

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**

	July 1, 2016 - June 30, 2017
Ordinary Income/Expense	
Income	
Rent Income	
Rent Income - Student Housing	\$ 7,632,873
Rent Income - Summer/Other Housing Income	374,390
Discounts Resident Assistants	(213,031)
Total Rent Income	<u>7,794,232</u>
Other Income	
Repair Damage Charged to Students	\$ 10,585
Annual Ground Lease Sublease with ESU	476,693
Misc. Income	16,380
Interest Income	23,697
Total Other Income	<u>\$ 527,354</u>
Total Operating Income	<u>\$ 8,321,586</u>
<b>Total Income</b>	<b><u>\$ 8,321,586</u></b>
Expenses	
Payroll	
Project Accountant	\$ 65,673
Resident Directors	217,998
Student Workers	180,949
Residence Life Mgmt.	115,627
Allocable Admin	83,838
Custodians	216,657
Zone Maintenance	112,342
Groundskeeping	33,160
Facilities Mgmt. - Other	346,029
Campus Police	71,639
Total Payroll	<u>\$ 1,443,912</u>
Operating Admin Expenses (Res Life)	
Contract Svcs (Food and other svcs)	\$ 14,184
Supplies & Equipment	35,497
Student Amenities	134,437
Other Costs	423
PASSHE Fee (0.5%)	38,960
Total Operating Admin Expenses	<u>\$ 223,502</u>
Utilities	
Natural Gas	\$ 24,490
Electricity	205,181
Water/Sewer	61,399
Telephone, Data, Cable	299,988
Total Utilities	<u>\$ 591,057</u>
Building Maintenance	
Contracted Maintenance	\$ 41,241
Supplies	52,798
Laundry	3,418
Garbage/Recycling	8,970
Amortization & Depreciation	1,936,236
Total Building Maintenance	<u>\$ 2,042,663</u>

(Unaudited)

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

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

(Unaudited)