

**UWG REAL ESTATE FOUNDATION, INC.
AND SUBSIDIARIES**

**CONSOLIDATED FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION**

JUNE 30, 2021 AND 2020

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES
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INDEPENDENT AUDITORS' REPORT

To the Board of Directors
UWG Real Estate Foundation, Inc.

We have audited the accompanying consolidated financial statements of UWG Real Estate Foundation, Inc. and Subsidiaries, which comprise the consolidated statements of financial position as of June 30, 2021 and 2020, and the related consolidated statements of activities and cash flows for the years then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of UWG Real Estate Foundation, Inc. and Subsidiaries, as of June 30, 2021 and 2020, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Report on Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The schedules of financial position and schedules of activities on pages 21–30 are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audits of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Warren Averett, LLC

Atlanta, Georgia
August 27, 2021

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
JUNE 30, 2021 AND 2020

	<u>2021</u>	<u>2020</u>
CURRENT ASSETS		
Cash and cash equivalents	\$ 1,079,419	\$ 1,212,355
Current portion of restricted cash and cash equivalents	5,970,486	5,374,595
Short-term investments	970,507	699,368
Current portion of leases receivable, net	<u>3,376,543</u>	<u>3,130,283</u>
Total current assets	<u>11,396,955</u>	<u>10,416,601</u>
NONCURRENT ASSETS		
Restricted cash and cash equivalents, net of current portion	3,634,808	3,584,449
Long-term investments	285,593	260,214
Construction in progress	23,886	-
Leases receivable, net of current portion	<u>104,785,550</u>	<u>108,162,094</u>
Total noncurrent assets	<u>108,729,837</u>	<u>112,006,757</u>
TOTAL ASSETS	<u><u>\$ 120,126,792</u></u>	<u><u>\$ 122,423,358</u></u>
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Accounts payable	\$ 248,793	\$ -
Accrued interest	994,433	1,011,482
Current portion of long-term debt	<u>3,850,972</u>	<u>3,596,721</u>
Total current liabilities	<u>5,094,198</u>	<u>4,608,203</u>
NONCURRENT LIABILITIES		
Long-term debt, net of current portion	<u>107,046,833</u>	<u>111,214,261</u>
TOTAL LIABILITIES	<u>112,141,031</u>	<u>115,822,464</u>
NET ASSETS		
Without donor restrictions	<u>7,985,761</u>	<u>6,600,894</u>
TOTAL NET ASSETS	<u>7,985,761</u>	<u>6,600,894</u>
TOTAL LIABILITIES AND NET ASSETS	<u><u>\$ 120,126,792</u></u>	<u><u>\$ 122,423,358</u></u>

See notes to the consolidated financial statements.

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF ACTIVITIES
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

	<u>2021</u>	<u>2020</u>
WITHOUT DONOR RESTRICTIONS		
REVENUES AND GAINS		
Leasing revenues:		
Interest income on direct financing leases	\$ 5,454,752	\$ 5,600,077
Rental revenues	480,627	466,538
Total leasing revenues	5,935,379	6,066,615
In-kind contributions	66,597	-
Investment income, net	300,385	132,332
TOTAL REVENUES AND GAINS	<u>6,302,361</u>	<u>6,198,947</u>
EXPENSES		
Program services:		
Campus facilities:		
Contributions of facility projects to the University	322,707	412,986
Insurance expense	8,630	8,632
Interest expense	4,422,637	4,842,314
Professional fees	42,340	44,623
Other operating expenses	52,853	44,812
Total campus facilities	4,849,167	5,353,367
Supporting services:		
Management and general	68,327	48
TOTAL EXPENSES	<u>4,917,494</u>	<u>5,353,415</u>
CHANGE IN NET ASSETS	1,384,867	845,532
NET ASSETS AT BEGINNING OF YEAR	6,600,894	5,755,362
NET ASSETS AT END OF YEAR	<u>\$ 7,985,761</u>	<u>\$ 6,600,894</u>

See notes to the consolidated financial statements.

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

	<u>2021</u>	<u>2020</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in net assets	\$ 1,384,867	\$ 845,532
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Amortization of bond costs	578,408	122,634
Amortization of bond premium	(1,031,585)	(259,357)
Realized and unrealized (gains) losses on investments	(276,947)	1,089
Changes in operating assets and liabilities:		
Accrued interest	(17,049)	(32,313)
Accounts payable	224,907	-
Net cash provided by operating activities	<u>862,601</u>	<u>677,585</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from sale of investments	432,415	492,121
Purchases of investments	(451,985)	(512,539)
Capital lease principal received from the University	3,130,283	2,887,973
Net cash provided by investing activities	<u>3,110,713</u>	<u>2,867,555</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Principal payments on bonds	<u>(3,460,000)</u>	<u>(3,225,000)</u>
Net cash used in financing activities	<u>(3,460,000)</u>	<u>(3,225,000)</u>
INCREASE IN CASH, CASH EQUIVALENTS AND RESTRICTED CASH	513,314	320,140
CASH, CASH EQUIVALENTS AND RESTRICTED CASH AT:		
BEGINNING OF YEAR	<u>10,171,399</u>	<u>9,851,257</u>
END OF YEAR	<u>\$ 10,684,713</u>	<u>\$ 10,171,399</u>
CASH AND CASH EQUIVALENTS	\$ 1,079,419	\$ 1,212,355
RESTRICTED CASH AND CASH EQUIVALENTS	<u>9,605,294</u>	<u>8,959,044</u>
CASH, CASH EQUIVALENTS AND RESTRICTED CASH AT END OF YEAR	<u>\$ 10,684,713</u>	<u>\$ 10,171,399</u>
SUPPLEMENTARY DISCLOSURE OF CASH FLOW INFORMATION:		
Cash paid during the year for interest	<u>\$ 4,892,860</u>	<u>\$ 5,012,924</u>
NONCASH OPERATING AND INVESTING ACTIVITIES		
Unpaid capital expenditures	<u>\$ 23,886</u>	<u>\$ -</u>

See notes to the consolidated financial statements.

