

University Properties, Inc.

Bond Series 2016

Student Housing Projects

at

East Stroudsburg University of Pennsylvania

Financial Reports

June 30, 2017

UPI, Inc.
Bond Series 2016
Statement of Financial Position
As of June 30, 2017

	Sycamore Suites	University Ridge
ASSETS		
CURRENT ASSETS		
Cash & Cash Equivalents	\$ 16,736,737	\$ 1,182,315
Due to/from 2016 and 2010 Project	(8,973,389)	6,660,646
Accts Receivable, net Allowance for Doubtful Accts	-	30,876
Due from ESU	3,939	-
Interest Earned Receivable	3,205	-
Prepaid Costs	-	15,222
Total Current Assets	<u>7,770,492</u>	<u>7,889,059</u>
 PROPERTY & EQUIPMENT, NET	 37,727,907	 14,358,967
 BONDS ISSUE COSTS, NET	 1,070,988	 602,431
 TOTAL ASSETS	 <u><u>\$ 46,569,387</u></u>	 <u><u>\$ 22,850,456</u></u>
 LIABILITIES & NET ASSETS		
LIABILITIES		
CURRENT LIABILITIES		
Accounts Payable	3,516,392	394,835
Due to ESU	-	61,662
Interest Payable	756,665	-
Unearned Income	-	21,109
Current Portion of Bonds	256,000	144,000
Total Current Liabilities	<u>4,529,057</u>	<u>621,606</u>
 LONG TERM LIABILITIES		
Bonds Payable, Net	42,011,745	23,631,607
TOTAL LIABILITIES	<u>46,540,802</u>	<u>24,253,213</u>
 NET ASSETS		
Total Net Assets	28,585	(1,402,756)
TOTAL LIABILITIES & NET ASSETS	<u><u>46,569,387</u></u>	<u><u>22,850,456</u></u>

(Unaudited)

UPI, Inc.
Bond Series 2016
Statement of Activity
July 1, 2016 through June 30, 2017

	Sycamore Suites	University Ridge
Income		
Rent Income		
Rent Income - Student Housing	\$ -	\$ 3,901,561
Rent Income - Summer/Other Housing Income	-	250,510
Discounts Resident Assistants	-	(73,788)
Total Rent Income	-	4,078,283
Other Income		
Repair Damage Charged to Students		
Annual Ground Lease Sublease with ESU		
Misc. Income	-	15,668
Interest Income	65,106	15,238
Total Other Income	65,106	30,906
Total Operating Income	65,106	4,109,189
Other Income		
Unrealized Gain/Loss on Invest		
Realized Gain/Loss		
Net Other Income		
Total Income	\$ 65,106	\$ 4,109,189
Expenses		
Rental Expenses		
General Advertising & Marketing	\$ -	\$ 13,818
Total Rental Expenses	-	13,818
Payroll	-	418,276
Operating Admin Expenses (Res Life)		
Office & Postage	-	33,740
Student Amenities	-	11,502
Travel & Meetings	-	6,830
Bank Fees	-	4,276
Other Costs	-	2,848
Total Operating Admin Expenses	-	59,196
Utilities		
Natural Gas	-	37,360
Electricity	-	101,546
Water/Sewer	-	157,688
Telephone, Data, Cable	-	107,763
Total Utilities	-	404,357
Building Maintenance		
Contracted Maintenance	-	211,959
Garbage/Recycling	-	17,562
Amortization & Depreciation	-	781,016
Total Building Maintenance	-	1,010,537
Insurance	20,299	107,151
Bad Debt	-	12,800
Management Expense	-	194,124
Professional Services	-	47,675

(Unaudited)

UPI, Inc.
Bond Series 2016
Statement of Activity
July 1, 2016 through June 30, 2017

	Sycamore Suites	University Ridge
Trust Admin Expenses		
Bond Cost Amortization	9,921	768,695
Issuer & Trustee Fee	-	9,500
	<u>9,921</u>	<u>778,195</u>
Debt Service		
Interest		556,064
Ground Lease Expense	-	27,684
Percentage CY Rent Expenses	-	295,001
	<u>-</u>	<u>878,749</u>
Total Expense	<u>\$ 30,220</u>	<u>\$ 3,924,878</u>
 Change in Net Assets	 <u>34,886</u>	 <u>184,311</u>
 Net Assets, Beginning	 <u>(6,301)</u>	 <u>(1,587,067)</u>
 Net Assets, Ending	 <u>\$ 28,585</u>	 <u>\$ (1,402,756)</u>

(Unaudited)