

University Properties, Inc.

2010 Student Housing Project

at

East Stroudsburg University of Pennsylvania

Financial Reports

June 30, 2017

UPI, Inc. Student Housing Project I  
Statement of Financial Position  
As of June 30, 2017

	6/30/2017
<b>ASSETS</b>	
<b>CURRENT ASSETS</b>	
Cash & Cash Equivalents Held by Trustee	\$ 8,531,295
Due to/from University Ridge and 2010 Project	2,767,872
Accts Receivable, net Allowance for Doubtful Accts	61,728
Due from ESU	476,693
Interest Earned Receivable	3,696
Prepaid Insurance	64,781
<b>Total Current Assets</b>	<u>11,906,066</u>
 <b>PROPERTY &amp; EQUIPMENT, NET</b>	 53,234,473
 <b>DEFERRED FINANCING COSTS, NET</b>	 450,470
 <b>BONDS ISSUE COSTS, NET</b>	 1,244,301
 <b>TOTAL ASSETS</b>	 <u><u><b>\$ 66,835,310</b></u></u>
 <b>LIABILITIES &amp; NET ASSETS</b>	
<b>LIABILITIES</b>	
<b>CURRENT LIABILITIES</b>	
Accounts Payable	\$ 40,599
Due to ESU	419,991
Interest Payable	1,788,750
<b>Total Current Liabilities</b>	<u>2,249,340</u>
 <b>LONG TERM LIABILITIES</b>	
Bonds Payable, Net	69,297,197
<b>TOTAL LIABILITIES</b>	<u>71,546,537</u>
 <b>NET ASSETS</b>	
Total Net Assets	(4,711,227)
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<u><u><b>\$ 66,835,310</b></u></u>

(Unaudited)

**UPI, Inc. Student Housing Project I**  
**Statement of Activity**  
**July 1, 2016 through June 30, 2017**

	Quarter Ending June 30, 2017	July 1, 2016 - June 30, 2017
Ordinary Income/Expense		
Income		
Rent Income		
Rent Income - Student Housing	\$ (3,798)	\$ 7,632,873
Rent Income - Summer/Other Housing Income	106,094	374,390
Discounts Resident Assistants	(15,271)	(213,031)
Total Rent Income	<u>87,025</u>	<u>7,794,232</u>
Other Income		
Repair Damage Charged to Students	\$ 8,784	\$ 10,585
Annual Ground Lease Sublease with ESU	119,176	476,693
Misc. Income		16,380
Interest Income	9,738	23,697
Total Other Income	<u>\$ 137,697</u>	<u>\$ 527,354</u>
Total Operating Income	<u>\$ 224,722</u>	<u>\$ 8,321,586</u>
<b>Total Income</b>	<b><u>\$ 224,722</u></b>	<b><u>\$ 8,321,586</u></b>
Expenses		
Payroll		
Project Accountant	\$ 16,144	\$ 65,673
Resident Directors	62,213	217,998
Student Workers	40,958	180,949
Residence Life Mgmt.	29,295	115,627
Allocable Admin	21,061	83,838
Custodians	54,469	216,657
Zone Maintenance	30,493	112,342
Groundskeeping	8,288	33,160
Facilities Mgmt. - Other	87,787	346,029
Campus Police	19,384	71,639
Total Payroll	<u>\$ 370,093</u>	<u>\$ 1,443,912</u>
Operating Admin Expenses (Res Life)		
Contract Svcs (Food and other svcs)	\$ (2,502)	\$ 14,184
Supplies & Equipment	(1,306)	35,497
Student Amenities	8,255	134,437
Other Costs	24	423
PASSHE Fee (0.5%)	424	38,960
Total Operating Admin Expenses	<u>\$ 4,894</u>	<u>\$ 223,502</u>
Utilities		
Natural Gas	\$ 5,978	\$ 24,490
Electricity	45,582	205,181
Water/Sewer	25,323	61,399
Telephone, Data, Cable	72,045	299,988
Total Utilities	<u>\$ 148,928</u>	<u>\$ 591,057</u>
Building Maintenance		
Contracted Maintenance	\$ 20,629	\$ 41,241
Supplies	23,651	52,798
Laundry	984	3,418
Garbage/Recycling	2,318	8,970
Amortization & Depreciation	484,059	1,936,236
Total Building Maintenance	<u>\$ 531,641</u>	<u>\$ 2,042,663</u>

(Unaudited)

**UPI, Inc. Student Housing Project I**  
**Statement of Activity**  
**July 1, 2016 through June 30, 2017**

	Quarter Ending June 30, 2017	July 1, 2016 - June 30, 2017
<b>Non Operating Expenses</b>		
Insurance	\$ 41,735	\$ 166,674
	<u>\$ 41,735</u>	<u>\$ 166,674</u>
Bad Debt	\$ 41,458	\$ 41,458
	<u>\$ 41,458</u>	<u>\$ 41,458</u>
Trust Admin Expenses		
Bond Cost Amortization	\$ 4,726	\$ 22,052
Issuer & Trustee Fee	-	7,750
Rating Agency	-	13,250
	<u>\$ 4,726</u>	<u>\$ 43,052</u>
Debt Service		
Interest	\$ 887,762	\$ 3,551,187
Ground Lease Expense	7,247	28,982
	<u>\$ 895,009</u>	<u>\$ 3,580,169</u>
<b>Total Expense</b>	<u><u>\$ 2,038,484</u></u>	<u><u>\$ 8,132,487</u></u>
<b>Change in Net Assets</b>	<u><u>\$ (1,813,762)</u></u>	<u><u>\$ 189,099</u></u>
<b>Net Assets, Beginning</b>	<u><u>\$ (4,730,990)</u></u>	<u><u>\$ (4,900,325)</u></u>
<b>Net Assets, Ending</b>	<u><u>\$ (6,544,752)</u></u>	<u><u>\$ (4,711,227)</u></u>

(Unaudited)