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Organization

UWG Real Estate Foundation, Inc. and Subsidiaries (Foundation) are a legally separate, tax-exempt component unit of the University of West Georgia (University). The Foundation constructs research and auxiliary buildings and facilities for use by the University and then leases the completed buildings to the University. The majority of resources or income thereon that the Foundation holds and invests is restricted to real estate activities of the University. The University provides certain administrative services for the Foundation that are reflected in these consolidated financial statements.

The Foundation is the sole member of several Georgia limited liability companies (LLCs), who hold title to all assets and associated conduit debt of various construction projects.

UWG Campus Center, LLC (Campus Center) was created to finance or reimburse the cost of the renovation of the existing health and education building and the construction and equipping of a new Campus Center located on the campus of the University.

UWG Athletic Complex, LLC (Athletic Complex) was created to finance or reimburse the cost of the construction and equipping of the new Athletic Complex located on a 37-acre tract that is part of 244 acres of land adjacent to the University campus that was donated to the Board of Regents by the City of Carrollton, Georgia.

Roberts Field, LLC (Roberts Field) was created to finance or reimburse the cost of the construction, improvement, and equipping of real and personal property to be used as a student housing facility containing approximately 610 beds and related amenities, which includes a convenience store, student assembly space, and may include parking and other student housing amenities located on a 4.45 acre tract of land.

UWG Phase II, LLC (Phase II) was created to finance or reimburse the cost of the construction and equipping of approximately 473 beds of student housing and related amenities, the renovation of Bowdon Hall consisting of approximately 285 beds of student housing and the construction, and equipping of a dining facility with seating for approximately 320 persons including housing and resident life offices and related amenities containing approximately 30,896 square feet located on the campus.

Principles of Consolidation

The consolidated financial statements include the accounts of the Foundation and its wholly-owned LLCs. Intercompany balances and transactions have been eliminated in consolidation.

Basis of Accounting and Presentation

The accompanying consolidated financial statements have been prepared on the accrual basis of accounting. Accordingly, the net assets of the Foundation and changes therein are classified and reported as follows:

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Without Donor Restrictions – Net assets that are not subject to donor-imposed stipulations.

With Donor Restrictions – Net assets subject to donor-imposed stipulations that will be met either by actions of the Foundation and/or the passage of time. Additionally, net assets subject to donor-imposed stipulations that require the assets to be maintained permanently by the Foundation. Generally, the donors of these assets permit the Foundation to use all or part of the income earned on related investments for general or specific purposes.

Revenues are reported as increases in net assets without donor restrictions unless use of related assets is limited by donor-imposed restrictions. Expenses are reported as decreases in net assets without donor restrictions. Gains and losses on assets are reported as increases or decreases in net assets without donor restrictions unless their use is restricted by explicit donor stipulation or by law. Expirations of restrictions on net assets (i.e., the donor-stipulated purpose has been fulfilled and/or the stipulated time period has elapsed) are reported as net assets released from restrictions.

Cash and Cash Equivalents

The Foundation considers all liquid demand deposits with banks or financial institutions to be cash and cash equivalents.

Restricted Cash and Cash Equivalents

The Foundation maintains certain depository accounts as required by their bond indentures which are restricted as to use.

Investments

The Foundation carries investments in marketable equity securities with readily determinable fair values and investments in debt securities at their fair values in the consolidated statements of financial position. Realized and unrealized gains and losses are included in the change in net assets in the consolidated statements of activities.

Bond Costs

Debt issuance costs related to a recognized debt liability is presented in the consolidated statements of financial position as a direct deduction from the debt liability rather than as an asset. Amortization is included with interest expense in the consolidated statements of activities.

Use of Estimates in the Preparation of Consolidated Financial Statements

In preparing consolidated financial statements in conformity with accounting principles generally accepted in the United States of America (GAAP), management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingencies at the date of the consolidated financial statements and revenues and expenses during the reporting period. Actual results could differ from those estimates.

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Fair Value Measurement

The Foundation follows the Financial Accounting Standards Board (FASB) guidance related to fair value measurements and disclosures using the provisions of FASB Accounting Standards Codification (ASC) 820, *Fair Value Measurement*. This guidance provides a framework for measuring fair value and a hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy are described as follows:

- Level 1 – Inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that are accessible at the measurement date. This level of the fair value hierarchy provides the most reliable evidence of fair value and is used to measure fair value whenever available.
- Level 2 – Inputs are inputs other than quoted prices included in Level 1 that are either directly or indirectly observable for the assets or liabilities. These inputs include: (a) quoted prices for similar assets or liabilities in active markets; (b) quoted prices for identical or similar assets or liabilities in markets in which there are few transactions for the asset or liability, the prices are not current, or price quotations vary substantially either over time or among market makers, or in which little information is released publicly; (c) inputs other than quoted prices that are observable for the asset or liability; or (d) inputs that are derived principally from or corroborated by observable market data by correlation or other means. If the asset or liability has a specified (contractual) term, the Level 2 input must be observable for substantially the full-term of the asset or liability.
- Level 3 – inputs are unobservable inputs for the assets or liabilities and significant to the fair value measurement.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

Income Taxes

The Foundation is recognized by the Internal Revenue Service (IRS) as a tax-exempt organization under Section 501(c)(3) of the Internal Revenue Code (IRC). Certain types of income may be subject to tax from unrelated business income as defined by the IRC. There was no unrelated business income tax liability as of June 30, 2021 and 2020.

