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New Jersey Educational Facilities Authority

1984 Annual Report

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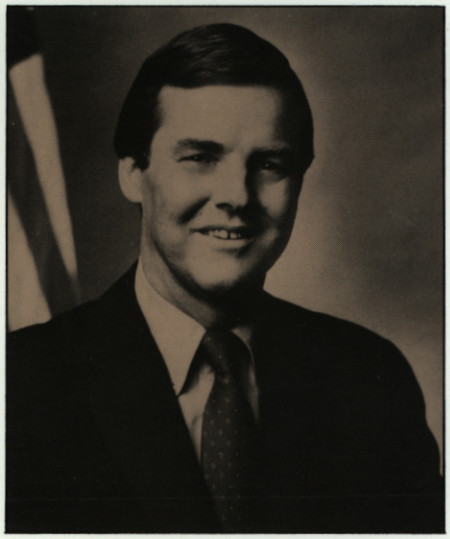
Governor Thomas H. Kean



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Message of the Chairman

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY

SUITE 2A • 120 SANHICAN DRIVE • TRENTON, NEW JERSEY 08618 • (609) 292-4377

To: The Honorable Thomas H. Kean,
Governor of the State of New Jersey
The Honorable Members of the New Jersey Legislature

The Educational Facilities Authority herewith submits its report of finances and operations for the year ended December 31, 1984. The Authority placed four issues of bonds at a par value of approximately $74,000,000.

The Authority spent a great deal of time in analyzing the financing vehicles at its disposal and is working toward the structuring of future bond issues. It appears that opportunities are available for the independent institutions of higher education to consider the advantages of pooled equipment financing on a short-term basis, as well as long term financing of capital facilities with floating rate debt instruments, in addition to the Authority's standard practice of issuing fixed rate obligations.

Demand for 1985 financing assistance is strong. Approximately eight private institutions of higher education have applied for funding. Several State Colleges also have expressed specific needs for new projects. Interest rates have declined to a level that leads to consideration of the advanced refunding of bonds issued in earlier years. Such refundings will realize major debt service savings to the participating institutions. The net effect will be to meet our goal of reducing the increases to the student body.

The Authority continues to serve the needs of the colleges and universities in the State. As these institutions meet the challenge of the programs for high technology and centers of excellence we stand prepared to offer our services.

Sidney M. Weinstein, Ph.D.
Chairman

May 1, 1985

What is the New Jersey Educational Facilities Authority?

NJEFA is an autonomous authority of the State of New Jersey. We were created by the New Jersey Legislature as a "public body corporate" in 1966.

What does NJEFA do?

We were established to assist New Jersey public and independent colleges and universities construct needed additional facilities.

How does NJEFA assist?

Our tax-exempt financing powers are an attractive alternative for the higher education community to develop and expand facilities. We save institutions of higher education time, money, staff commitment and consulting costs. We enable them to concentrate on education while we arrange the financing for the physical facilities needed by student and college alike in providing and attaining that education.

How is time saved?

Once a college or university identifies a construction or expansion need, it would need to establish a schedule for determining financing requirements, informing the investing community, securing a fiscal rating, advertising for funds, drawing up the documents covering details and terms of repayment, and adhering to all the myriad regulations involved in such undertakings.

NJEFA has a proven, spotless record of fiscal probity. Our rating is both established and enviable. We can move prudently, properly and expeditiously into the market, can obtain the lowest possible rate of interest, and can enable the college or university to embark on its program weeks or months ahead of what it could accomplish on its own.

How is money saved?

Because of the favorable rates of interest NJEFA is able to attract, substantial sums of money in repayment costs are pruned from the institution's final fiscal pattern.



Are these savings identifiable?

Yes. In 1983 alone, more than $8 million in savings were recorded through taking advantage of the advance repayment provisions included in two offerings for one college alone. To date, we have financed 59 projects at 22 colleges and universities. The savings to the colleges and to the students are immense.

What are the savings in college staff commitment?

An institution might need to embark on construction, expansion or renovations programs only once every several years. NJEFA is a non-overhead resource to the colleges. Rather than maintain a staff or engage consultants, participating colleges can call upon NJEFA only when our services are needed. Colleges can concentrate on what the market status needed to implement favorable terms.

What is NJEFA's "track record?"

We have never been in default in a single repayment schedule. As a result, our reputation in the financial community is impeccable. And that translates into solid savings and total security for participating institutions of higher learning.

How do public colleges benefit?

Under New Jersey statutes, NJEFA can provide various financing methods. Experience over the past 15 years demonstrates the effectiveness of this system. Colleges need not await state funds for construction of certain facilities.

Are there any basic restrictions on financing for public colleges?

Yes. NJEFA's efforts are limited to revenue-generating facilities such as dormitories, dining halls, student union buildings, athletic facilities and the like.

How do private/independent colleges benefit?

NJEFA can provide an even greater range of financing plans for independent colleges and universities. There are fewer restrictions on the types of facilities which can be built and financed.

How do students benefit?

Facilities delayed are often facilities denied. NJEFA enables participating institutions to provide facilities more quickly and at lower cost to users. Thus, students enjoy a more-rounded college experience at lower cost, with both the essentials and amenities available to them through the college physical plant.

How does New Jersey benefit?

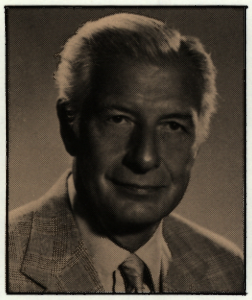
At one time, there was a tremendous out-migration of New Jersey high school graduates to other states for their continuing education. Over the past 15 years, New Jersey's state-supported colleges and universities have expanded, improved and adapted themselves to the needs of the state, its people and the emerging technology/economy.

Today, New Jersey is in the forefront of economic and technological advances. We are attracting high-tech, 21st century enterprises because of our location and our status -- but more importantly, because we provide both the people skilled and qualified to staff these operations, and the higher education resource centers needed to maintain this continuum.

To summarize, then?

NJEFA is a vital, valuable financing resource to New Jersey's institutions of higher education. We were created because we were needed. And today, we're needed more than ever!

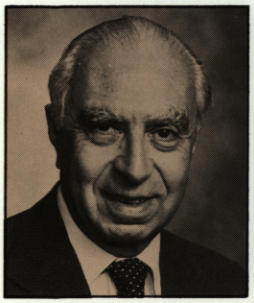
Authority Members





Left to right from top: Messrs. Weinstein, Harrison, Kirchner, Miller, Compton, Hollander, Horn.






Sidney M. Weinstein, Ph.D.
Chairman
President (Retired)
Tanatex Chemical Company

Barton E. Harrison
Vice Chairman
Harrison Consulting Corporation

William L. Kirchner, Jr.
Treasurer
Vice President & Secretary
New Jersey Bell Telephone Company

Richard Lane Miller
English Department Head
Cedar Ridge High School

James D. Compton
Director, Multi-Employees Pension & Health Fund, IUEW, AFL-CIO

T. Edward Hollander
(Ex-Officio)
Chancellor of Higher Education

Michael J. Horn
(Ex Officio)
State Treasurer

Authority Staff

Seated:
Ms. Panacek,
Mr. Bambach.

Standing:
Mr. Potts,
Mrs. Zytko.



Edward J. Bambach
Executive Director

Joan A. Panacek
Assistant Executive Director

Cynthia K. Zytko

Gary S. Potts

General Information

The New Jersey Educational Facilities Authority was created under the provisions of Chapter 106, Public Laws of 1966 as a public body corporate of the State of New Jersey. Originally incorporated within the Department of Education, the Authority was transferred to the Department of Higher Education when that department commenced operations on July 1, 1967.

The Legislature in establishing the Authority, determined that its policies shall be established, and its operations governed, by a Board of Directors composed of seven members. Five of the members of the Board are appointed by the Governor from the public sector to serve terms of five years each. The Governor's appointments are subject to the approval of the New Jersey Senate. The Board also includes two members of the Governor's Cabinet, who serve ex officio. They are the State Treasurer and the Chancellor of Higher Education.

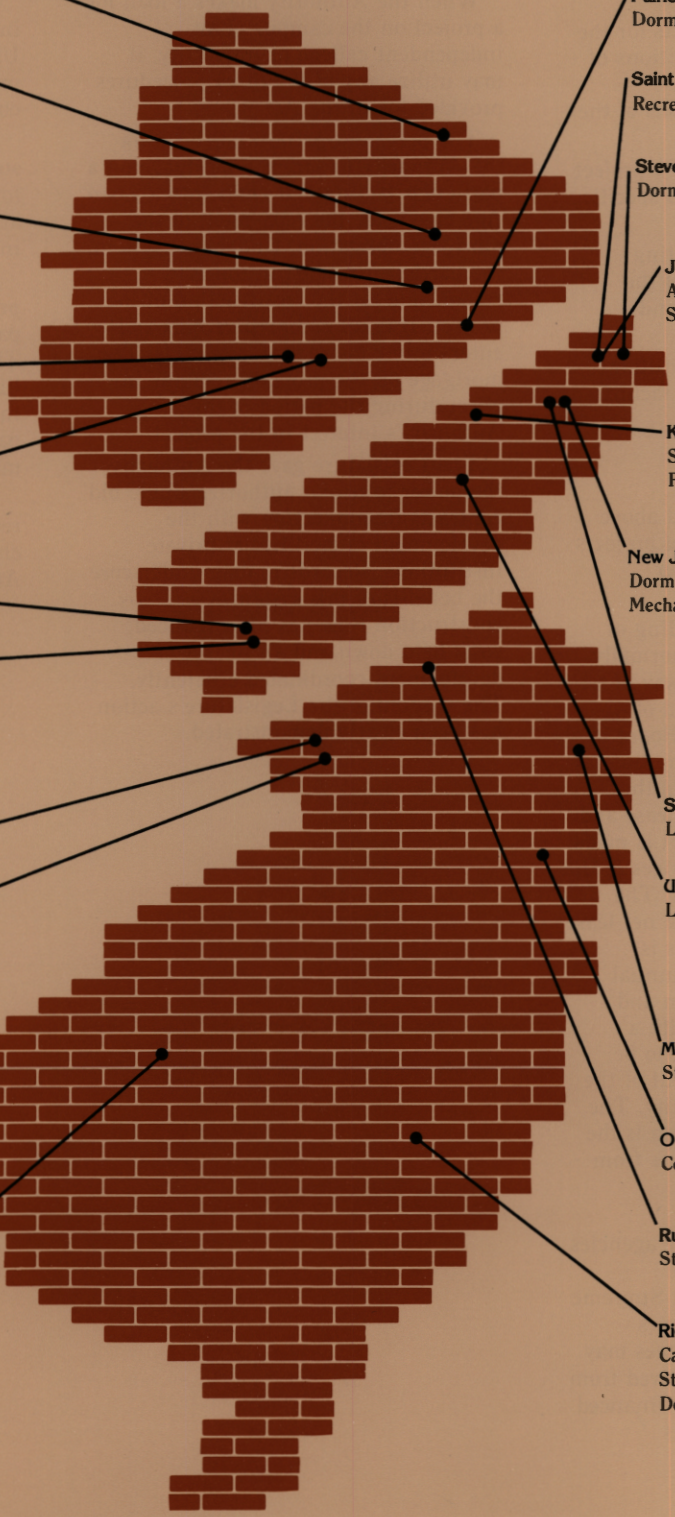
The Authority was established to provide a means for New Jersey public and independent colleges and universities to construct additional facilities through the financial resources of a public authority empowered to sell tax-exempt bond anticipation notes and bonds. While the Authority may finance only revenue producing facilities on public college campuses, it is not so restricted for the independent institutions, and may finance academic facilities as well.

The obligations incurred by the Authority in issuing bond anticipation notes and bonds are exclusively those of the Authority and do not place an obligation on, or have the guarantee of, the State of New Jersey for repayment of interest or principal.

The powers of the Authority are broad. New Jersey Statutes Annotated 18A:72A-3 provides that the Authority may finance the construction of educational facilities that are "suitable for use as a residence hall, dining hall, student union, administration building, academic building, library, laboratory, research facility, classroom, athletic facility, health care facility, and parking maintenance, storage or utility facility and other structures or facilities related thereto or required or useful for the instruction of students or the conducting of research or the operation of an institution, and the necessary and usual attendant and related facilities and equipment, but shall not include any facility used or to be used for sectarian instruction or as a place for religious worship."

Tests to determine the constitutionality of the several aspects of the Authority Act were instituted in 1967. The New Jersey Supreme Court, on June 28, 1968 determined that the Act was constitutional as it pertained to the ability of the Authority to fund projects at public institutions of higher education and the following independent colleges and universities: Fairleigh Dickinson University, Institute for Advanced Study, Monmouth College, Rider College, Stevens Institute of Technology, Princeton University, and Union College. Subsequently the New Jersey Supreme Court held that the Authority may participate in the funding of projects for institutions that are affiliated with religious organizations. This decision was appealed to the Supreme Court of the United States. That body remanded the case to the New Jersey Supreme Court for further review. On December 21, 1971, the New Jersey Supreme Court upheld its earlier decision and the Authority was able to sell its first obligations for religiously-affiliated colleges and universities.

