeup work is only allowed when advance notice is given. Please observe basic etiquette by being to class on time, not leaving during the class period, silencing electronic devices, etc. Laptop/tablet use is restricted to taking notes and other activities allowed by the instructor.

UF Policies:

University Policy on Accommodating Students with Disabilities: Students requesting accommodation for disabilities must first register with the Dean of Students Office (<http://www.dso.ufl.edu/drc/>). The Dean of Students Office will provide documentation to the student who must then provide this documentation to the instructor when requesting accommodation. You must submit this documentation prior to submitting assignments or taking the quizzes or exams. Accommodations are not retroactive, therefore, students should contact the office as soon as possible in the term for which they are seeking accommodations.

University Policy on Academic Misconduct: Academic honesty and integrity are fundamental values of the University community. Students should be sure that they understand the UF Student Honor Code at <http://www.dso.ufl.edu/students.php>.

Getting Help:

For issues with technical difficulties for E-learning, please contact the UF Help Desk at:

- Learning-support@ufl.edu
- (352) 392-HELP - select option 2
- <https://lss.at.ufl.edu/help.shtml>

Any requests for make-ups due to technical issues MUST be accompanied by the ticket number received from LSS when the problem was reported to them. The ticket number will document the time and date of the problem. You MUST e-mail your instructor within 24 hours of the technical difficulty if you wish to request a make-up.

Other resources are available at <http://www.distance.ufl.edu/getting-help> for:

- Counseling and Wellness resources
- Disability resources
- Resources for handling student concerns and complaints
- Library Help Desk support

Grading Policies:

Assignment	Points or percentage
Homework	10 x 10 points = 100 points
Quiz	10 x 10 points = 100 points
Attendance	50 points
Exams	5 x 100 = 500 points
Final Exam	200 points
<i>Total Points</i>	<i>950 points</i>

Grading Scale:

Grade	A	A-	B+	B	B-	C+	C	C-	D+	D	D-	E
Course Percentage	93%+	90-92.9%	87-89.9%	83-86.9%	80-82.9%	77-79.9%	73-76.9%	70-72.9%	67-69.9%	63-66.9%	60-62.9%	0-59.9%
Grade Points	4.0	3.67	3.33	3.0	2.67	2.33	2.0	1.67	1.33	1.0	.67	0

Disclaimer: This syllabus represents my current plans and objectives. As we go through the semester, those plans may need to change to enhance the class learning opportunity. Such changes, communicated clearly, are not unusual and should be expected.