UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES

CONSOLIDATED FINANCIAL REPORT

JUNE 30, 2024

MAULDIN & JENKINS

CPAs & ADVISORS

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AND SUBSIDIARIES

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INDEPENDENT AUDITOR'S REPORT

To the Board of Trustees of
the UWG Real Estate Foundation, Inc. and Subsidiaries
Carrollton, Georgia

Opinion

We have audited the accompanying consolidated financial statements of the **UWG Real Estate Foundation, Inc. and Subsidiaries** (the "Real Estate Foundation") (a nonprofit organization), which comprise the consolidated statements of financial position as of June 30, 2024 and 2023, and the related consolidated statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of the UWG Real Estate Foundation, Inc. and Subsidiaries as of June 30, 2024 and 2023, 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.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the UWG Real Estate Foundation, Inc. and Subsidiaries and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated 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 consolidated financial statements that are free from material misstatements, whether due to fraud or error.

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the UWG Real Estate Foundation, Inc. and Subsidiaries' ability to continue as a going concern within one year after the date that the consolidated financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Real Estate Foundation's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Real Estate Foundation's ability to continue as a going concern for a reasonable period.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Report on Supplemental Information

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The supplemental information on pages 28-32 is presented for purposes of additional analysis and is not a required part of the consolidated 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 consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplemental information is fairly stated in all material respects in relation to the consolidated financial statements as a whole.

Mauldin & Jenkins, LLC

Atlanta, Georgia
September 6, 2024

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
JUNE 30, 2024 AND 2023

	2024	2023
ASSETS		
Cash and cash equivalents	**$ 375,982**	$ 443,462
Accounts receivable - related party	**69,104**	-
Net investments in direct financing leases	**97,839,365**	101,498,998
Investments	**1,304,884**	1,191,168
Assets limited as to use	**8,986,903**	10,741,517
Total assets	**$ 108,576,238**	$ 113,875,145
LIABILITIES AND NET ASSETS		
Liabilities		
Accounts payable	**$ 854,576**	$ 1,809,929
Accrued interest payable	**877,552**	918,308
Bonds payable, net	**95,997,982**	100,247,829
Total liabilities	**97,730,110**	102,976,066
Net assets		
Without donor restrictions	**10,846,128**	10,899,079
Total net assets	**10,846,128**	10,899,079
Total liabilities and net assets	**$ 108,576,238**	$ 113,875,145

See Notes to Consolidated Financial Statements.

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF ACTIVITIES
FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

	2024 Without Donor Restrictions	2023 Without Donor Restrictions
REVENUES AND OTHER SUPPORT		
In-kind contributions	**$ 112,139**	$ 120,429
Investment income, net of investment fees	**550,886**	389,934
Net realized and unrealized gains on investments	**87,622**	71,305
Leasing income:		
Rental revenue	**525,090**	509,795
Interest income on direct financing leases	**5,194,032**	5,078,574
Other income	**69,106**	364,921
Total leasing income	**5,788,228**	5,953,290
Total revenues and other support	**6,538,875**	6,534,958
EXPENSES		
Program services		
Campus facilities:		
Interest expense	**4,316,062**	4,255,207
Professional fees	**53,196**	38,085
Contribution expense of facility projects to the University	**2,030,706**	2,619,322
Salaries and benefits	**20,419**	27,473
Total campus facilities	**6,420,383**	6,940,087
Total program services	**6,420,383**	6,940,087
Supporting services		
Administration and general	**171,443**	161,002
Total supporting services	**171,443**	161,002
Total expenses	**6,591,826**	7,101,089
CHANGE IN NET ASSETS	**(52,951)**	(566,131)
NET ASSETS, BEGINNING	**10,899,079**	11,465,210
NET ASSETS, ENDING	**$ 10,846,128**	$ 10,899,079

See Notes to Consolidated Financial Statements.