Project Locations



Ramapo College of New Jersey, Mahwah
Student Apartments (Phase I & II)
Campus Life Building
Dormitory

William Paterson College of New Jersey, Wayne
Student Apartments
Student Union Building & Annex
Dormitory

Montclair State College, Upper Montclair
Bohn Hall Dormitory
Student Union Building
Clove Road Housing
Intramural Playfields
Blanton Hall Dormitory

Drew University, Madison
Library Facility
Computer Acquisition

Fairleigh Dickinson University, Madison
Dormitory Facilities

Institute for Advanced Study, Princeton
Housing

Princeton University, Princeton
Dining Hall
Renovation & Rehabilitation Work
(Phase I & II)

Rider College, Lawrenceville
Student Union Building

Trenton State College, Trenton
Travers-Wolfe Dormitory
College Community Center
Athletic Recreation Center
Sportsfield
Dormitory
Gymnasium Expansion

Glassboro State College, Glassboro
Mansion Park Apartments
Student Union Building
Winans Hall
Edgewood Park Apartments
Triad Building
Dormitory

Fairleigh Dickinson University, Rutherford
Dormitory Facilities

Saint Peter's College, Jersey City
Recreational Life Center

Stevens Institute of Technology, Hoboken
Dormitory

Jersey City State College, Jersey City
Apartment House
Student Union & Parking Facility

Kean College of New Jersey, Union
Student Apartments
Pingry School

New Jersey Institute of Technology, Newark
Dormitory
Mechanical Engineering Building

Seton Hall University, Newark
Law School

Union College, Cranford
Library/Classroom Building

Monmouth College, West Long Branch
Student Union Building

Ocean County College, Toms River
Computer Facility

Rutgers, The State University, New Brunswick
Student Apartments (Ryders Lane)

Richard Stockton State College, Pomona
Campus Life Building & Annex
Student Apartments
Dormitory

Operating Procedures

General

The Authority utilizes three procedures in financing projects for the independent and public institutions of higher education in New Jersey.

In keeping with the provisions of the Act, the Authority:

- ...may become the owner of a project and develop and construct a specific facility,
- ...may designate a participating institution to act as agent of the Authority for construction and operation of a project, or,
- ...may provide loans to institutions for the construction of new facilities.

Public Institutions

The first two methods noted above are used in the development of projects for public institutions of higher education.

When undertaking the funding of such projects, the Authority normally takes title to the property by way of a deed from the respective Board of Trustees and the New Jersey Board of Higher Education. At the same time as the Authority accepts a deed to the property, it also negotiates a Lease and Agreement whereby the project is made available to the Board of Trustees of the College for operating purposes. The nature of the Lease is that of a net lease whereby the Board of Trustees is required to charge sufficient annual rentals to provide for operation and maintenance of the project, with a sufficient net residual amount to be available to provide for payment of the Annual Rentals to the Authority. The Authority's security for the loan is the pledge of net operating revenues from the use of the facility by the participating institution.

Since the public colleges are agencies of the State of New Jersey, the Authority Act and subsequent Supreme Court decisions testing its powers provided that a Board of Trustees may pledge only those revenues derived from the operation of the Authority financed project for the repayment of its obligations.

Independent Institutions

When the Authority makes a loan for a project on the campus of an independent college or university, it may utilize any of the three procedures provided for in the Act.

The prevalent pattern has been for the Authority to accept a mortgage on a particular facility and enter into a Loan Agreement for the repayment of the mortgage obligation. Under this system, the participating institution is responsible for the construction of the project. It takes competitive bids and enters into construction contracts. The mortgage on the property remains in effect during the period of the Authority's interest in the project.

The Legislature gave the Authority the power to use or authorize single bid contracts in connection with the development of facilities at private institutions. Records to date underscore the benefits of this system—construction time has been reduced, costs held down and all phases of development coordinated efficiently. The wisdom of the Legislature's action has been clearly demonstrated.

Federal Assistance

The Authority has been instrumental in obtaining the assistance of the United States Government through its program of interest grant subsidies for college projects.

While the Federal interest grant subsidy program has been terminated for new projects, the contracts in force at the time of the termination continue in effect.

The Agreements in force for 19 projects provide annual interest payments of approximately $1,600,000. These payments, projected through the life of each of the bond issues to which they relate, provide for total Federal payments of approximately $53.7 million.

The benefit of these interest subsidies relates directly to lower annual fee charges to students for the use of Authority-financed projects.

Operating Procedures

Providing Funds For Construction

The Authority provides monies for construction expenses from the proceeds of sales of bond anticipation notes or bonds. Market conditions in the municipal market and financial considerations of the applicant institution determine which of the two types of instruments will be issued for the proposed financing.

The proceeds from the issuance of the Authority obligations are placed with a depository trustee and are available for the payment of construction expenses as periodically required. Monies in all construction funds are invested as allowed under the indenture governing the issuance of the obligations and investment earnings accrue to the construction fund. Institutions may also borrow monies to provide for the payment of interest expense on notes or bonds until such time as the project under construction becomes operational.

The Authority attempts to structure the components of its issues in order to reflect the conditions of the marketplace.

Two major items that reflect directly on interest rates are insurance and collateralization. Depending on the circumstances at hand, institutions may choose to collateralize the principal amount of the bond issue. The possibility also exists of purchasing insurance to provide for the payment of interest and principal in the event of a default on payment by a particular institution.

Using either option, providing collateralization or insurance has resulted in a rating of AAA.

Bond Fund Reserves

debt service reserve funds

The Resolutions under which the Authority markets its bonds and which, in fact, become a contract between the purchaser of the bonds and the Authority, require that appropriate reserves be established for the payment of debt service and the renewal and replacement of major equipment and components of the project.

The Debt Service Reserve Fund for each issue of bonds is established in an amount equal to the maximum interest and principal payments coming due in any one year and is available in the event that the project revenues on any semi-annual payment date are not sufficient to provide payments to the bondholders.

It has not been necessary at any time to draw on the assets of any of the Debt Service Reserve Funds for the payment of interest on or the principal of obligations coming due.

As of December 31, 1984, the combined assets of all Debt Service Reserve Funds totalled approximately $32.6 million.

renewal and replacement accounts

The Renewal and Replacement Account requirement for each project is established in an amount approximating 10% of the construction cost of the project. It is intended that the requirement be met by the deposit of equal, semi-annual payments during the first ten-year period of each bond issue.

Colleges may apply to the Authority for approval of the use of these funds to defray the cost of repair and replacement of major project components not normally provided for in the project's annual operating budget.

The assets of all Renewal and Replacement Accounts at December 31, 1984 were approximately $10.1 million. Due to favorable earnings on the investment of the assets in the several renewable and replacement accounts, and the absence of the need for the withdrawal of monies from these accounts to provide for unusual repairs, 28 issues of bonds were at their requirement earlier than intended.

Bond Fund Investments

Monies in the several funds and accounts are invested by the Trustee, as directed by the Authority, in accordance with the provisions of the General Revenue Bond Resolution as follows:

(a) Monies in each Interest Account only in obligations of or guaranteed by the United States of America maturing or redeemable at the option of the holder in such amounts and on such dates as may be necessary to provide monies to meet the payment from such Account;

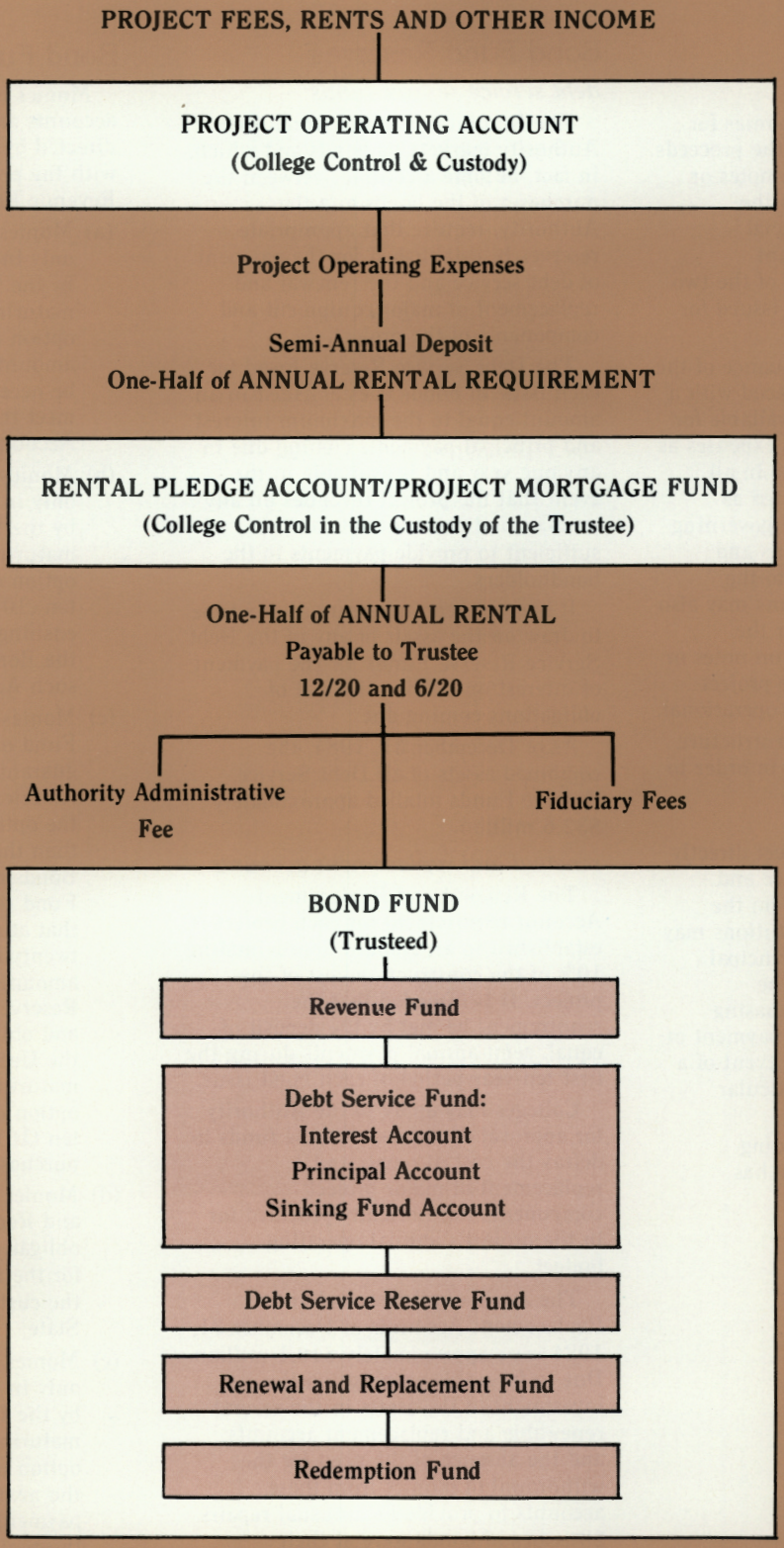
(b) Monies in each Principal Amount only in obligations of or guaranteed by the United States of America maturing or redeemable at the option of the holder not later than ten (10) days prior to the next ensuing principal maturity date of the Bonds of the Series to which such Account relates;

(c) Monies each Debt Service Reserve Fund only in obligations of or guaranteed by the United States of America maturing or redeemable at the option of the holder not later than the last maturity date of the Bonds of the Series to which such Fund relates, provided, however, that at all times not less than twenty-five per centum (25%) of the amount held in such Debt Service Reserve Fund shall consist of cash and obligations of or guaranteed by the United States of America, maturing or redeemable at the option of the holder not later than ten (10) years from the date of purchase thereof;

(d) Monies in each Project Renewal and Replacement Fund in such obligations as are authorized by law for the investment of trust funds in the custody of the Treasurer of the State;

(e) Monies in each Redemption Fund only in obligations of or guaranteed by the United States of America maturing or redeemable at the option of the holder not later than the next succeeding interest payment due on which Bonds of the Series to which such Fund relates are subject to redemption.

Bond Amortization Procedures



Major Activities in 1984

The Authority sold four issues during the past year. Three bond issues were sold for the following institutions:

Ramapo College of New Jersey, Series 1984 A, in the principal amount of $7,295,000, the proceeds of which are being used to finance the construction of a dormitory to accommodate 353 students;

Princeton University, 1984 Series, Project B, in the principal amount of $52,885,000, the proceeds of which are being used to continue the renovation and rehabilitation project begun with the proceeds of the 1982 Series, Project A bond issue. Also included in Project B is the construction of new biology laboratories and the renovation of existing chemistry laboratories;

Trenton State College, Series 1984 B, in the principal amount of $9,110,000, the proceeds of which are being used for the renovation and expansion of Packer Hall, the existing gymnasium. Included in the project is the addition of a swimming pool.

One issue of bond anticipation notes was sold during the past year:

Drew University, Issue K, in the principal amount of $4,500,000, the proceeds of which is being used for the acquisition of microcomputers for entering freshmen for the next three years as well as the acquisition of two microcomputers and certain renovation work.

Glassboro State College's Student Housing facility, financed by NJEFA, includes this atrium area. The project includes three structures housing 750 students, two multi-purpose rooms and parking areas for 120 vehicles. Ewing Cole, Cherry & Parsky, Architect



Outstanding Obligations

The Authority has authorized and issued its obligations to finance eligible projects at certain of the participating public and private colleges and universities. The tabulation which follows describes each of such obligations including the principal amount currently outstanding.