The Foundation follows the accounting guidance for uncertainty in income taxes using the provisions of FASB ASC 740, *Income Taxes*. As of June 30, 2021 and 2020, the Foundation has no uncertain tax positions that qualify for recognition or disclosure in the consolidated financial statements and no interest and penalties related to income taxes.

Subsequent Events

Management has evaluated subsequent events through August 27, 2021, which is the date the consolidated financial statements were available to be issued.

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020

2. CASH AND CASH EQUIVALENTS, RESTRICTED CASH, AND INVESTMENTS

The Foundation's cash and cash equivalents, and investments as of June 30, 2021 and 2020, are held as follows:

	<u>2021</u>	<u>2020</u>
The Bank of New York Trust Company, N.A.	\$ 9,605,294	\$ 8,959,044
Synovus Financial	1,079,419	1,212,355
J.P. Morgan Securities	<u>1,256,100</u>	<u>959,582</u>
Total	11,940,813	11,130,981
Less: investments	1,256,100	959,582
Less: restricted cash and cash equivalents	<u>9,605,294</u>	<u>8,959,044</u>
Total cash and cash equivalents	<u>\$ 1,079,419</u>	<u>\$ 1,212,355</u>

The accounts at The Bank of New York Trust Company, N.A. (Trustee) are restricted under the bond indentures for various purposes and are shown as restricted cash and cash equivalents on the consolidated statements of financial position. The noncurrent portion of restricted cash and cash equivalents is made up of debt service reserve accounts on each of the bonds, which represent funds held by the Trustee to cover principal and interest payments in the event that there are insufficient deposits to cover such payments. The Foundation has not experienced any such shortfall in deposits as of June 30, 2021.

3. CAPITAL LEASES

Ground Leases

The Foundation ground leases, for a nominal annual amount, from the Board of Regents of the University System of Georgia (Board of Regents), the land on which the Campus Center, Athletic Complex, Roberts Field, Athletic Office Building, and Phase II, are located. These ground leases have an original term of 27 to 30 years through 2035, 2039, 2041, 2039, and 2042, respectively. Upon termination of the leases, the ownership of the land and improvements to the properties will revert back to the Board of Regents.

Facility Leases

The Foundation constructs auxiliary buildings and facilities (Projects) for use by the University and then leases the completed buildings to the University. The Foundation has recorded leases receivable for the leases under rental agreements with the Board of Regents. Each rental agreement expires June 30 of each year, but is renewable on a year-by-year basis at the option of the Board of Regents until the expiration of the ground leases. The Board of Regents failure to exercise its option to renew the leases through the ground lease expiration dates has been determined to be unlikely and; therefore, the leases receivable have been recorded.

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020

3. CAPITAL LEASES – CONTINUED

The summary of the dates each of the facilities was placed in service as well as the requirements under the capital leases as of June 30, 2021, are as follows:

	Campus Center	Athletic Complex		Roberts Field		Athletic Office Building		Phase II		Total
		2007	2010	2013	2013	2013	2013	2014	2014	
In-service date (fiscal year)										
Future lease payments are as follows:										
2022	\$ 2,092,859	\$ 1,796,315	\$ 1,720,767	\$ 242,494	\$ 2,819,858	\$ 8,672,293				
2023	2,118,779	1,852,429	1,722,543	242,494	2,820,414	8,756,659				
2024	2,150,953	1,916,451	1,722,843	242,494	2,820,922	8,853,663				
2025	2,177,506	1,978,024	1,726,627	242,494	2,823,402	8,948,053				
2026	2,209,985	2,042,546	1,727,861	242,494	2,824,729	9,047,615				
Thereafter	18,904,686	29,532,843	26,510,835	3,152,421	45,364,701	123,465,486				
Total payments	29,654,768	39,118,608	35,131,476	4,364,891	59,474,026	167,743,769				
Less: amount representing interest	7,751,267	13,414,239	14,155,498	1,345,069	22,915,603	59,581,676				
Present value of minimum lease payments	\$ 21,903,501	\$ 25,704,369	\$ 20,975,978	\$ 3,019,822	\$ 36,558,423	\$ 108,162,093				

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020

4. LONG-TERM DEBT

Net long-term debt reported on the consolidated statement of financial position is comprised of the following as of June 30, 2021:

Project Funded	2011 Bond	2012 Bond	2012 Bond	2012 Bond	2014 Bond	2014 Bond	2014 Bond	Total
	Issue	Issue	Issue	Issue	Issue	Issue	Issue	
Revenue Anticipation								
Certificates payable	\$ 22,405,000	\$ 2,950,000	\$ 14,765,000	\$ 36,815,000	\$ 25,420,000	\$ 6,885,000	\$ 109,240,000	
Net premium (discount) on certificates payable	(246,216)	(35,103)	444,882	1,044,088	1,678,021	471,979	3,357,651	
Net debt issuance costs on certificates payable	(431,832)	(55,500)	(161,741)	(622,228)	(324,946)	(103,599)	(1,699,846)	
Net long-term debt	<u>\$ 21,726,952</u>	<u>\$ 2,859,397</u>	<u>\$ 15,048,141</u>	<u>\$ 37,236,860</u>	<u>\$ 26,773,075</u>	<u>\$ 7,253,380</u>	<u>\$ 110,897,805</u>	

The Foundation's long-term debt consists of several Revenue Anticipation Certificates issued through the Carrollton Payroll Development Authority (Authority). The Authority issues bonds and executes a "transfer and assignment", which effectively transfers any right or obligation associated with the issuance from the Authority to the Trustee. The proceeds of the sale of the certificates are loaned to the respective LLC, whose sole member is the Foundation, to finance or reimburse the cost of the construction, renovation or equipping of facilities located on the campus of the University. In addition, proceeds were used to fund capitalized interest on the certificates, fund a debt service reserve fund for the certificates, and pay costs of issuance.

**UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

4. LONG-TERM DEBT – CONTINUED

Details of the Foundation's long-term debt are as follows as of June 30, 2021:

Project Funded	2011 Bond	2012 Bond	2012 Bond	2012 Bond	2012 Bond	2012 Bond	2014 Bond	2014 Bond	2014 Bond	Total
	Issue	Issue	Issue	Issue	Issue	Issue	Issue	Issue		
	Roberts Field	Athletic Office Building	Campus Center – Refinance	Phase II	Athletic Complex – Refinance	Campus Center – Refinance	Athletic Complex – Refinance	Campus Center – Refinance		
Issue date	10/25/2011	4/12/2012	8/2/2012	7/17/2012	12/18/2014	12/18/2014	12/18/2014	12/18/2014		
Payment dates	7/1 and 1/1	12/15 and 6/15	8/1 and 2/1	6/15 and 12/15	12/15 and 6/15	8/1 and 2/1	12/15 and 6/15	8/1 and 2/1		
Interest rates	2.0 – 5.0%	2.0 – 4.25%	2.0 – 5.0%	2.0 – 5.0%	2.0 – 5.0%	2.0 – 5.0%	2.0 – 5.0%	2.0 – 5.0%		
Total issue	\$ 26,410,000	\$ 3,780,000	\$ 18,925,000	\$ 43,690,000	\$ 27,660,000	\$ 8,175,000	\$ 27,660,000	\$ 8,175,000	\$ 128,640,000	
Principal paid to-date	4,005,000	830,000	4,160,000	6,875,000	2,240,000	1,290,000	2,240,000	1,290,000	19,400,000	
Outstanding, end of year	\$ 22,405,000	\$ 2,950,000	\$ 14,765,000	\$ 36,815,000	\$ 25,420,000	\$ 6,885,000	\$ 25,420,000	\$ 6,885,000	\$ 109,240,000	
Future principal requirements are as follows:										
2022	\$ 695,000	\$ 120,000	\$ 1,140,000	\$ 1,105,000	\$ 615,000	\$ -	\$ 615,000	\$ -	\$ 3,675,000	
2023	720,000	120,000	1,210,000	1,160,000	690,000	-	690,000	-	3,900,000	
2024	745,000	125,000	1,295,000	1,195,000	790,000	-	790,000	-	4,150,000	
2025	770,000	130,000	1,385,000	1,255,000	895,000	-	895,000	-	4,435,000	
2026	800,000	135,000	1,475,000	1,310,000	1,000,000	-	1,000,000	-	4,720,000	
Thereafter	18,675,000	2,320,000	8,260,000	30,790,000	21,430,000	6,885,000	21,430,000	6,885,000	88,360,000	
Total	\$ 22,405,000	\$ 2,950,000	\$ 14,765,000	\$ 36,815,000	\$ 25,420,000	\$ 6,885,000	\$ 25,420,000	\$ 6,885,000	\$ 109,240,000	

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020

4. LONG-TERM DEBT – CONTINUED

Project Funded	2011 Bond	2012 Bond	2012 Bond	2012 Bond	2014 Bond	2014 Bond	Total
	Issue	Issue	Issue	Issue	Issue	Issue	
	Roberts Field	Athletic Office Building	Campus Center – Refinance	Phase II	Athletic Complex – Refinance	Campus Center – Refinance	
Future interest requirements are as follows:							
2022	\$ 969,473	\$ 117,738	\$ 564,763	\$ 1,665,269	\$ 1,150,125	\$ 316,706	\$ 4,784,074
2023	945,843	113,838	520,263	1,610,019	1,125,525	316,706	4,632,194
2024	919,923	109,938	457,638	1,575,219	1,091,025	316,706	4,470,449
2025	892,358	105,563	404,488	1,515,469	1,051,025	316,706	4,285,609
2026	863,098	101,013	346,838	1,461,044	1,006,775	316,706	4,095,474
Thereafter	7,934,295	737,225	768,956	13,559,531	7,422,800	2,261,634	32,684,441
Total	\$ 12,524,990	\$ 1,285,315	\$ 3,062,946	\$ 21,386,551	\$ 12,847,275	\$ 3,845,164	\$ 54,952,241

	Principal	Interest	Total
Total debt service requirements are as follows:			
2022	\$ 3,675,000	\$ 4,784,074	\$ 8,459,074
2023	3,900,000	4,632,194	8,532,194
2024	4,150,000	4,470,449	8,620,449
2025	4,435,000	4,285,609	8,720,609
2026	4,720,000	4,095,474	8,815,474
Thereafter	88,360,000	32,684,441	121,044,441
Total	\$ 109,240,000	\$ 54,952,241	\$ 164,192,241

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020

4. LONG-TERM DEBT – CONTINUED

Each of the bond series were issued at a premium or discount. These amounts are to be amortized over the life of the respective certificates. The premium is used to offset interest expense and the discount is amortized to interest expense. Details related to each bond series as of June 30, 2021, are as follows:

Project Funded	2011 Bond		2012 Bond		2012 Bond		2014 Bond		2014 Bond		Total			
	Issue	Life	Issue	Life	Issue	Life	Issue	Life	Issue	Life				
Life of certificates		30 years		27 years		19 years		25 years		20 years				
Total premium (discount)	\$	(425,648)	\$	(68,320)	\$	1,313,376	\$	1,830,279	\$	2,704,079	\$	714,785	\$	6,068,551
Accumulated amortization, end of year		179,432		33,218		(868,493)		(786,193)		(1,026,058)		(242,806)		(2,710,900)
Future amortization of the (premium) discount is as follows:														
2022	\$	19,058	\$	3,216	\$	(82,030)	\$	(81,298)	\$	(150,215)	\$	(38,874)	\$	(330,143)
2023		18,593		3,109		(75,566)		(78,601)		(147,003)		(38,874)		(318,342)
2024		18,084		3,003		(66,470)		(76,902)		(142,497)		(38,874)		(303,656)
2025		17,542		2,883		(58,750)		(73,985)		(137,338)		(38,874)		(288,522)
2026		16,967		2,759		(50,377)		(71,328)		(131,493)		(38,874)		(272,346)
Thereafter		155,972		20,132		(111,690)		(661,972)		(969,475)		(277,609)		(1,844,642)
Total	\$	246,216	\$	35,102	\$	(444,883)	\$	(1,044,086)	\$	(1,678,021)	\$	(471,979)	\$	(3,357,651)

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
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4. LONG-TERM DEBT – CONTINUED

Bond issuance costs consisted of the following as of June 30, 2021:

Project Funded	2011 Bond Issue	2012 Bond Issue		2012 Bond Issue		2012 Bond Issue		2014 Bond Issue		Total
		Athletic Office Building	Athletic Office Building	Campus Center – Refinance	Campus Center – Refinance	Athletic Complex – Refinance	Athletic Complex – Refinance	Campus Center – Refinance	Campus Center – Refinance	
Life of certificates	30 years	27 years	19 years	30 years	25 years	20 years				
Total cost of issuance	\$ 807,728	\$ 112,480	\$ 460,129	\$ 1,118,364	\$ 527,128	\$ 161,525	\$ 3,187,354			
Accumulated amortization, end of year	375,896	56,980	298,388	496,136	202,182	57,926	1,487,508			
Future amortization of bond costs is as follows:										
2022	\$ 34,571	\$ 5,274	\$ 27,527	\$ 49,402	\$ 28,975	\$ 8,422	\$ 154,171			
2023	33,499	5,060	25,402	47,920	28,274	8,422	148,577			
2024	32,388	4,845	23,146	46,363	27,488	8,422	142,652			
2025	31,238	4,622	20,731	44,759	26,587	8,422	136,359			
2026	30,050	4,389	18,149	43,075	25,567	8,422	129,652			
Thereafter	270,086	31,310	46,786	390,709	188,055	61,489	988,435			
Total	\$ 431,832	\$ 55,500	\$ 161,741	\$ 622,228	\$ 324,946	\$ 103,599	\$ 1,699,846			

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020

5. FAIR VALUE MEASUREMENT

The Foundation's assets and liabilities measured at fair value are based on one or more of three valuation techniques, which include the following:

Market approach – prices and other relevant information generated by market transactions involving identical or comparable assets or liabilities.

Cost approach – amount that would be required to replace the service capacity of an asset (replacement cost).

Income approach – techniques to convert future amounts to a single, present amount based on market expectations (including present value techniques, option-pricing models, and lattice models).

Level 1 investments are valued primarily at the closing price reported on the active market on which the individual securities are traded. Level 2 investments consist of government and corporate bonds that are not publicly traded in active markets and are valued using an income approach.

The preceding methods described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although management believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date. There have been no changes in the methodologies used as of June 30, 2021 and 2020.

The following table presents the financial assets subject to fair value measurement by valuation hierarchy level as of June 30, 2021:

	<u>Level 1</u>	<u>Level 2</u>	<u>Total</u>
ASSETS			
Investments:			
Money market accounts	\$ 23,604	\$ -	\$ 23,604
Government and agency securities	-	142,017	142,017
Corporate bonds	-	151,672	151,672
Equity securities	938,807	-	938,807
Total investments	<u>\$ 962,411</u>	<u>\$ 293,689</u>	<u>\$ 1,256,100</u>

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
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5. FAIR VALUE MEASUREMENT – CONTINUED

The following table presents the financial assets subject to fair value measurement by valuation hierarchy level as of June 30, 2020:

	<u>Level 1</u>	<u>Level 2</u>	<u>Total</u>
ASSETS			
Investments:			
Money market accounts	\$ 16,471	\$ -	\$ 16,471
Government and agency securities	-	84,762	84,762
Corporate bonds	-	178,200	178,200
Equity securities	680,149	-	680,149
Total investments	<u>\$ 696,620</u>	<u>\$ 262,962</u>	<u>\$ 959,582</u>

6. FUNCTIONAL EXPENSES

Project costs have been summarized on a functional basis in the consolidated statements of activities. Accordingly, certain costs have been allocated among the projects benefited. Expenses allocated include accounting fees and insurance expense. These costs are allocated evenly across the programs benefited. All other expenses are charged directly to the projects for which the expense was incurred.