Description of Issue	Final Maturity Date	Principal Amount of Original Issuance	Principal Amount Outstanding on Dec. 31, 1984
Public College Revenue Bond Issues:			
Glassboro State College Issue, Series 1971 A	7/1/2005	$ 1,205,000	$ 1,025,000
Jersey City State College Issue, Series 1971 B	7/1/1997	280,000	195,000
Trenton State College Issue, Series 1972 A	7/1/2007	9,270,000	7,930,000
Montclair State College Issue, Series 1972 B	7/1/2007	5,415,000	4,635,000
Ramapo College of New Jersey Issue, Series 1973 A	7/1/2003	1,760,000	1,425,000
Ramapo College of New Jersey Issue, Series 1973 B	7/1/1998	1,310,000	925,000
Richard Stockton State College Issue, Series 1973 C	7/1/2008	1,780,000	1,535,000
Richard Stockton State College Issue, Series 1973 D	7/1/2008	5,700,000	4,930,000
Rutgers - The State University Issue, Series 1974 A	7/1/2008	6,725,000	5,830,000
Kean College of New Jersey Issue, Series 1974 B	7/1/2008	7,960,000	6,895,000
William Paterson College of New Jersey Issue, Series 1974 C	7/1/2008	4,025,000	3,490,000
Montclair State College Issue, Series 1974 D	7/1/2008	6,425,000	5,690,000
Glassboro State College Issue, Series 1974 E	7/1/2009	6,080,000	5,435,000
Glassboro State College Issue, Series 1975 B	7/1/1990	580,000	305,000
William Paterson College of New Jersey Issue, Series 1976 A	7/1/2009	5,685,000	5,190,000
Glassboro State College Issue, Series 1976 B	7/1/2006	2,555,000	2,290,000
Ramapo College of New Jersey Issue, Series 1976 C	7/1/2006	2,525,000	2,265,000
Trenton State College Issue, Series 1976 D	7/1/2008	5,580,000	5,030,000
Trenton State College Issue, Series 1976 E	7/1/2008	1,086,000	902,000
Montclair State College Issue, Series 1977 A	7/1/2008	1,720,000	1,510,000
Montclair State College Issue, Series 1977 B	7/1/2008	988,000	820,000
Jersey City State College Refunding Issue, Series 1977 C	7/1/2010	8,570,000	7,710,000
Ramapo College of New Jersey Issue, Series 1978 B	7/1/1993	100,000	70,000
Glassboro State College Issue, Series 1979 A	7/1/2009	1,710,000	1,595,000
Trenton State College Issue, Series 1979 B	1/1/1991	2,300,000	1,585,000
Ramapo College of New Jersey Issue, Series 1979 C	7/1/2004	1,325,000	1,185,000
Ocean County College Issue, Series 1980 A	7/1/1990	1,680,000	1,140,000
Richard Stockton State College Issue, Series 1980 B	7/1/2010	9,790,000	9,620,000
William Paterson College of New Jersey Issue, Series 1981 A	7/1/2011	12,405,000	12,320,000
William Paterson College of New Jersey Issue, Series 1981 B	7/1/2011	5,000,000	4,885,000
Richard Stockton State College Issue, Series 1981 D	7/1/2001	3,860,000	3,780,000
Kean College of New Jersey Issue, Series 1981 E	7/1/2001	4,185,000	4,105,000
Glassboro State College Issue, Series 1982 D	7/1/1992	1,760,000	1,540,000
William Paterson College of New Jersey Issue, Series 1982 E	7/1/1998	2,200,000	2,125,000
Montclair State College Issue, Series 1983 A	7/1/2012	20,720,000	20,505,000
Montclair State College Issue, Series 1983 B	7/1/2012	10,720,000	10,610,000
Glassboro State College Issue, Series 1983 C	7/1/2008	10,365,000	10,365,000
Glassboro State College Issue, Series 1983 D	7/1/2013	3,500,000	3,500,000
Trenton State College Issue, Series 1983 E	7/1/1988	2,810,000	2,330,000
Trenton State College Issue, Series 1983 F	7/1/2004	9,000,000	9,000,000
Glassboro State College Issue, Series 1983 G	7/1/1998	3,385,000	3,270,000
Ramapo College of New Jersey Issue, Series 1984 A	7/1/2010	7,295,000	7,295,000
Trenton State College Issue, Series 1984 B	7/1/2007	9,110,000	9,110,000
Sub-total		$210,444,000	$195,897,000

Outstanding Obligations

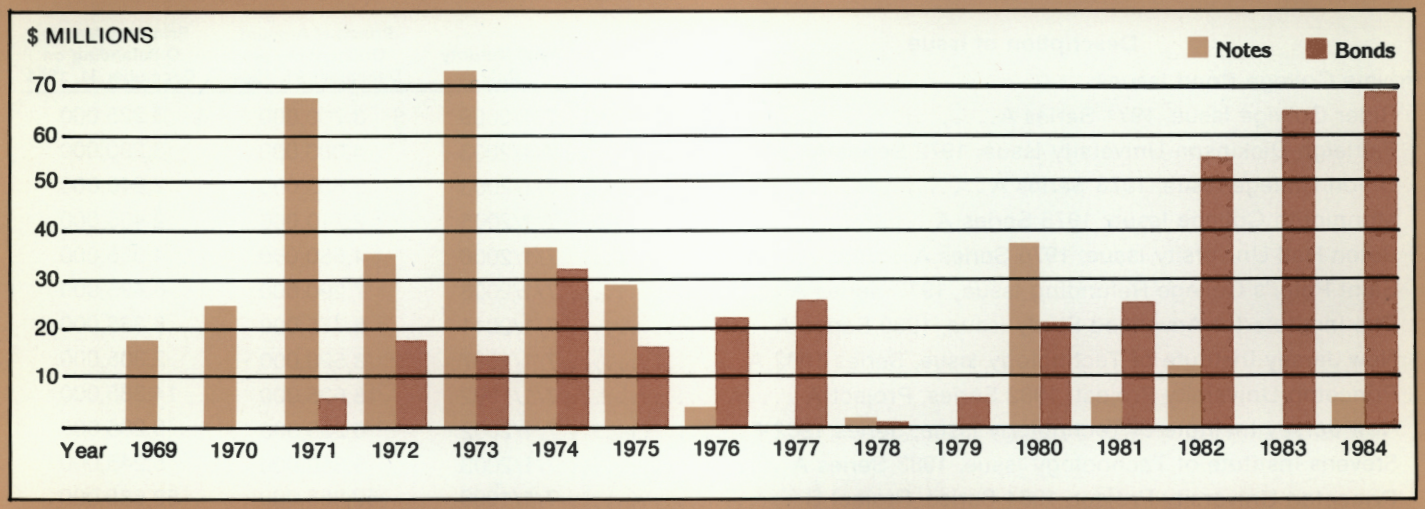
Description of Issue	Final Maturity Date	Principal Amount Outstanding on December 31, 1984	Principal Amount Outstanding on December 31, 1984
Private College Bond Issues:			
Rider College Issue, 1971 Series A	7/1/2009	$ 3,700,000	$ 3,225,000
Fairleigh Dickinson University Issue, 1972 Series A	7/1/2003	4,080,000	3,280,000
Union College Issue, 1973 Series A	7/1/2003	3,635,000	2,940,000
Monmouth College Issue, 1975 Series A	7/1/2005	2,710,000	2,405,000
Seton Hall University Issue, 1976 Series A	7/1/2006	4,550,000	4,055,000
Saint Peter's College Refunding Issue, 1977 Series A	7/1/2008	7,290,000	6,425,000
The Institute for Advanced Study Issue, 1980 Series A	7/1/2011	8,775,000	8,365,000
New Jersey Institute of Technology Issue, Series 1982 A	7/1/1987	3,520,000	2,305,000
Princeton University Project, 1982 Series, Project A	7/1/1992	16,625,000	14,385,000
New Jersey Institute of Technology Issue, Series 1982 F	7/1/2002	6,235,000	6,235,000
Stevens Institute of Technology Issue, 1983 Series A	7/1/2003	5,350,000	5,245,000
Princeton University Project, 1984 Series, Project B	7/1/1999	52,885,000	52,885,000
Sub-total		$119,355,000	$111,750,000
Bond Anticipation Notes:			
Drew University Issue I—Collateralized (Renewal One) of July 1, 1982	7/1/1985	$ 11,690,000	$ 11,690,000
Drew University Issue K—Collateralized of June 1, 1984	6/1/1989	4,500,000	4,500,000
Sub-total		$ 16,190,000	$ 16,190,000
Grand Total		$345,989,000	$323,837,000

Looking across the water toward the Student Housing Project at Glassboro State College financed by NJEFA. Ewing Cole, Cherry & Parsky, Architect.

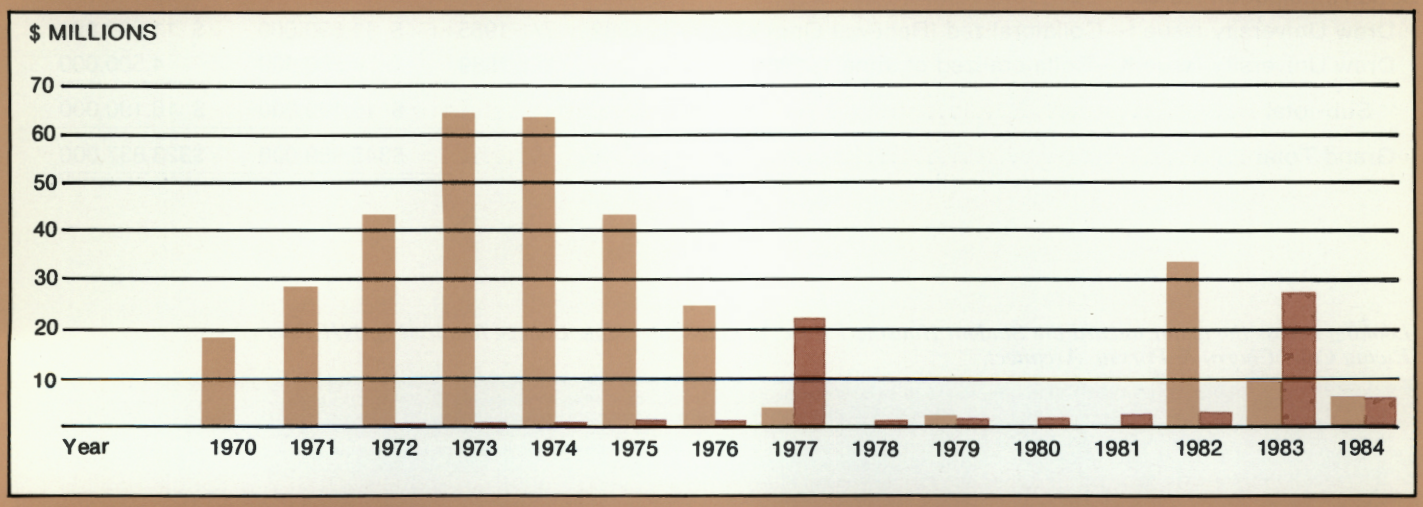


Cumulative Record of Financing and Payment

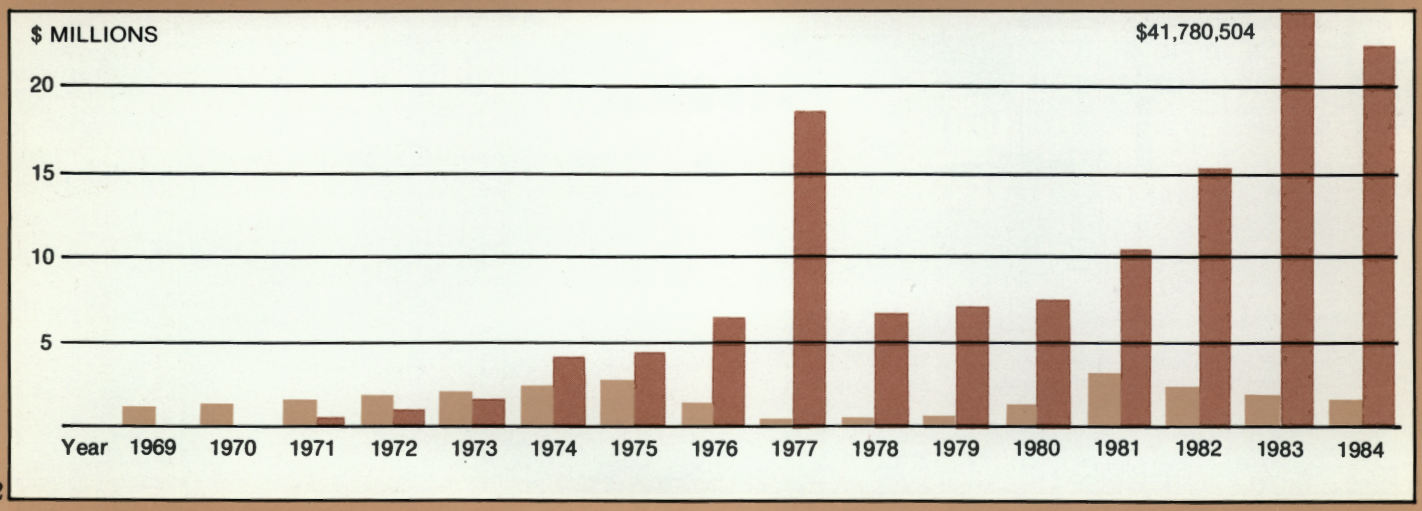
New Issues & Renewals



Principal Payments



Interest Expense Paid



Authority Projects

1971 Series A, Rider College, Student Union (1970) — $3,700,000

The building is a three-story reinforced concrete structure designed for use as a student union building. The building contains a dining room, kitchen, bookstore, a small theatre, student offices, lounges for faculty and students as well as various recreation rooms. The facility comprises 80,000 square feet of space.

Series 1971 A, Glassboro State College, Student Apartments (1971) — $1,205,000

The project is a six-building two-story garden-type apartment complex. There are 73 one and two bedroom apartments, which are equipped with an electric stove, refrigerator, and a stainless steel sink with garbage disposal unit. The facility has off-street parking areas available, and was acquired from previous owners.

Series 1971 B, Jersey City State College, Student Apartments (1971) — $ 280,000

The project is a four-story, brick apartment house purchased for use as a dormitory for approximately 72 students. There are 28 apartments, with bath and built-in kitchen facilities.

1972 Series A, Fairleigh Dickinson University, Student Residences — $4,080,000

Madison Campus (1971)

The project consists of 3, three-story fire-resistive buildings faced with brick veneer and tinted thermal glass. The accommodations are in dormitory units, including lounges, kitchenette, laundry, storage and public areas to house 192 students.

Rutherford Campus (1972)

This project comprises a five-story fire-resistive dormitory building which accommodates 344 students. Four floors of dormitory rooms are above parking level at grade; 34 spaces are directly beneath the building and 24 other spaces are within the project site. The building provides 172 double rooms, bathrooms at a ratio of one for four students, lounges, kitchenettes, recreation room, and service areas including one service elevator.

Series 1972 A, Trenton State College, Dormitory/Dining Hall (1971) — $9,270,000

The facility consists of twin towers of ten floors each comprising 255,000 square feet of space connected by a two-story building that contains a cafeteria and kitchen area of approximately 24,000 square feet, capable of seating 560 diners at one time. The towers contain student living quarters, each of which houses 530 students for a total occupancy of 1,060 students. Also contained in the tower facilities are four apartments for staff supervisors. The towers are a concrete superstructure of brick and block construction. The interconnecting cafeteria section is steel frame and precast concrete. The facility also includes a parking lot accommodating 175 vehicles.

Series 1972 B, Montclair State College, Student Union (1972) — $5,415,000

This facility is a four-level, multi-purpose college center building. The first level of the structure includes the college bookstore and recreational area. The facilities on the ground level include a 600 seat snack bar, a large multi-purpose room and a formal dining room. The mezzanine level provides a large student study/lounge and a television viewing area. The third floor provides office space for the various student organizations and a large meeting room that may be subdivided into smaller rooms. The building has 74,000 square feet of space.

1973 Series A, Union College, Library/Classroom Building (1973) — $3,635,000

The Library-Learning Center (Part I) is constructed as a three-level building of masonry and architectural concrete, containing approximately 52,000 square feet and a library with seating for approximately 500 students and storage space for more than 100,000 volumes, an art gallery, special collection room and a conference room. The Classroom Facility (Part II) is also a three-level building of masonry and architectural concrete, which is approximately 26,000 square feet of space and classrooms, faculty offices, seminar rooms, and audio-visual aids and computer centers. Part III is a parking facility, complete with access roads, accommodating some 300 automobiles.

NOTE: YEAR IN PARENTHESES REFERS TO YEAR OF OCCUPANCY

Authority Projects

Series 1973 A, Ramapo College of New Jersey, Student Apartments (1972) — $1,760,000

This project consists of nine two-story wood frame apartment buildings, constructed in two clusters for approximately 304 students. Each apartment contains two bedrooms, one bath, a living-dining area and kitchen. This project was constructed by a modular housing manufacturer. The buildings are air-conditioned and furnished.

Series 1973 B, Ramapo College of New Jersey, Student Union (1972) — $1,310,000

The facility is a two-story, steel column, bar joist structure with brick exterior walls on a concrete foundation and contains approximately 22,500 square feet of floor area. The building is air conditioned, provides space for a bookstore, recreational purposes and student activities, and dining facilities for approximately 300 persons.

Series 1973 C, Richard Stockton State College, Student Union (1974) — $1,780,000

The facility is a campus life building which functions as a student union facility and is included as part of the Phase II campus development of this institution. The project consists of 33,574 square feet of space and contains recreational areas, lounges, meeting rooms, the main college cafeteria and support facilities for student organizations.

Bond Anticipation Note Issue 9, Middlesex Community College, Parking Facility (1973) — $ 265,000

This project provides parking facilities on the campus of the two-year county community college. The construction program was in four phases, designed to expand existing facilities as required for additional student enrollments. This obligation has been discharged.

Series 1973 D, Richard Stockton State College, Student Apartments (1972) — $5,700,000

The project consists of 16 two-story frame and masonry apartment buildings, constructed in four clusters for approximately 1,024 students; each apartment contains two bedrooms, one bath, a living-dining area and kitchen. The buildings are air-conditioned and furnished.

Series 1974 A, Rutgers, The State University, Student Apartments (1973) — $6,725,000

The project consists of 18 two-story wood frame apartment type modular units, constructed in one large and two small clusters for approximately 1,000 students. Each apartment contains two bedrooms, one bath, a living-dining area and kitchen, and are air-conditioned and furnished.

Series 1974 B, Kean College of New Jersey, Student Apartments (1973) — $7,960,000

This project consists of four six-story masonry, apartment type buildings for approximately 1,000 students. Each apartment contains two bedrooms, one bath, a living-dining area and kitchen, and are air-conditioned and furnished.

Series 1974 C, William Paterson College of New Jersey, Student Apartments (1973) — $4,025,000

The project consists of two six-story masonry apartment type buildings for approximately 524 students. Several of the apartments are designed for the physically handicapped, and each apartment contains two bedrooms, one bath, a living-dining area and kitchen. The facilities are furnished and air-conditioned.

Authority Projects

Series 1974 D, Montclair State College, Dormitory/Dining Hall (1971) — $6,425,000

The facility is a 16-story structure of reinforced concrete designed to serve as a dormitory for 604 students, together with a kitchen and cafeteria to provide seating for approximately 500 diners. The dining area is designed to accommodate other dormitory facilities on the campus. In addition to the student accommodations, the building also has two four-room apartments for supervisory personnel.

Series 1974 E, Glassboro State College, Student Union (1974) — $6,080,000

The project is a three-story, air-conditioned building with brick exterior for use as a college union building. It contains approximately 134,000 square feet of space, includes a cafeteria seating approximately 600, a formal dining room seating approximately 225, a snack bar, kitchen facilities, lounges, recreational areas, bookstore, student service facilities and offices for student government organizations.

1975 Series A, Monmouth College, Student Union (1974) — $2,710,000

The facility consists of a four-story college center building constructed of reinforced concrete with exterior brick and metal window construction of approximately 77,500 square feet of space. It houses a bookstore, kitchen and dining/snack bar areas, game rooms, lounges, meeting rooms and space for administrative offices and student activities including student government, college publication offices and the college radio station.

Series 1975 B, Glassboro State College, Winans Hall (1976) — $580,000

This is an existing facility that provides food service for a number of the resident students at the College. The College requested the Authority to expand the building in order that an outmoded dining facility could be closed and altered for academic usage. The expansion enables Winans Hall to accommodate all contract-meal students in one unit by the expansion of the seating capacity from 300 to 700 seats. Approximately 7,650 square feet of space was renovated and 6,400 square feet of new area was added.

1976 Series A, Seton Hall University, Law Center (1975) — $4,550,000

The facility is a three-story, steel frame and concrete building of approximately 64,000 square feet. It is located in downtown Newark and houses the Law School of the University. Among the significant areas included are the library and its adjuncts, administrative and faculty offices, seminar rooms and a moot court. Also included are offices for The Law Review, legislative services and a faculty library.

Series 1976 A, William Paterson College of New Jersey, Student Union (1974) — $5,685,000

The College Center building is a three-story structure containing 78,000 square feet of space. The building contains lounges, recreational game rooms, bookstore, cafeteria, dining rooms, food preparation facilities, offices and administrative space. The building is concrete and steel frame construction with brick exterior finish.

Series 1976 B, Glassboro State College, Student Apartments (1974) — $2,555,000

The project consists of four three-story garden apartment buildings providing for a total of 96 apartments. Each apartment is designed to house four students. A typical apartment consists of two bedrooms, bathroom, lavatory area, living room, kitchen and dining area, and storage space, the sum of which occupies an area of approximately 1,000 gross square feet. The buildings are situated on a site of approximately eight acres. The site is landscaped to blend with the adjacent residential area and campus grounds. The project is designed for 384 students with parking space for 100 cars.

Authority Projects

Series 1976 C, Ramapo College of New Jersey, Student Apartments (1974) — $2,525,000

The complex consists of five three-story garden apartment buildings providing for a total of 84 apartments. Eighteen apartments are designed to house two students per apartment and 66 apartments are designed to house four students per apartment. A typical apartment that houses four students consists of two bedrooms, bathroom, living room, kitchen and dining area and storage space consisting of 942 gross square feet for apartments at ground floor level and 1,133 gross square feet for apartments on floors above ground level. Each apartment above ground floor level consists of a two-story unit with vertical circulation between the floors of each unit contained within the apartment itself.

Series 1976 D, Trenton State College, Student Center (1976) — $5,580,000
Series 1976 E — $1,086,000

The Center consists of a 92,688 square foot, two floor cast-in-place concrete building with a brick and glass interior. On the first floor is a large main lounge, 400-seat snack bar, part of the College store, game rooms, kitchen, student bank and a 150-seat rathskeller. The student operated radio station and offices for student organizations and publications are on the lower level of the first floor. The second floor has meeting-banquet rooms, offices of the Student Activities Office, several small lounges and the textbook section of the College store.

Series 1977 A, Montclair State College, Student Apartments (1976) — $1,720,000
Series 1977 B — $ 988,000

The facility consists of three three-story, garden-type apartment buildings of wood-frame construction designed to house a total of 352 students. A typical apartment consists of two bedrooms, a bathroom, lavatory area, living room, kitchen, dining area and storage space. One-third of the apartments are air-conditioned with the provision for air-conditioning in the remaining apartments, if so desired and at the expense of the occupants. Parking is provided for the residents.

1977 Series A, Saint Peter's College, Gymnasium/Recreational Facility (1975) — $7,290,000

This is a four-level multi-purpose structure containing 86,000 square feet devoted to recreational purposes, including a main gymnasium seating 3,100 spectators. In addition the facility contains an olympic size swimming pool, game rooms, dining areas, instructional areas, offices, etc. Atop the building is an air supported bubble providing an additional 33,000 square feet of recreational space for tennis, track, intramurals, etc. The facility is fully air-conditioned and connected to the structure is a parking pavilion providing space for 200 cars.

Series 1977 C, Jersey City State College, Student Center (1976) — $8,570,000

The project consists of a five-level student union and 400-car parking facility. The lower levels consist of a two-story open parking structure with card operated entrance gates. The upper levels, consisting of three stories, comprise the student union. The major facilities provided in the building include a snack bar and restaurant with seating for 700, the campus store, a multi-purpose auditorium with a seating capacity of 1,000 for banquets, large meetings and social functions, formal and informal lounges, a group and individual music listening rooms, meeting conference rooms and offices for college student organizations.

Series 1978 A, New Jersey Institute of Technology, Dormitory (1980) — $ 700,000

The United States Government, through the Department of Commerce, awarded a Public Works Grant to the College in the amount of $1,799,000 for the construction of the dormitory. The project is a six-story building of approximately 42,000 square feet, designed to accommodate 220 students. In addition to the dormitory rooms, the building contains lounge areas, recreation rooms, a TV room and a supervisor's apartment. This bond issue of $700,000 was sold to provide for the difference in cost between the Federal Grant and the total project development expense. This obligation was discharged from the proceeds of the Series 1982 F Bond issue.

Authority Projects

Series 1978 B, Ramapo College of New Jersey, Student Housing (1979) — $100,000

The Authority acquired a private residence for use as a dormitory to accommodate sixteen students. The building is a split-level home with eight bedrooms, living room, dining room and eat-in kitchen, as well as den/recreation room, laundry room and storage area.

Series 1979 A, Glassboro State College, Student Housing (1979) — $1,710,000

The project is a pre-cast concrete structure comprising a three-wing combination student apartment, classroom and office building. It contains 84 apartment units accommodating approximately 300 students and four classrooms. There is parking for 300 cars.

Series 1979 B, Trenton State College, Athletic/Recreation Center (1980) — $2,300,000

The project contains four tennis courts and a basketball court. Also included is a small jogging track, eight racquetball courts and a room for wrestling and judo. The Center also contains a weight room, locker rooms, reception desk and associated office and storage space.

Series 1979 C, Ramapo College of New Jersey, Campus Life Building Addition (1979) — $1,325,000

The project consists of 20,000 square feet of new construction and the renovation of the existing building. The addition includes new dining rooms and a pub, consolidating the two food service operations in one building, a large multi-purpose meeting room and new lounges, recreation areas and student organization work space.

1980 Series A—Collateralized, Institute for Advanced Study, Rehabilitation and Renovations (1982) — $8,775,000

The Institute has undertaken a program of major renovations and repairs on a number of its buildings. Members housing was modified to make the buildings more energy efficient. Eight new apartment units as well as four tennis courts were built. The project also includes reimbursement for the cost of construction of buildings that would have been eligible for Authority financing.

Series 1980 A, Ocean County College, Computer Acquisition — $1,680,000

This bond issue provided for the acquisition of a Sperry-Univac 90/80-3 processor. This system provides computer capacity for college instructional and administrative requirements and also acts as a service facility for other non-profit educational and municipal entities.

Series 1980 B, Richard Stockton State College, Dormitories (1982) — $9,790,000

This facility provides additional housing for 522 students. The facility provides dormitory-suite style living with clusters of several rooms sharing a common bath. The building also includes lounge-living room areas and apartments for residential supervisors.

Bond Anticipation Note Issue H, Princeton University Dining Hall and Social Facilities (1983) — $5,000,000

The University developed plans to provide additional residential colleges within the structure of the University. This financing provided for a new dining hall and the renovation of several existing dormitories to provide for additional capacity. This obligation has been discharged.

Authority Projects

Bond Anticipation Note Issue I, Renewal One, Collateralized, Drew University Library Addition and Renovations (1982) — $11,690,000

The University undertook the renovation of its Rose Memorial Library and the addition of a new learning center that provides space for 75,000 volumes of printed material and individual study areas for 640 students.

Series 1981 A, William Paterson College of New Jersey, Dormitory (1982) — $12,405,000
Series 1981 B — $ 5,000,000

This facility consists of a single mid-rise student dormitory for 1,033 residents. The building is a four wing structure, with each wing connected to a central lounge, recreation and administrative office pavilion which services the residents. The facility also provides lounge areas and study rooms on each floor. The building was occupied in the fall of 1982.

Series 1981 D, Richard Stockton State College, College Center (1982) — $ 3,860,000

The College Center addition provides a cafeteria dining area capable of serving 800 persons per meal. The dining room is subdividable into smaller spaces for group meetings. The project also contains a rathskeller to seat 100 persons, lounges, meeting rooms, game rooms and administrative offices. This facility is the expansion of the Series 1973 C project and was occupied in 1982.

Series 1981 E, Kean College of New Jersey, Pingry School Acquisition (1983) — $ 4,185,000

The project consists of the acquisition and renovation of the Pingry School campus, located one-quarter mile from Kean College. The project encompasses 26 acres which includes five fields to be used for a variety of sports. The building, which is 140,000 gross square feet, contains a library, a 600 seat theatre, two gymnasiums, pool, a 300-seat dining facility and a large number of special purpose and meeting rooms.

Series 1982 A, New Jersey Institute of Technology, Engineering Building (1984) — $ 3,520,000

This project consists of the renovation of an existing facility for use by the Department of Mechanical Engineering. The renovation results in a building with research and instructional laboratories, classrooms, lecture halls and faculty offices. The building provides 50,000 square feet on three floors.