The following table represents the functional allocation of expenses for the year ended June 30, 2021:

	<u>Program Services</u>	<u>Supporting Services</u>	
	<u>Campus Facilities</u>	<u>Management and General</u>	<u>Total</u>
Contributions to the University	\$ 322,707	\$ -	\$ 322,707
Compensation and benefits	-	60,193	60,193
Insurance expense	8,630	-	8,630
Interest expense	4,422,637	-	4,422,637
Professional fees	42,340	1,519	43,859
Other operating expenses	52,853	211	53,064
Rent expense	-	6,404	6,404
Total	<u>\$ 4,849,167</u>	<u>\$ 68,327</u>	<u>\$ 4,917,494</u>

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020

6. FUNCTIONAL EXPENSES – CONTINUED

The following table represents the functional allocation of expenses for the year ended June 30, 2020:

	Program Services	Supporting Services	
	Campus Facilities	Management and General	Total
Contributions to the University	\$ 412,986	\$ -	\$ 412,986
Insurance expense	8,632	-	8,632
Interest expense	4,842,314	-	4,842,314
Professional fees	44,623	-	44,623
Other operating expenses	44,812	48	44,860
Total	<u>\$ 5,353,367</u>	<u>\$ 48</u>	<u>\$ 5,353,415</u>

7. CONCENTRATIONS

Deposit Concentration

The Foundation maintains depository relationships with financial institutions that are Federal Deposit Insurance Corporation (FDIC) insured institutions. The FDIC insures deposits up to \$250,000. At times, the Foundation's deposits may exceed FDIC insurance limits. Management has not experienced any losses with these accounts and believes the Foundation is not exposed to any significant credit risk.

Receivable and Revenue Concentration

As of June 30, 2021 and 2020, all leases receivable and related revenue were from the University.

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020

8. LIQUIDITY AND FUNDS AVAILABLE

The following table reflects the Foundation's financial assets as of June 30, 2021 and 2020, reduced by amounts not available for expenditure within one year. Financial assets are considered unavailable when illiquid or not convertible to cash within one year or restricted by bond indentures.

	<u>2021</u>	<u>2020</u>
Financial assets:		
Cash and cash equivalents	\$ 10,684,713	\$ 10,171,399
Investments	1,256,100	959,582
Leases receivable (not net of unearned interest)	<u>167,743,769</u>	<u>176,328,755</u>
Financial assets, at year end	<u>179,684,582</u>	<u>187,459,736</u>
Less those unavailable for general expenditure within one year due to:		
Restricted cash required by bond indentures	(9,605,294)	(8,959,044)
Investments not convertible to cash within the next 12 months	(285,593)	(260,214)
Leases receivable not due within the next 12 months	<u>(159,071,477)</u>	<u>(167,743,770)</u>
	<u>(168,962,364)</u>	<u>(176,963,028)</u>
Financial assets available to meet cash needs for general expenditures within one year	<u>\$ 10,722,218</u>	<u>\$ 10,496,708</u>

The Foundation's restricted items consist of certain depository accounts as required by its bond indentures which are restricted as to use, investments that cannot be converted to cash in the next 12 months, and leases receivable that are not due within the next 12 months from the University.

9. RECLASSIFICATIONS

Certain reclassifications have been made to the 2020 financial statements to conform to the 2021 presentation.

10. RISKS AND UNCERTAINTIES

As a result of the spread of the COVID-19 coronavirus, economic uncertainties have arisen whose potential impact is unknown at this time. The Foundation is monitoring the risk and considers it to be diminishing.

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020

11. SUBSEQUENT PRONOUNCEMENTS

In May 2014, the FASB issued Accounting Standards Update (ASU) 2014-09, *Revenue from Contracts with Customers*, which outlines a single comprehensive model for entities to use in accounting for revenue arising from contracts with customers and supersedes most current revenue recognition guidance, including industry-specific guidance. ASU 2014-09 outlines a five-step process for revenue recognition that focuses on transfer of control, as opposed to transfer of risk and rewards, and also requires enhanced disclosures regarding the nature, amount, timing and uncertainty of revenues and cash flows from contracts with customers. Major provisions include determining which goods and services are distinct and represent separate performance obligations, how variable consideration (which may include change orders and claims) is recognized, whether revenue should be recognized at a point in time or over time and ensuring the time value of money is considered in the transaction price. The FASB has issued several additional ASUs that affect the original ASU 2014-09, which will be implemented in conjunction with the original guidance. Management is currently evaluating the impact of the collective ASUs.

In February 2016, the FASB issued ASU 2016-02, *Leases* (Topic 842), which requires entities entering into certain operating lease arrangements to recognize certain lease assets and lease liabilities on the statement of financial position and to disclose key information about leasing arrangements. The FASB has issued several additional ASUs that affect the original ASU 2016-02, which will be implemented in conjunction with the original guidance. Management is currently evaluating the impact of the collective ASUs.

In June 2020, FASB issued ASU 2020-05, *Revenue from Contracts with Customers* (Topic 606) *and Leases* (Topic 842), which extends the effective date of Topics 606 and 842, discussed above, to fiscal years beginning after December 15, 2021.

SUPPLEMENTARY INFORMATION

**UWG REAL ESTATE FOUNDATION, INC.
UWG CAMPUS CENTER, LLC
SCHEDULES OF FINANCIAL POSITION
JUNE 30, 2021 AND 2020**

ASSETS		
	2021	2020
CURRENT ASSETS		
Cash and cash equivalents	\$ 77,691	\$ 243,062
Current portion of restricted cash and cash equivalents	2,234,685	2,034,526
Bond costs, net		
Current portion of leases receivable, net	1,136,411	1,061,389
Total current assets	3,448,787	3,338,977
NONCURRENT ASSETS		
Restricted cash and cash equivalents, net of current portion	1,145,225	1,092,441
Leases receivable, net of current portion	20,767,090	21,903,501
Total noncurrent assets	21,912,315	22,995,942
TOTAL ASSETS	\$ 25,361,102	\$ 26,334,919
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Accounts payable	\$ -	\$ -
Accrued interest	387,483	391,049
Current portion of long-term debt	1,224,955	1,143,455
Total current liabilities	1,612,438	1,534,504
NONCURRENT LIABILITIES		
Long-term debt, net of current portion	21,076,566	22,465,269
TOTAL LIABILITIES	22,689,004	23,999,773
NET ASSETS		
Without donor restrictions	2,672,098	2,335,146
TOTAL NET ASSETS	2,672,098	2,335,146
TOTAL LIABILITIES AND NET ASSETS	\$ 25,361,102	\$ 26,334,919

See independent auditors' report.