Series 1982 B, Montclair State College, Dormitory/Cafeteria (1982) — $15,980,000

The project consists of a five-story reinforced concrete structure to house 640 students, and kitchen and cafeteria facilities to accommodate approximately 1,400 students. Most of the housing accommodations consist of double rooms with adjoining bathroom facilities to be shared by four students. Other features include a 3,000 square foot medical center, student lounges, study room and other support areas. The facility is designed to be energy efficient and air-conditioned.

Series 1982 C, Montclair State College, Student Center Annex/Playfields (1982) — $ 8,245,000

This project provides for the expansion of the existing student center building by approximately 35,000 square feet. The new areas provide for office space for student organizations and activities and will enable the College to consolidate all student activities offices in one location. The second phase of the project was the development of the College quarry area into intramural athletic facilities comprising playfields for intramural football, field hockey, soccer, lacrosse, softball and track sports with a locker room. Additional parking areas are also included.

Authority Projects

Series 1982 D, Glassboro State College, Computer Facility Acquisition (1982) $1,760,000

This project consists of the acquisition of land and the existing building for use as a computer/office facility. The facility is situated on eight acres and contains approximately 40,000 square feet. The building will be used by the Educational Computer Network pursuant to a sublease as a computer facility to serve the computer needs of Glassboro State College and other institutions in the State.

1982 Series, Project A, Princeton University, Rehabilitation and Repair Work $16,625,000

This project consists of three major components: the renovation and repair of various buildings and other facilities, including utility systems and roads and grounds; the purchase of capital equipment for academic departments and administrative and supporting units; and the purchase of an IBM 3081 computer for the University's main computer center. This issue is the first of a series of proposed bond issues over the next several years.

Series 1982 E, William Paterson College of New Jersey, Student Center Annex (1983) $ 2,200,000

This project consists of the construction of an annex to the existing student center which was financed by the sale of the Authority's Series 1976 A bonds. The main components consists of a 22,000 square foot multi-purpose room, which is used for various sports and large gathering for lectures, exhibitions and concerts. The facility also includes student offices, a meeting room and a lounge.

Series 1982 F, New Jersey Institute of Technology, Dormitory (1983) $ 6,235,000

This project consists of the rehabilitation of an existing eight story structure into a student housing facility to provide an apartment style area to supplement the existing dormitory. The facility provides two, four and six bed apartments, each with its own bath and limited kitchen facilities. A number of the rooms will be designed to permit a greater number of beds at a range of prices that are more attractive and affordable.

Series 1983 A, Montclair State College, Dormitory/Cafeteria $20,720,000

This issue was sold to provide for the advance refunding of the Series 1982 B bond issue.

Series 1983 B, Montclair State College, Student Center Annex/Playfields $10,720,000

This issue was sold to provide for the advance refunding of the Series 1982 C bond issue.

1983 Series A-Collateralized, Stevens Institute of Technology, Dormitory (1982) $ 5,350,000

The project consists of a six floor, 50,000 square foot structure to house 240 students. The rooms are doubles with private baths, and each room is carpeted, air-conditioned, and has a computer terminal service outlet, telephone service, a television antenna system and an entry intercom system. On the second floor is a large lounge and each floor contains a communal kitchen and a two-room apartment. The project was completed in 1982.

Series 1983 C, Glassboro State College, Dormitory (1984) $10,365,000
Series 1983 D 3,500,000

This project consists of one large and two smaller three-story buildings to provide housing for 750 students. The dormitories are organized around the "house" concept. In addition, each structure will contain two multi-purpose rooms. Also included is parking for 120 vehicles.

Authority Projects

Series 1983 E, Trenton State College, Sportsfield (1984) — $ 2,810,000

The proceeds of this issue provided for the construction of a new artificial turf field, which will be the major site for intercollegiate and intramural sports. Also included is the construction of an all-weather artificial surface metric track.

Series 1983 F, Trenton State College, Dormitory — $ 9,000,000

This new facility will provide housing for 254 students. The residents will be organized into six community groups and each group will have its own study/lounge monitored by a community advisor. Common services will include a meeting room, office, laundry facilities and a recreation room.

Series 1983 G, Glassboro State College, Student Union Renovations (1984) — $ 3,385,000

The proceeds of this issue provide for renovating the existing Student Union (Series 1974 E) and Winans Hall (Series 1975 A). The renovations maximize the usable space in each facility. The bookstore operations will be relocated into Winans Hall and all dining facilities will be expanded and housed in the Student Union.

Series 1984 A, Ramapo College of New Jersey, Dormitory — $7,295,000

The project, currently under construction, is a 4½ story dormitory to accommodate 353 students. The design of the building incorporates distinctive solar energy features to hold and release heat in a controlled fashion to the interior of the structure. The building will have suites of rooms with core area ancillary facilities servicing groups of suites. A typical suite will consist of three double rooms, a common study, a lavatory and shower. Each floor contains two lounges with kitchenettes. Also, there is a large lounge on the main floor for community activities. All rooms and facilities are accessible to the handicapped and 50 rooms have been specifically designed for handicapped residents.

1984 Series, Project B, Princeton University, Rehabilitation and Repair Work — $52,885,000

This project consists of five major components: the renovation and repair of various buildings and other facilities, including utility systems, roads and grounds; the purchase of capital equipment; the undertaking of several large utilities-related projects; the major renovation of dormitories to improve safety standards; and the major renovation of existing chemistry laboratories and the construction of new biology laboratories. This project is the second phase in a series of financings for the University.

Bond Anticipation Note Issue K, Collateralized, Drew University, Computer Acquisition — $4,500,000

This project consists of the acquisition of microcomputers for issuance to entering freshmen during the next three academic years and to each full-time faculty member; the equipping of microcomputer stations throughout the campus; the acquisition and installation of two microcomputers at a new academic computer center; and certain facilities renovations.

Series 1984 B, Trenton State College, Gymnasium Renovation — $9,110,000

The purpose of this issue is to improve the quality of intramural, intercollegiate and recreational facilities on the campus. The scope of the project includes a swimming pool addition to Packer Hall, a 3,000 seat bleacher, a locker room, and rest room facilities for the recently completed sports stadium (which was financed by the Authority's Series 1983 E bond issue.)

Accountant's Report

ARTHUR ANDERSEN & Co.

To: The Members of the New Jersey
Educational Facilities Authority:

We have examined the statement of financial position of the New Jersey Educational Facilities Authority as of December 31, 1984, and the related statement of revenues, expenditures and changes in fund balances for the year then ended. Our examination was made in accordance with generally accepted auditing standards and, accordingly, included such tests of the accounting records and such other auditing procedures as we considered necessary in the circumstances.

In our opinion, the financial statements referred to above present fairly the financial position of the New Jersey Educational Facilities Authority at December 31, 1984, and the revenues, expenditures and changes in its fund balances for the year then ended, in conformity with generally accepted accounting principles applied on a basis consistent with that of the preceding year.

Our examination was made primarily for the purpose of rendering an opinion on these basic financial statements taken as a whole. The supplemental financial statements of each individual bond and note issue included in this report, although not considered necessary for a fair presentation of the Authority's financial position, revenues, expenditures and changes in fund balances, are presented primarily for analysis purposes. These supplemental financial statements have been subjected to the audit procedures applied in the examination of the related basic financial statements and, in our opinion, are fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Arthur Andersen & Co.

Roseland, New Jersey
March 28, 1985

New Jersey Educational Facilities Authority
Statement of Financial Position, December 31, 1984

ASSETS	Operating Fund	Note Funds	Bond Funds	Escrow Funds* (Note 6)
Cash	$ 15,452	$ 30,053	$ 3,215,079	$ 41,742
Investments, principally U.S. Government obligations (Note 2)	1,373,594	3,470,194	78,355,248	42,773,269
Accrued interest receivable	23,800	128,800	1,665,400	1,713,987
U.S. Government debt service subsidies receivable			535,538	
Prepaid expenses	311		986,803	
Due from colleges and universities	127,470			
Receivables (Note 3)		16,190,000	304,391,000	
Fixed assets, at cost, less accumulated depreciation of $17,507	10,514			
Inter-fund receivable (payable)	35,738		(35,738)	
	$1,586,879	$19,819,047	$389,113,330	$44,528,998

LIABILITIES AND FUND BALANCES				
Accounts payable and accrued expenses	$ 71,206	$ 100,918	$ 2,765,699	
Accrued interest payable		593,331	1,621,546	$ 2,183,161
Bonds payable (Note 4)			307,647,000	38,243,300
Bond anticipation notes payable (Note 5)		16,190,000		
Fund balances	1,515,673	2,934,798	77,079,085	4,102,537
	$1,586,879	$19,819,047	$389,113,330	$44,528,998

*Memorandum account

See notes to financial statements.

Statement of Revenues, Expenditures and Changes in Fund Balances for the year ended December 31, 1984

	Operating Fund	Note Funds	Bond Funds	Escrow Funds* (Note 6)
Revenues				
Annual rental requirement		$ 184,500	$22,650,221	
Administrative fees	$ 445,444			
Interest income	128,492	305,494	8,136,882	$3,475,560
U.S. Government debt service subsidies			1,600,557	
	573,936	489,994	32,387,660	3,475,560
Expenditures				
Administrative fees		11,250	434,194	
Operating expenses	278,849			
Interest expense		1,314,787	23,136,842	4,387,922
Professional fees and other services		65,149	1,953,638	
Construction and equipment costs		2,172,209	60,498,519	
	278,849	3,563,395	86,023,193	4,387,922
Excess (deficiency) of revenues over expenditures	295,087	(3,073,401)	(53,635,533)	(912,362)
Additions to fund balances				
Proceeds from the issuance of notes and bonds		4,443,760	68,370,322	
College and university contributions			2,970,785	
Adjustment of investment valuation reserve			136,340	
		4,443,760	71,477,447	
Deductions from fund balances				
Provision for revenue bond maturity			6,272,500	
			6,272,500	
Increase (decrease) in fund balances	295,087	1,370,359	11,569,414	(912,362)
Fund balances, beginning of year	1,220,586	1,564,439	65,509,671	5,014,899
Fund balances, end of year	$1,515,673	$2,934,798	$77,079,085	$4,102,537

*Memorandum account

See notes to financial statements.

Notes to Financial Statements

Note 1 — Organization and Function of the Authority:

The New Jersey Educational Facilities Authority ("the Authority") was created under the provisions of Chapter 106 of New Jersey Public Laws of 1966 as a public body corporate and politic. The powers of the Authority permit the sale of tax exempt notes and bonds to support the construction of educational facilities for public and private institutions of higher education in the State of New Jersey. Loans that are made to the public institutions of higher education are repaid from revenue produced by the facilities and in the case of private institutions, from the general resources of the Boards of Trustees. The notes and bonds issued by the Authority are not guaranteed by, nor do they constitute a debt or obligation of, the State of New Jersey.

Note 2 — Investments:

Investments are comprised of the following:

	Commercial Paper	U.S. Government Obligations	Total
Operating Fund			
Cost		$ 1,373,594	$ 1,373,594
Market		1,400,511	1,400,511
Note Funds			
Cost		$ 3,470,194	$ 3,470,194
Market		3,575,855	3,575,855
Bond Funds			
Cost	$67,503	$78,333,038	$78,400,541
Market	50,669	81,191,712	81,242,381

Investments are stated at the lower of cost or market. As a result of market declines, the Authority has provided for unrealized depreciation on certain Bond Fund investments. The balance of unrealized depreciation on Bond Fund investments is as follows:

Balance, beginning of year	$181,633
Adjustment of reserve for the year	(136,340)
Balance, end of year	$ 45,293

Notes to Financial Statements, continued

Note 3 — Receivables:

Receivables are comprised of the following:

Mortgages and Leases:	**Bond Funds**
Fairleigh Dickinson University	$ 3,230,000
Glassboro State College	29,086,500
Jersey City State College	7,835,000
Kean College of New Jersey	10,887,500
Monmouth College	2,380,000
Montclair State College	43,468,000
New Jersey Institute of Technology	8,117,500
Ocean County College	1,060,000
Ramapo College of New Jersey	13,080,000
Richard Stockton State College	19,707,500
Rider College	3,197,500
Rutgers, The State University	5,770,000
Saint Peter's College	6,360,000
Seton Hall University	4,015,000
Trenton State College	35,381,500
Union College	2,895,000
William Paterson College of New Jersey	27,790,000

Loans:	**Note Funds**	
Drew University	$16,190,000	8,307,500
The Institute for Advanced Study		66,635,000
Princeton University		5,187,500
Stevens Institute of Technology		
	$16,190,000	$304,391,000

For those projects under lease agreements, it is the intention of the Authority to transfer title in the land and buildings to the Institution at the expiration of the leases. Accordingly, the leases are being accounted for as financing transactions.

Loans to Drew University, Stevens Institute of Technology and The Institute for Advanced Study are collateralized by marketable securities of the institutions.

Notes to Financial Statements, continued

Note 4 — Bonds Payable:

Bonds Payable are comprised of the following:

• Higher Educational Facilities Revenue Bonds, (Rider College Issue—1971 Series A), due in series, with interest at 6.895%, from July 1, 1985 thru July 1, 2009 with sinking fund payments commencing in 1987	$ 3,225,000
• Revenue Bonds, (Glassboro State College Issue—Series 1971 A), due in series, with interest at 6.245%, from July 1, 1985 through July 1, 2005 with sinking fund payments commencing in 1987	1,025,000
• Revenue Bonds, (Jersey City State College Issue—Series 1971 B), due in series, with interest at 6.037%, from July 1, 1985 through July 1, 1997 with sinking fund payments commencing in 1987	195,000
• Revenue Bonds, (Trenton State College Issue—Series 1972 A), due in series, with interest at 5.952%, from July 1, 1985 through July 1, 2007 with sinking fund payments commencing in 1993	7,930,000
• Higher Educational Facilities Revenue Bonds, (Fairleigh Dickinson University Issue—1972 Series A), due in series, with interest at 5.646%, from July 1, 1985 through July 1, 2003 with sinking fund payments commencing in 1993	3,280,000
• Revenue Bonds, (Montclair State College Issue—Series 1972 B), due in series, with interest at 5.926%, from July 1, 1985 through July 1, 2007 with sinking fund payments commencing in 1988	4,635,000
• Revenue Bonds, (Ramapo College of New Jersey Issue—Series 1973 A), due in series, with interest at 5.571%, from July 1, 1985 through July 1, 2003 with sinking fund payments commencing in 1989	1,425,000
• Revenue Bonds, (Ramapo College of New Jersey Issue—Series 1973 B), due in series, with interest at 5.426%, from July 1, 1985 through July 1, 1998 with sinking fund payments commencing 1988	925,000
• Higher Educational Facilities Revenue Bonds, (Union College Issue—1973 Series A), due in series, with interest at 5.471%, from July 1, 1985 through July 1, 2003 with sinking fund payments commencing in 1994	2,940,000
• Revenue Bonds, (Richard Stockton State College Issue—Series 1973 C), due in series, with interest at 5.820%, from July 1, 1985 through July 1, 2008 with sinking fund payments commencing in 1994	1,535,000
• Revenue Bonds, (Richard Stockton State College Issue—Series 1973 D), due in series, with interest at 5.885%, from July 1, 1985 through July 1, 2008 with sinking fund payments commencing in 1994	4,930,000
• Revenue Bonds, (Rutgers, The State University Issue—Series 1974 A), due in series, with interest at 5.945%, from July 1, 1985 through July 1, 2008 with sinking fund payments commencing in 1994	5,830,000
• Revenue Bonds, (Kean College of New Jersey Issue—Series 1974 B), due in series, with interest at 6.272%, from July 1, 1985 through July 1, 2008 with sinking fund payments commencing in 1994	6,895,000
• Revenue Bonds, (William Paterson College of New Jersey Issue—Series 1974 C), due in series, with interest at 6.272%, from July 1, 1985 through July 1, 2008 with sinking fund payments commencing in 1994	3,490,000
• Revenue Bonds, (Montclair State College Issue—Series 1974D) due in series, with interest at 6.173%, from July 1, 1985 through July 1, 2008 with sinking fund payments commencing in 1994	5,690,000

Notes to Financial Statements, continued

• Revenue Bonds, (Glassboro State College Issue—Series 1974 E), due in series, with interest at 6.944%, from July 1, 1985 through July 1, 2009 with sinking fund payments commencing in 1995	$ 5,435,000
• Higher Educational Facilities Revenue Bonds, (Monmouth College Issue—1975 Series A), due in series, with interest at 8.132%, from July 1, 1985 through July 1, 2005 with sinking fund payments commencing in 1996	2,405,000
• Revenue Bonds, (Glassboro State College Issue—Series 1975 B), due in series, with interest at 7%, from January 1, 1985 through July 1, 1990	305,000
• Revenue Bonds, (William Paterson College of New Jersey Issue—Series 1976 A), due in series, with interest at 7.644%, from July 1, 1985 through July 1, 2009 with sinking fund payments commencing in 1995	5,190,000
• Higher Educational Facilities Revenue Bonds, (Seton Hall University Issue—1976 Series A), due in series, with interest at 7.413%, from July 1, 1985 through July 1, 2006 with sinking fund payments commencing in 1992	4,055,000
• Revenue Bonds, (Glassboro State College Issue—Series 1976 B), due in series, with interest at 7.172%, from July 1, 1985 through July 1, 2006 with sinking fund payments commencing in 1997	2,290,000
• Revenue Bonds, (Ramapo College of New Jersey Issue—Series 1976 C), due in series, with interest at 7.634%, from July 1, 1985 through July 1, 2006 with sinking fund payments commencing in 1997	2,265,000
• Revenue Bonds, (Trenton State College Issue—Series 1976 D & Series 1976 E), due in series, with interest at 6.853% & 3%, respectively, from July 1, 1985 through July 1, 2008 with sinking fund payments commencing in 1997	5,932,000
• Revenue Bonds, (Montclair State College Issue—Series 1977 A & Series 1977 B), due in series, with interest at 6.263% & 3%, respectively, from July 1, 1985 through July 1, 2008 with sinking fund payments commencing in 1997	2,330,000
• Higher Educational Facilities Revenue Bonds, (Saint Peter's College Refunding Issue—1977 Series A), due in series, with interest at 6.28%, from July 1, 1985 through July 1, 2008 with sinking fund payments commencing in 1993	6,425,000
• Revenue Bonds, (Jersey City State College Refunding Issue—Series 1977 C), due in series, with interest at 6.29%, from July 1, 1985 through July 1, 2010 with sinking fund payments commencing in 1993	7,710,000
• Revenue Bonds, (Ramapo College of New Jersey Issue—Series 1978 B), due in series, with interest at 5%, from July 1, 1985 through July 1, 1993	70,000
• Revenue Bonds, (Glassboro State College Issue—Series 1979 A), due in series, with interest at 6.685%, from July 1, 1985 through July 1, 2009 with sinking fund payments commencing in 2000	1,595,000
• Revenue Bonds, (Trenton State College Issue—Series 1979 B), due in series, with interest at 6%, from July 1, 1985 through December 31, 1990	1,585,000
• Revenue Bonds, (Ramapo College of New Jersey Issue—Series 1979 C), due in series, with interest at 6.570%, from July 1, 1985 through July 1, 2004 with sinking fund payments commencing in 1995	1,185,000
• Revenue Bonds, (The Institute for Advanced Study Issue—1980 Series A), due in series, with interest at 7.804%, from July 1, 1985 through July 1, 2011 with sinking fund payments commencing in 1996	8,365,000
• Revenue Bonds, (Ocean County College Issue—Series 1980 A), due in series, with interest at 7.800%, from July 1, 1985 through July 1, 1990	1,140,000

Notes to Financial Statements, continued

• Revenue Bonds, (Richard Stockton State College Issue—Series 1980 B), due in series, with interest at 11.543%, from July 1, 1985 through July 1, 2010 with sinking fund payments commencing in 1996	$ 9,620,000
• Revenue Bonds, (William Paterson College of New Jersey Issue—Series 1981 A & Series 1981 B), due in series, with interest at 11.029% & 3%, respectively, from July 1, 1985 through July 1, 2011 with sinking fund payments commencing in 2000 for Series 1981 A only	17,205,000
• Revenue Bonds, (Richard Stockton State College Issue—Series 1981 D), due in series, with interest at 12.05%, from July 1, 1985 through July 1, 2001	3,780,000
• Revenue Bonds, (Kean College of New Jersey Issue—Series 1981 E), due in series, with interest at 12.13%, from July 1, 1985 through July 1, 2001	4,105,000
• Revenue Bonds, (New Jersey Institute of Technology Issue—Series 1982 A), due in series, with interest at 10.225%, from July 1, 1985 through July 1, 1987	2,305,000
• Revenue Bonds, (Glassboro State College Issue—Series 1982 D), due in series, with interest at 12.546%, from July 1, 1985 through July 1, 1992	1,540,000
• Revenue Bonds, (Princeton University Project—1982 Series, Project A), due in series, with interest at 10.139%, from July 1, 1985 through July 1, 1992	14,385,000
• Revenue Bonds, (William Paterson College of New Jersey Issue—Series 1982 E), due in series, with interest at 9.772%, from July 1, 1985 through July 1, 1998	2,125,000
• Revenue Bonds, (New Jersey Institute of Technology Issue—Series 1982 F), due in series, with interest at 10.076%, from July 1, 1985 through July 1, 2002 with sinking fund payments commencing in 2000	6,235,000
• Revenue Bonds, (Montclair State College Issue—Series 1983 A), due in series, with interest at 9.442%, from July 1, 1985 through July 1, 2012 with sinking fund payments commencing in 1998	20,505,000
• Revenue Bonds, (Montclair State College Issue—Series 1983 B), due in series, with interest at 9.442%, from July 1, 1985 through July 1, 2012 with sinking fund payments commencing in 1998	10,610,000
• Revenue Bonds, (Stevens Institute of Technology Issue—1983 Series A), due in series, with interest at 8.718%, from July 1, 1985 through July 1, 2003 with sinking fund payments commencing in 1999	5,245,000
• Revenue Bonds, (Glassboro State College Issue—Series 1983 C and Series 1983 D), due in series, with interest at 10.332% and 3%, respectively, from July 1, 1986 through July 1, 2013 with sinking fund payments commencing in 1998 for Series 1983 C only	13,865,000
• Revenue Bonds, (Trenton State College Issue—Series 1983 E), due in series, with interest at 7.786%, from July 1, 1985 through July 1, 1988	2,330,000
• Revenue Bonds, (Trenton State College Issue—Series 1983 F), due in series, with interest at 9.874%, from July 1, 1986 through July 1, 2004 with sinking fund payments commencing in 1999	9,000,000
• Revenue Bonds, (Glassboro State College Issue—Series 1983 G), due in series, with interest at 9.25%, from July 1, 1985 through July 1, 1998	3,270,000
• Revenue Bonds, (Ramapo College of New Jersey Issue—Series 1984 A), due in series, with interest at 9.920%, from July 1, 1985 through July 1, 2010 with sinking fund payments commencing in 2001	7,295,000

Notes to Financial Statements, continued

• Higher Educational Facilities Revenue Bonds, (Princeton University Issue—1984 Series, Project B), due in series, with interest at 8.530%, from July 1, 1985 through July 1, 1999	$ 52,885,000
• Revenue Bonds, (Trenton State College Issue—Series 1984 B), due in series, with interest at 9.880%, from July 1, 1985 through July 1, 2007 with sinking fund payments commencing in 2000	9,110,000
	$307,647,000

The aggregate maturities for the next five years are as follows:

1985	$ 6,518,000
1986	9,762,000
1987	10,602,000
1988	10,467,000
1989	10,588,000

Note 5 — Bond Anticipation Notes Payable:

Bond anticipation notes payable are comprised of the following:

• Private College Bond Anticipation Notes (Issue I, Renewal One, Collateralized, Drew University), due July 1, 1985, with interest at 9.625%	$11,690,000
• Private College Bond Anticipation Notes (Issue K, Collateralized, Drew University), due June 1, 1989 with interest at 8.20%	4,500,000
	$16,190,000

Note 6 — Refunding Bond Issues:

The Authority issued the following bonds on April 12, 1983:
Montclair State College Issue, Series 1983 A, $20,720,000
Montclair State College Issue, Series 1983 B, $10,720,000

The issues were sold to provide for the advanced refunding of the following issues of bonds:
Montclair State College, Series 1982 B, outstanding in the principal amount of $15,980,000
Montclair State College, Series 1982 C, outstanding in the principal amount of $8,245,000

The sale of the refunding issues enabled the Authority to provide for defeasance of the 1982 issues which had an average annual net interest cost of 13.65%. The refunding issues carry an average annual net cost of 9.44%; the resultant reduction in annual debt service payment requirements provides savings to the college of $5,484,887 and $2,741,203, respectively, during the term of the issues.

The proceeds received from the sales of the Series 1983 A & B Bonds were used to refund the 1982 Bonds by depositing in an escrow fund to be held by the Trustee (which is also the trustee for the 1982 Bonds), an amount at least equal to the sum of the outstanding principal amount of the Series 1982 B and Series 1982 C Bonds, the interest to accrue thereon to and including July 1, 1992, the first optional redemption date thereof, and the premium required to redeem the Series 1982 B and Series C Bonds outstanding on such date.

Notes to Financial Statement, continued

The Authority issued the following bonds on March 9, 1977:
- Saint Peter's College Refunding Issue, 1977 Series A, $7,290,000
- Saint Peter's College Special Obligation Bonds, $3,630,000
- Jersey City State College Refunding Issue, Series 1977 C, $8,570,000
- Jersey City State College Special Obligation Bonds, $4,335,000

The issues were sold to provide for the advanced refunding of the following issues of bonds:
- Saint Peter's College, 1975 Series B, outstanding in the principal amount of $5,970,000
- Jersey City State College, Series 1975 A, outstanding in the principal amount of $7,235,000

The sale of the refunding issues enabled the Authority to provide for defeasance of the 1975 issues which had an average annual net interest cost of 9.05% for Saint Peter's College and 8.85% for Jersey City State College. The refunding issues carry an average annual net interest cost of 6.28% for Saint Peter's College and 6.29% for Jersey City State College; the resultant reduction in annual debt service payment requirements provides savings to the colleges of $1,724,629 and $2,269,334, respectively, during the term of the issues.

The proceeds received from the sales of the 1977 Series A and Series 1977 C Bonds and the 1977 Special Bonds were used to refund the 1975 Bonds by depositing in an escrow fund to be held by the Trustee (which is also the trustee for the 1975 Bonds) an amount at least equal to the sum of the outstanding principal amount of the 1975 Series B and Series 1975 A Bonds, the interest to accrue thereon to and including July 1, 1985, the first optional redemption date thereof, and the premium required to redeem the 1975 Series B and Series 1975 A Bonds outstanding on such date.

Note 7 — Operating Procedures:

For additional informative disclosures refer to the following captions in the report:

General information	page 4
Operating procedures	page 6
Federal assistance	page 6
Bond fund reserves	page 7
Bond fund investments	page 7
Bond amortization procedures	page 8

Note 8 — Pension Plan:

The Authority provides for the enrollment of its employees in the Public Employees Retirement System of New Jersey. The Authority's contribution is based upon a percentage of annual gross wages paid to employees. Employees of the Authority also make a contribution for pension benefits; the percentage range of contributions, as determined by the Retirement System was 4.98%-5.10% for 1984. The Authority's pension expense for the year ended December 31, 1984 was $7,507 and is included in the Operating Fund.

Note 9 — Contingencies:

The Authority in the normal course of business is involved in various legal matters. Under the terms of the Agreements enacted by the Authority with public and private colleges, any costs associated with litigation are the obligation of the institution. It is the opinion of the Authority after consultation with legal counsel that its financial position will not be adversely affected by the ultimate outcome of any present legal proceedings.