**UWG REAL ESTATE FOUNDATION, INC.
UWG CAMPUS CENTER, LLC
SCHEDULES OF ACTIVITIES
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

	<u>2021</u>	<u>2020</u>
WITHOUT DONOR RESTRICTIONS		
REVENUES AND GAINS		
Interest income on direct financing leases	\$ 1,005,985	\$ 1,050,417
Rental revenue	88,180	85,613
Investment income, net	977	38,008
TOTAL REVENUES AND GAINS	<u>1,095,142</u>	<u>1,174,038</u>
EXPENSES		
Contributions of facility projects to the University	56,727	100,103
Insurance expense	2,158	2,159
Interest expense	676,349	869,189
Professional fees	10,550	12,136
Other operating expenses	12,406	12,460
TOTAL EXPENSES	<u>758,190</u>	<u>996,047</u>
CHANGE IN NET ASSETS	336,952	177,991
NET ASSETS AT BEGINNING OF YEAR	<u>2,335,146</u>	<u>2,157,155</u>
NET ASSETS AT END OF YEAR	<u>\$ 2,672,098</u>	<u>\$ 2,335,146</u>

See independent auditors' report.

**UWG REAL ESTATE FOUNDATION, INC.
UWG ATHLETIC COMPLEX, LLC
SCHEDULES OF FINANCIAL POSITION
JUNE 30, 2021 AND 2020**

ASSETS		
	2021	2020
CURRENT ASSETS		
Cash and cash equivalents	\$ 242,711	\$ 238,160
Current portion of restricted cash and cash equivalents	234,578	179,380
Current portion of leases receivable, net	690,061	601,855
Total current assets	1,167,350	1,019,395
NONCURRENT ASSETS		
Restricted cash and cash equivalents, net of current portion	250,547	250,473
Leases receivable, net of current portion	28,034,131	28,724,193
Total noncurrent assets	28,284,678	28,974,666
TOTAL ASSETS	\$ 29,452,028	\$ 29,994,061
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Accrued interest	\$ 52,828	\$ 53,647
Current portion of long-term debt	847,750	737,159
Total current liabilities	900,578	790,806
NONCURRENT LIABILITIES		
Long-term debt, net of current portion	28,784,722	29,849,976
TOTAL LIABILITIES	29,685,300	30,640,782
NET ASSETS		
Without donor restrictions	(233,272)	(646,721)
TOTAL NET ASSETS	(233,272)	(646,721)
TOTAL LIABILITIES AND NET ASSETS	\$ 29,452,028	\$ 29,994,061

See independent auditors' report.

**UWG REAL ESTATE FOUNDATION, INC.
UWG ATHLETIC COMPLEX, LLC
SCHEDULES OF ACTIVITIES
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

	2021	2020
WITHOUT DONOR RESTRICTIONS		
REVENUES AND GAINS		
Interest income on direct financing leases	\$ 1,379,089	\$ 1,405,179
Rental revenue	52,191	50,671
Investment income, net	651	11,477
TOTAL REVENUES AND GAINS	1,431,931	1,467,327
EXPENSES		
Contributions of facility projects to the University	6,800	251,321
Insurance expense	2,157	2,158
Interest expense	987,033	1,230,319
Professional fees	10,175	11,579
Other operating expenses	12,317	12,335
TOTAL EXPENSES	1,018,482	1,507,712
CHANGE IN NET ASSETS	413,449	(40,385)
NET ASSETS AT BEGINNING OF YEAR	(646,721)	(606,336)
NET ASSETS AT END OF YEAR	\$ (233,272)	\$ (646,721)

See independent auditors' report.

**UWG REAL ESTATE FOUNDATION, INC.
ROBERTS FIELD, LLC
SCHEDULES OF FINANCIAL POSITION
JUNE 30, 2021 AND 2020**

ASSETS		
	2021	2020
CURRENT ASSETS		
Cash and cash equivalents	\$ 273,420	\$ 254,596
Current portion of restricted cash and cash equivalents	2,253,384	2,102,178
Current portion of leases receivable, net	556,925	522,787
Total current assets	3,083,729	2,879,561
NONCURRENT ASSETS		
Restricted cash and cash equivalents, net of current portion	833,005	835,878
Construction in progress	7,962	-
Leases receivable, net of current portion	20,419,053	20,975,978
Total noncurrent assets	21,260,020	21,811,856
TOTAL ASSETS	\$ 24,343,749	\$ 24,691,417
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Accounts payable	\$ 110,713	\$ -
Accrued interest	484,736	495,624
Current portion of long-term debt	641,371	627,311
Total current liabilities	1,236,820	1,122,935
NONCURRENT LIABILITIES		
Long-term debt, net of current portion	21,085,581	21,584,286
TOTAL LIABILITIES	22,322,401	22,707,221
NET ASSETS		
Without donor restrictions	2,021,348	1,984,196
TOTAL NET ASSETS	2,021,348	1,984,196
TOTAL LIABILITIES AND NET ASSETS	\$ 24,343,749	\$ 24,691,417

See independent auditors' report.