Note 10 — Land:

In 1983, the Authority purchased, on behalf of Trenton State College, 16.59 acres of land located adjacent to the College at a cost of $240,000, which amount was provided by a contribution from the College. This land will be used for future projects of the College to be financed by the Authority.

Statement of Financial Position, Note Funds, December 31, 1984

	Total	Drew University (Issue I-Renewal One)	Drew University (Issue K)
Cash	$ 30,053	$ 24,997	$ 5,056
Investments	3,470,194	1,050,700	2,419,494
Accrued interest receivable	128,800	49,200	79,600
Receivables	16,190,000	11,690,000	4,500,000
	$19,819,047	$12,814,897	$7,004,150
Accounts payable	$ 100,918		$ 100,918
Accrued interest payable	593,331	$ 562,581	30,750
Bond anticipation notes payable	16,190,000	11,690,000	4,500,000
Fund balances	2,934,798	562,316	2,372,482
	$19,819,047	$12,814,897	$7,004,150

Statement of Revenues, Expenditures and Changes in Note Fund Balances for the year ended December 31, 1984

	Total	Drew University (Issue I-Renewal One)	Drew University (Issue K)
Revenues			
Loan requirement	$ 184,500		$ 184,500
Interest income	305,494	$ 123,039	182,455
	489,994	123,039	366,955
Expenditures			
Administrative fees	11,250		11,250
Interest expense	1,314,787	1,125,162	189,625
Professional fees and other services	65,149		65,149
Construction and equipment costs	2,172,209		2,172,209
	3,563,395	1,125,162	2,438,233
Excess (deficiency) of revenues over expenditures	(3,073,401)	(1,002,123)	(2,071,278)
Additions to fund balances			
Proceeds of note issue	4,443,760		4,443,760
Increase (decrease) in fund balances	1,370,359	(1,002,123)	2,372,482
Fund balances, beginning of year	1,564,439	1,564,439	
Fund balances, end of year	$2,934,798	$ 562,316	$2,372,482

Summary of Bond Funds
Statement of Financial Position, December 31, 1984

	Total	Rider College (1971 Series A)	Glassboro State College (Series 1971 A)	Jersey City State College (Series 1971 B)	Trenton State College (Series 1972 A)
Cash	$ 3,215,079	$ 42,928	$ 261	$ 12,942	$ 8,639
Investments	78,355,248	680,663	239,643	37,160	1,456,347
Accrued interest receivable	1,665,400	5,500	3,300	700	11,800
U.S. Government debt service subsidies receivable	535,538		13,185		46,107
Prepaid expenses	986,803				
Receivables	304,391,000	3,197,500	1,015,000	190,000	7,845,000
Inter-fund receivable (payable)	(35,738)				
Intra-fund receivable (payable)	—				
	$389,113,330	$3,926,591	$1,271,389	$240,802	$9,367,893
Accounts payable and accrued expenses	$ 2,765,699				$ 143,054
Accrued interest payable	1,621,546				
Bonds payable	307,647,000	$3,225,000	$1,025,000	$195,000	7,930,000
Fund balances	77,079,085	701,591	246,389	45,802	1,294,839
	$389,113,330	$3,926,591	$1,271,389	$240,802	$9,367,893

Statement of Revenues, Expenditures and Changes in Fund Balances
for the year ended December 31, 1984

	Total	Rider College (1971 Series A)	Glassboro State College (Series 1971 A)	Jersey City State College (Series 1971 B)	Trenton State College (Series 1972 A)
Revenues					
Annual rental requirement	$22,650,221	$137,361	$ 38,744	$22,427	$ 599,616
Interest income	8,136,882	77,650	25,493	3,724	151,408
U.S. Government debt service subsidies	1,600,557	96,026	26,370		92,214
	32,387,660	311,037	90,607	26,151	843,238
Expenditures					
Administrative fees	434,194	3,700	1,205	280	9,270
Interest expense	23,136,842	223,438	64,372	12,147	471,265
Professional fees and other services	1,953,638				581,720
Construction and equipment costs	60,498,519				2,529,737
	86,023,193	227,138	65,577	12,427	3,591,992
Excess (deficiency) of revenues over expenditures	(53,635,533)	83,899	25,030	13,724	(2,748,754)
Additions to fund balances					
Proceeds from issuance of bonds	68,370,322				
College and university contributions	2,970,785				2,782,568
Adjustment of investment valuation reserve	136,340	12,554		403	
Transfers (intra-fund)	—				
	71,477,447	12,554		403	2,782,568
Deductions from fund balances					
Provision for revenue bond maturity	6,272,500	52,500	20,000	10,000	165,000
	6,272,500	52,500	20,000	10,000	165,000
Increase (decrease) in fund balances	11,569,414	43,953	5,030	4,127	(131,186)
Fund balances, beginning of year	65,509,671	657,638	241,359	41,675	1,426,025
Fund balances, end of year	$77,079,085	$701,591	$246,389	$45,802	$1,294,839

Fairleigh Dickinson University	Montclair State College	Ramapo College of New Jersey		Union College	Richard Stockton State College		Rutgers The State University	Kean College of New Jersey	William Paterson College of New Jersey
(1972 Series A)	(Series 1972 B)	(Series 1973 A)	(Series 1973 B)	(1973 Series A)	(Series 1973 C)	(Series 1973 D)	(Series 1974 A)	(Series 1974 B)	(Series 1974 C)
$ 10,205	$ 16,097	$ 38,531	$ 14,169	$ 22,374	$ 15,505	$ 7,998	$ 1,705	$ 11,838	$ 13,875
778,085	933,374	181,304	416,271	530,169	211,687	736,945	854,790	1,136,948	541,668
14,100	13,700	3,400	6,800	4,300	1,500	10,700	13,300	17,300	6,200
33,743	46,476						67,682		
3,230,000	4,585,000	1,402,500	902,500	2,895,000	1,520,000	4,880,000	5,770,000	6,825,000	3,455,000
		(880)							
		41,355	(135,000)		(15,642)				(45,299)
$4,066,133	$5,594,647	$1,666,210	$1,204,740	$3,451,843	$1,733,050	$5,635,643	$6,707,477	$7,991,086	$3,971,444
	$ 6,263								
$3,280,000	4,635,000	$1,425,000	$ 925,000	$2,940,000	$1,535,000	$4,930,000	$5,830,000	$6,895,000	$3,490,000
786,133	953,384	241,210	279,740	511,843	198,050	705,643	877,477	1,096,086	481,444
$4,066,133	$5,594,647	$1,666,210	$1,204,740	$3,451,843	$1,733,050	$5.635,643	$6,707,477	$7,991,086	$3,971,444

Fairleigh Dickinson University	Montclair State College	Ramapo College of New Jersey		Union College	Richard Stockton State College		Rutgers, The State University	Kean College of New Jersey	William Paterson College of New Jersey
(1972 Series A)	(Series 1972 B)	(Series 1973 A)	(Series 1973 B)	(1973 Series A)	(Series 1973 C)	(Series 1973 D)	(Series 1974 A)	(Series 1974 B)	(Series 1974 C)
$167,670	$257,778	$101,001	$101,282	$173,009	$120,620	$390,392	$240,167	$ 300,888	$193,846
77,045	99,430	17,704	33,900	52,387	22,457	78,737	94,178	118,025	58,954
67,486	92,952	32,978		42,915		30,280	135,364	164,274	96,552
312,201	450,160	151,683	135,182	268,311	143,077	499,409	469,709	583,187	349,352
4,080	5,415	1,760	1,310	3,635	1,780	5,700	6,725	7,960	4,025
185,660	274,817	80,182	51,235	161,569	89,535	289,556	346,125	435,212	220,262
			56			9,219			
	46,563		24,253			160,867			66,260
189,740	326,795	81,942	76,854	165,204	91,315	465,342	352,850	443,172	290,547
122,461	123,365	69,741	58,328	103,107	51,762	34,067	116,859	140,015	58,805
13,485				1,401		11,016		6,380	1,414
		49,914	8,509		(21,762)	5,475			
13,485		49,914	8,509	1,401	(21,762)	16,491		6,380	1,414
97,500	97,500	42,500	45,000	87,500	30,000	97,500	115,000	135,000	67,500
97,500	97,500	42,500	45,000	87,500	30,000	97,500	115,000	135,000	67,500
38,446	25,865	77,155	21,837	17,008	—	(46,942)	1,859	11,395	(7,281)
747,687	927,519	164,055	257,903	494.835	198,050	752,585	875,618	1,084,691	488,725
$786,133	$953,384	$241,210	$279,740	$511,843	$198,050	$705,643	$877,477	$1,096,086	$481,444

Summary of Bond Funds
Statement of Financial Position, December 31, 1984

	Sub-Total	Montclair State College (Series 1974 D)	Glassboro State College (Series 1974 E)	Monmouth College (1975 Series A)	Glassboro State College (Series 1975 B)
Cash	$ 618,492	$ 8,295	$ 116,237	$ 67,214	$ 25,077
Investments	8,623,611	650,571	858,417	506,784	47,967
Accrued interest receivable	118,600	9,300	5,200	9,900	
U.S. Government debt service subsidies receivable	328,345	52,474	76,682	37,700	
Prepaid expenses	—				
Receivables	51,196,000	5,637,500	5,387,500	2,380,000	284,000
Inter-fund receivable (payable)	(4,198)			(1,355)	
Intra-fund receivable (payable)	(16,641)	45,204	(44,942)		
	$60,864,209	$6,403,344	$6,399,094	$3,000,243	$357,044
Accounts payable and accrued expenses	$ 76,274		$ 7,637		
Accrued interest payable	629,788		187,106	$ 97,605	
Bonds payable	51,697,000	$5,690,000	5,435,000	2,405,000	$305,000
Fund balances	8,461,147	713,344	769,351	497,638	52,044
	$60,864,209	$6,403,344	$6,399,094	$3,000,243	$357,044

Statement of Revenues, Expenditures and Changes in Fund Balances
for the year ended December 31, 1984

	Sub-Total	Montclair State College (Series 1974 D)	Glassboro State College (Series 1974 E)	Monmouth College (1975 Series A)	Glassboro State College (Series 1975 B)
Revenues					
Annual rental requirement	$3,244,239	$383,818	$333,372	$101,672	$63,630
Interest income	830,802	62,942	75,208	48,797	4,544
U.S. Government debt service subsidies	723,146	104,948	153,364	75,400	
	4,798,187	551,708	561,944	225,869	68,174
Expenditures					
Administrative fees	58,154	6,425	6,080	2,710	580
Interest expense	3,448,140	351,883	377,187	197,175	22,050
Professional fees and other services	55,744	15,014	1,800		
Construction and equipment costs	257,845	110,404	60,022		
	3,819,883	483,726	445,089	199,885	22,630
Excess (deficiency) of revenues over expenditures	978,304	67,982	116,855	25,984	45,544
Additions to fund balances					
Proceeds from issuance of bonds	—				
College and university contributions	1,182				
Adjustment of investment valuation reserve	43,973		654	2,489	
Transfers (intra-fund)	(151,692)	51,844	(27,512)		
	(106,537)	51,844	(26,858)	2,489	
Deductions from fund balances					
Provision for revenue bond maturity	967,500	102,500	90,000	47,500	41,000
	967,500	102,500	90,000	47,500	41,000
Increase (decrease) in fund balances	(95,733)	17,326	(3)	(19,027)	4,544
Fund balances, beginning of year	8,556,880	696,018	769,354	516,665	47,500
Fund balances, end of year	$8,461,147	$713,344	$769,351	$497,638	$52,044

William Paterson College of New Jersey (Series 1976 A)	Seton Hall University (1976 Series A)	Glassboro State College (Series 1976 B)	Ramapo College of New Jersey (Series 1976 C)	Trenton State College (Series 1976 D & E)	Montclair State College (Series 1977 A & B)	Saint Peter's College Refunding Issue (1977 Series A)	Jersey City State College Refunding Issue (Series 1977 C)	Ramapo College of New Jersey (Series 1978 B)	Glassboro State College (Series 1979 A)
$ 147,036	$ 155,847	$ 24,287	$ 10,347	$ 9,665	$ 12,055	$ 17,087	$ 8,115	$ 4,250	$ 12,980
937,821	817,909	388,177	491,440	855,755	401,968	1,116,166	1,253,622		297,014
10,400	15,600	7,300	7,700	8,600	6,700	13,800	19,300		4,800
61,268				35,580	19,266		45,375		
5,152,500	4,015,000	2,267,500	2,242,500	5,874,000	2,300,500	6,360,000	7,645,000	67,500	1,582,500
(2,843)									
(89,740)		135,000	(41,355)		(45,204)				24,396
$6,216,442	$5,004,356	$2,822,264	$2,710,632	$6,783,600	$2,695,285	$7,507,053	$8,971,412	$71,750	$1,921,690
							$ 41,543		$ 27.094
$ 195,222	$ 148,105							$ 1,750	
5,190,000	4,055,000	$2,290,000	$2,265,000	$5,932,000	$2,330,000	6,425,000	7,710,000	70,000	1,595,000
831,220	801,251	532,264	445,632	851,600	365,285	1,082,053	1,219,869	—	299,596
$6,216,442	$5,004,356	$2,822,264	$2,710,632	$6,783,600	$2,695,285	$7,507,053	$8,971,412	$71,750	$1,921,690

William Paterson College of New Jersey (Series 1976 A)	Seton Hall University (1976 Series A)	Glassboro State College (Series 1976 B)	Ramapo College of New Jersey (Series 1976 C)	Trenton State College (Series 1976 D & E)	Montclair State College (Series 1977 A & B)	Saint Peter's College Refunding Issue (1977 Series A)	Jersey City State College Refunding Issue (Series 1977 C)	Ramapo College of New Jersey (Series 1978 B)	Glassboro State College (Series 1979 A)
$283,335	$312,647	$223,785	$223,877	$ 23,708	$147,377	$ 460,927	$ 539,089	$8,725	$138,277
79,485	67,351	36,549	48,363	107,489	37,313	106,710	125,897		30,154
122,536	66,456			71,160	38,532		90,750		
485,356	446,454	260,334	272,240	202,357	223,222	567,637	755,736	8,725	168,431
5,685	4,550	2,555	2,525	6,666	2,708	7,290	8,570	100	1,710
392,580	298,615	162,457	172,282	369,685	118,105	398,916	479,048	3,625	104,532
				155			38,445		330
13,075			5,400	3,467					65,477
411,340	303,165	165,012	180,207	379,973	120,813	406,206	526,063	3,725	172,049
74,016	143,289	95,322	92,033	(177,616)	102,409	161,431	229,673	5,000	(3,618)
									1,182
11,482	18,287		381	5,245	5,435				
(74,266)			(49,914)		(51,844)				
(62,784)	18,287		(49,533)	5,245	(46,409)				1,182
72,500	77,500	42,500	42,500	113,000	56,000	127,500	125,000	5,000	25,000
72,500	77,500	42,500	42,500	113,000	56,000	127,500	125,000	5,000	25,000
(61,268)	84,076	52,822	—	(285,371)	—	33,931	104,673	—	(27,436)
892,488	717,175	479,442	445,632	1,136,971	365,285	1,048,122	1,115,196	—	327,032
$831,220	$801,251	$532,264	$445,632	$851,600	$365,285	$1,082,053	$1,219,869	$ —	$299,596

Summary of Bond Funds
Statement of Financial Position, December 31, 1984

	Sub-Total	Trenton State College (Series 1979 B)	Ramapo College of New Jersey (Series 1979 C)	The Institute for Advanced Study (1980 Series A)	Ocean County College (Series 1980 A)
Cash	$ 188,355	$ 147,640	$ 8,934	$ 62,657	$ 12,058
Investments	21,165,757		327,812	272,123	352,542
Accrued interest receivable	410,800		5,200	1,300	2,600
U.S. Government debt service subsidies receivable	—				
Prepaid expenses	650,338				
Receivables	92,312,500	1,485,000	1,170,000	8,307,500	1,060,000
Inter-fund receivable (payable)	(4,218)				
Intra-fund receivable (payable)	126,285		(24,396)		
	$114,849,817	$1,632,640	$1,487,550	$8,643,580	$1,427,200
Accounts payable and accrued expenses	$ 908,028				
Accrued interest payable	47,550	$ 47,550			
Bonds payable	94,080,000	1,585,000	$1,185,000	$8,365,000	$1,140,000
Fund balances	19,814,239	90	302,550	278,580	287,200
	$114,849,817	$1,632,640	$1,487,550	$8,643,580	$1,427,200

Statement of Revenues, Expenditures and Changes in Fund Balances
for the year ended December 31, 1984

	Sub-Total	Trenton State College (Series 1979 B)	Ramapo College of New Jersey (Series 1979 C)	The Institute for Advanced Study (1980 Series A)	Ocean County College (Series 1980 A)
Revenues					
Annual rental requirement	$10,616,974	$299,995	$107,022	$757,180	$201,932
Interest income	2,432,734	495	32,215	41,410	34,979
U.S. Government debt service subsidies	—				
	13,049,708	300,490	139,237	798,590	236,911
Expenditures					
Administrative fees	97,263	2,300	1,325	8,775	1,680
Interest expense	8,995,114	98,100	76,395	638,452	92,200
Professional fees and other services	116,532				
Construction and equipment costs	3,857,969			97,701	
	13,066,878	100,400	77,720	744,928	93,880
Excess (deficiency) of revenues over expenditures	(17,170)	200,090	61,517	53,662	143,031
Additions to fund balances					
Proceeds from issuance of bonds	—				
College and university contributions	82,000				
Adjustment of investment valuation reserve	24,430				2,736
Transfers (intra-fund)	(165,643)		(8,509)		
	(59,213)		(8,509)		2,736
Deductions from fund balances					
Provision for revenue bond maturity	3,340,000	200,000	30,000	112,500	155,000
	3,340,000	200,000	30,000	112,500	155,000
Increase (decrease) in fund balances	(3,416,383)	90	23,008	(58,838)	(9,233)
Fund balances, beginning of year	23,230,622	—	279,542	337,418	296,433
Fund balances, end of year	$19,814,239	$ 90	$302,550	$278,580	$287,200

Richard Stockton State College (Series 1980 B)	William Paterson College of New Jersey (Series 1981 A & B)	Richard Stockton State College (Series 1981 D)	Kean College of New Jersey (Series 1981 E)	New Jersey Institute of Technology (Series 1982 A)	Glassboro State College (Series 1982 D)	Princeton University (1982 Series, Project A)	William Paterson College of New Jersey (Series 1982 E)	New Jersey Institute of Technology (Series 1982 F)	Montclair State College (Series 1983 A)
$ (368,095)	$ 57,876	$ 31,554	$ 18,319	$ 12,223	$ 31,239	$ 12,107	$ 129,240	$ 20,455	$ 12,148
2,908,669	2,810,001	804,745	958,045	1,930,991	561,504	3,490,991	733,462	3,025,933	2,988,939
18,600	109,500	14,900	23,300	10,700	7,200	26,400	17,900	42,000	131,200
									650,338
9,572,500	17,097,500	3,735,000	4,062,500	1,957,500	1,477,500	13,750,000	2,085,000	6,160,000	20,392,500
							(1,100)	(3,118)	
	45,299	15,642					89,740		
$12,131,674	$20,120,176	$4,601,841	$5,062,164	$3,911,414	$2,077,443	$17,279,498	$3,054,242	$9,245,270	$24,175,125
$ 590,939			$ 100,000			$ 253	$ 112,763	$ 104,073	
9,620,000	$17,205,000	$3,780,000	4,105,000	$2,305,000	$1,540,000	14,385,000	2,125,000	6,235,000	$20,505,000
1,920,735	2,915,176	821,841	857,164	1,606,414	537,443	2,894,245	816,479	2,906,197	3,670,125
$12,131,674	$20,120,176	$4,601,841	$5,062,164	$3,911,414	$2,077,443	$17,279,498	$3,054,242	$9,245,270	$24,175,125

Richard Stockton State College (Series 1980 B)	William Paterson College of New Jersey (Series 1981 A & B)	Richard Stockton State College (Series 1981 D)	Kean College of New Jersey (Series 1981 E)	New Jersey Institute of Technology (Series 1982 A)	Glassboro State College (Series 1982 D)	Princeton University (1982 Series, Project A)	William Paterson College of New Jersey (Series 1982 E)	New Jersey Institute of Technology (Series 1982 F)	Montclair State College (Series 1983 A)
$1,252,024	$1,896,817	$561,578	$547,600	$ 803,509	$347,842	$1,106,689	$ 202,534	$ 398,531	$2,133,721
257,338	303,509	93,972	105,151	209,380	54,294	474,742	88,548	367,241	369,460
1,509,362	2,200,326	655,550	652,751	1,012,889	402,136	1,581,431	291,082	765,772	2,503,181
9,790	17,405	3,860	4,185	3,520	1,760	16,625	2,200	3,118	20,720
1,096,818	1,489,043	444,570	502,768	260,244	198,925	1,467,130	201,778	605,827	1,822,864
55,121	6,742	89		1,221	2,500		14,342	2,544	33,973
583,161	29,866		100,000	503,642	5,000	541,272	499,018	1,481,955	16,354
1,744,890	1,543,056	448,519	606,953	768,627	208,185	2,025,027	717,338	2,093,444	1,893,911
(235,528)	657,270	207,031	45,798	244,262	193,951	(443,596)	(426,256)	(1,327,672)	609,270
12,000		70,000							
				15,469	781		4,279	1,165	
(5,475)		21,762				(247,687)	74,266		
6,525		91,762		15,469	781	(247,687)	78,545	1,165	
92,500	207,500	85,000	82,500	665,000	120,000	1,217,500	77,500	75,000	220,000
92,500	207,500	85,000	82,500	665,000	120,000	1,217,500	77,500	75,000	220,000
(321,503)	449,770	213,793	(36,702)	(405,269)	74,732	(1,908,783)	(425,211)	(1,401,507)	389,270
2,242,238	2,465,406	608,048	893,866	2,011,683	462,711	4,803,028	1,241,690	4,307,704	3,280,855
$1,920,735	$2,915,176	$821,841	$857,164	$1,606,414	$537,443	$2,894,245	$ 816,479	$2,906,197	$3,670,125

Summary of Bond Funds
Statement of Financial Position, December 31, 1984

	Sub-Total	Montclair State College (Series 1983 B)	Stevens Institute of Technology (1983 Series A)
Cash	$ 2,191,165	$ 20,825	$ 8,409
Investments	39,830,826	1,648,925	532,913
Accrued interest receivable	1,023,400	68,200	8,400
U.S. Government debt service subsidies receivable	—		
Prepaid expenses	336,465	336,465	
Receivables	113,170,000	10,552,500	5,187,500
Inter-fund receivable (payable)	(26,442)		
Intra-fund receivable (payable)	44,942		
	$156,570,356	$12,626,915	$5,737,222
Accounts payable and accrued expenses	$ 1,632,080	$ 1,255	
Accrued interest payable	944,208		
Bonds payable	113,610,000	10,610,000	$5,245,000
Fund balances	40,384,068	2,015,660	492,222
	$156,570,356	$12,626,915	$5,737,222

Statement of Revenues, Expenditures and Changes in Fund Balances
for the year ended December 31, 1984

	Sub-Total	Montclair State College (Series 1983 B)	Stevens Institute of Technology (1983 Series A)
Revenues			
Annual rental requirement	$ 5,944,207	$1,103,820	$558,567
Interest income	3,962,254	203,438	49,701
U.S. Government debt service subsidies	—		
	9,906,461	1,307,258	608,268
Expenditures			
Administrative fee	221,932	10,720	5,350
Interest expense	7,788,213	943,148	445,404
Professional fees and other services	1,190,367	64,275	
Construction costs and equipment costs	53,555,025	18,260	25,391
	62,755,537	1,036,403	476,145
Excess (deficiency) of revenues over expenditures	(52,849,076)	270,855	132,123
Additions to fund balances			
Proceeds from issuance of bonds	68,370,322		
College and university contributions	105,035		
Adjustment of investment valuation reserve	21,284		
Transfers (intra-fund)	275,199		
	68,771,840		
Deductions from fund balances			
Provision for revenue bond maturity	902,500	112,500	110,000
	902,500	112,500	110,000
Increase (decrease) in fund balances	15,020,264	158,355	22,123
Fund balances, beginning of year	25,363,804	1,857,305	470,099
Fund balances, end of year	$40,384,068	$2,015,660	$492,222

Glassboro State College (Series 1983 C & D)	Trenton State College (Series 1983 E)	Trenton State College (Series 1983 F)	Glassboro State College (Series 1983 G)	Ramapo College of New Jersey (Series 1984 A)	Princeton University (1984 Series, Project B)	Trenton State College (Series 1984 B)
$ 209,942	$ 14,705	$ 455,918	$ 890,100	$ 71,165	$ 70,140	$ 449,961
2,795,905	1,187,742	6,579,949	$1,094,688	4,094,359	13,495,173	8,401,172
63,700	13,200	99,800	16,800	163,000	358,500	231,800
13,865,000	2,067,500	9,000,000	3,207,500	7,295,000	52,885,000	9,110,000
					(26,442)	
			44,942			
$16,934,547	$3,283,147	$16,135,667	$5,254,030	$11,623,524	$66,782,371	$18,192,933
$ 391,606	$ 105	$ 211,300	$ 30,323	$ 302,040	$ 604,793	$ 90,658
		430,827	151,237			362,144
13,865,000	2,330,000	9,000,000	3,270,000	7,295,000	52,885,000	9,110,000
2,677,941	953,042	6,493,540	1,802,470	4,026,484	13,292,578	8,630,131
$16,934,547	$3,283,147	$16,135,667	$5,254,030	$11,623,524	$66,782,371	$18,192,933

Glassboro State College (Series 1983 C & D)	Trenton State College (Series 1983 E)	Trenton State College (Series 1983 F)	Glassboro State College (Series 1983 G)	Ramapo College of New Jersey (Series 1984 A)	Princeton University (1984 Series, Project B)	Trenton State College (Series 1984 B)
	$631,129	$ 799,070	$ 504,087		$ 2,347,534	
$ 683,172	120,544		222,939	$ 587,584	1,701,257	$ 393,619
683,172	751,673	799,070	727,026	587,584	4,048,791	393,619
	2,810		3,385	18,237	158,655	22,775
1,142,214	183,725	861,655	308,664	702,861	2,838,398	362,144
197,354	39,113	104,456	279,302	304,103	84,863	116,901
7,539,317	361,868	1,561,835	958,481	2,693,940	40,147,171	248,762
8,878,885	587,516	2,527,946	1,549,832	3,719,141	43,229,087	750,582
(8,195,713)	164,157	(1,728,876)	(822,806)	(3,131,557)	(39,180,296)	(356,963)
				7,158,041	52,225,187	8,987,094
105,035						
16,675		4,609				
			27,512		247,687	
121,710		4,609	27,512	7,158,041	52,472,874	8,987,094
	502,500		177,500			
	502,500		177,500			
(8,074,003)	(338,343)	(1,724,267)	(972,794)	4,026,484	13,292,578	8,630,131
10,751,944	1,291,385	8,217,807	2,775,264	—	—	—
$2,677,941	$953,042	$6,493,540	$1,802,470	$4,026,484	$13,292,578	$8,630,131

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INDEPENDENT ACCOUNTANTS
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INTERNAL ACCOUNTANTS
Vitt & San Filippo

TRUSTEES, PAYING AGENTS AND DEPOSITORIES
First Fidelity Bank, N.A., New Jersey, Newark
First Jersey National Bank, Jersey City
Heritage Bank, Camden
National Bank & Trust Company of Gloucester County, Woodbury
National State Bank, Trenton
New Jersey National Bank, Trenton
United Jersey Bank, Hackensack

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