**UWG REAL ESTATE FOUNDATION, INC.
ROBERTS FIELD, LLC
SCHEDULES OF ACTIVITIES
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

	<u>2021</u>	<u>2020</u>
WITHOUT DONOR RESTRICTIONS		
REVENUES AND GAINS		
Interest income on direct financing leases	\$ 1,194,072	\$ 1,222,391
Rental revenue	135,228	131,289
Investment income, net	656	23,467
TOTAL REVENUES AND GAINS	<u>1,329,956</u>	<u>1,377,147</u>
EXPENSES		
Contributions of facility projects to the University	109,069	18,673
Insurance expense	2,158	2,158
Interest expense	1,154,828	1,033,936
Professional fees	10,175	10,454
Other operating expenses	16,574	8,443
TOTAL EXPENSES	<u>1,292,804</u>	<u>1,073,664</u>
CHANGE IN NET ASSETS	37,152	303,483
NET ASSETS AT BEGINNING OF YEAR	<u>1,984,196</u>	<u>1,680,713</u>
NET ASSETS AT END OF YEAR	<u><u>\$ 2,021,348</u></u>	<u><u>\$ 1,984,196</u></u>

See independent auditors' report.

**UWG REAL ESTATE FOUNDATION, INC.
UWG PHASE II, LLC
SCHEDULES OF FINANCIAL POSITION
JUNE 30, 2021 AND 2020**

ASSETS		
	2021	2020
CURRENT ASSETS		
Cash and cash equivalents	\$ 388,033	\$ 377,281
Current portion of restricted cash and cash equivalents	1,247,839	1,058,511
Current portion of leases receivable, net	993,146	944,252
Total current assets	2,629,018	2,380,044
NONCURRENT ASSETS		
Restricted cash and cash equivalents, net of current portion	1,406,031	1,405,657
Construction in progress	15,924	-
Leases receivable, net of current portion	35,565,276	36,558,422
Total noncurrent assets	36,987,231	37,964,079
TOTAL ASSETS	\$ 39,616,249	\$ 40,344,123
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Accounts payable	\$ 138,080	\$ -
Accrued interest	69,386	71,162
Current portion of long-term debt	1,136,896	1,088,796
Total current liabilities	1,344,362	1,159,958
NONCURRENT LIABILITIES		
Long-term debt, net of current portion	36,099,964	37,314,730
TOTAL LIABILITIES	37,444,326	38,474,688
NET ASSETS		
Without donor restrictions	2,171,923	1,869,435
TOTAL NET ASSETS	2,171,923	1,869,435
TOTAL LIABILITIES AND NET ASSETS	\$ 39,616,249	\$ 40,344,123

See independent auditors' report.

**UWG REAL ESTATE FOUNDATION, INC.
UWG PHASE II, LLC
SCHEDULES OF ACTIVITIES
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

	<u>2021</u>	<u>2020</u>
WITHOUT DONOR RESTRICTIONS		
REVENUES		
Interest income on direct financing leases	\$ 1,875,606	\$ 1,922,090
Rental revenue	205,028	198,965
Investment income, net	1,545	39,982
TOTAL REVENUES	<u>2,082,179</u>	<u>2,161,037</u>
EXPENSES		
Contributions of facility projects to the University	150,111	42,889
Insurance expense	2,157	2,157
Interest expense	1,604,427	1,708,870
Professional fees	11,440	10,454
Other operating expenses	11,556	11,574
TOTAL EXPENSES	<u>1,779,691</u>	<u>1,775,944</u>
CHANGE IN NET ASSETS	302,488	385,093
NET ASSETS AT BEGINNING OF YEAR	<u>1,869,435</u>	<u>1,484,342</u>
NET ASSETS AT END OF YEAR	<u>\$ 2,171,923</u>	<u>\$ 1,869,435</u>

See independent auditors' report.

**UWG REAL ESTATE FOUNDATION, INC.
SCHEDULES OF FINANCIAL POSITION
JUNE 30, 2021 AND 2020**

ASSETS		
	2021	2020
CURRENT ASSETS		
Cash and cash equivalents	\$ 97,564	\$ 99,256
Short-term investments	970,507	699,368
Total current assets	1,068,071	798,624
NONCURRENT ASSETS		
Long-term investments	285,593	260,214
TOTAL ASSETS	\$ 1,353,664	\$ 1,058,838
LIABILITIES AND NET ASSETS		
TOTAL LIABILITIES	\$ -	\$ -
NET ASSETS		
Without donor restrictions	1,353,664	1,058,838
TOTAL NET ASSETS	1,353,664	1,058,838
TOTAL LIABILITIES AND NET ASSETS	\$ 1,353,664	\$ 1,058,838

See independent auditors' report.

**UWG REAL ESTATE FOUNDATION, INC.
SCHEDULES OF ACTIVITIES
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

	<u>2021</u>	<u>2020</u>
WITHOUT DONOR RESTRICTIONS		
REVENUES		
Investment income, net	\$ 296,556	\$ 19,398
In-kind contributions	66,597	-
TOTAL REVENUES	<u>363,153</u>	<u>19,398</u>
EXPENSES		
Compensation and benefits	60,193	-
Professional fees	1,519	-
Rent expense	6,404	-
Other operating expenses	211	48
TOTAL EXPENSES	<u>68,327</u>	<u>48</u>
CHANGE IN NET ASSETS	294,826	19,350
NET ASSETS AT BEGINNING OF YEAR	<u>1,058,838</u>	<u>1,039,488</u>
NET ASSETS AT END OF YEAR	<u>\$ 1,353,664</u>	<u>\$ 1,058,838</u>

See independent auditors' report.