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED JUNE 30, 2024

	Program services		Supporting services	
	Campus facilities	Total program services	Administration and general	Total
Bond administration expenses	$ 26,021	$ 26,021	$ -	$ 26,021
Contribution expense of facility projects to the University	2,030,706	2,030,706	-	2,030,706
Insurance	-	-	9,328	9,328
Interest expense	4,316,062	4,316,062	-	4,316,062
Professional fees	27,175	27,175	70,395	97,570
Rentals	-	-	4,918	4,918
Salaries and benefits	20,419	20,419	86,802	107,221
Total expenses	$ 6,420,383	$ 6,420,383	$ 171,443	$ 6,591,826

See Notes to Consolidated Financial Statements.

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED JUNE 30, 2023

	Program services		Supporting services	
	Campus facilities	Total program services	Administration and general	Total
Bond administration expenses	$ 26,020	$ 26,020	$ -	$ 26,020
Contribution expense of facility projects to the University	2,619,322	2,619,322	-	2,619,322
Insurance	-	-	9,328	9,328
Interest expense	4,255,207	4,255,207	-	4,255,207
Miscellaneous	-	-	248	248
Professional fees	38,085	38,085	32,450	70,535
Rentals	-	-	5,868	5,868
Salaries and benefits	27,473	27,473	87,088	114,561
Total expenses	$ 6,966,107	$ 6,966,107	$ 134,982	$ 7,101,089

See Notes to Consolidated Financial Statements.

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

	2024	2023
OPERATING ACTIVITIES		
Change in net assets	$ (52,951)	$ (566,131)
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Net realized and unrealized (gains) on investments	(87,622)	(71,305)
Amortization of debt issuance costs	178,356	70,017
Amortization of original bond issue net premium	(278,203)	(395,874)
(Increase) decrease in accounts receivable - related party	(69,104)	197,463
Decrease in net investments in direct financing leases	3,659,633	3,678,084
(Decrease) increase in accounts payable	(955,353)	1,740,359
(Decrease) in accrued interest payable	(40,756)	(38,169)
Net cash provided by operating activities	2,354,000	4,614,444
INVESTING ACTIVITIES		
Proceeds from sales of investments	430,161	658,466
Purchases of investments	(456,255)	(682,152)
Net cash (used in) investing activities	(26,094)	(23,686)
FINANCING ACTIVITIES		
Bond redemption	(4,150,000)	(3,900,000)
Net cash (used in) financing activities	(4,150,000)	(3,900,000)
Net (decrease) increase in cash and cash equivalents	(1,822,094)	690,758
Cash and cash equivalents, at beginning of year	11,184,979	10,494,221
Cash and cash equivalents, at end of year	$ 9,362,885	$ 11,184,979
Operating	$ 375,982	$ 443,462
Assets limited as to use	8,986,903	10,741,517
	$ 9,362,885	$ 11,184,979
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION		
Interest paid	$ 4,456,667	$ 4,619,232

See Notes to Consolidated Financial Statements.

NOTE 1. NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES

Nature of activities:

The UWG Real Estate Foundation, Inc. and Subsidiaries (the “Real Estate Foundation”) is a nonprofit foundation that was formed and incorporated under the laws of the State of Georgia in 2004 to construct research and auxiliary buildings and facilities for use by the University through leases. The majority of the resources or income that the Real Estate Foundation holds and invests is restricted to real estate activities of the University. The Real Estate Foundation is an affiliate of the University of West Georgia Foundation, Inc. (the “UWG Foundation”) because there is common management.

The Real Estate Foundation is the sole member of several Georgia LLCs, noted below, 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 30,896 square feet located on campus.

NOTE 1. NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Significant accounting policies:

Basis of consolidation:

The consolidated financial statements of the UWG Real Estate Foundation, Inc. and Subsidiaries includes the accounts of the UWG Real Estate Foundation, Inc., UWG Campus Center, LLC, UWG Athletic Complex, LLC, Roberts Field, LLC and UWG Phase II, LLC (collectively, the “Real Estate Foundation”). The Real Estate Foundation is the sole member of these LLCs. Intercompany accounts and all significant intercompany transactions have been eliminated.

Basis of presentation:

The consolidated financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America.

The Real Estate Foundation presents its consolidated financial statements in accordance with the Financial Accounting Standards Board (FASB)’s *Not-For-Profit* presentation and disclosure guidance. Under this guidance, the Real Estate Foundation is required to report information regarding its financial position and activities according to two categories of net assets: net assets without donor restrictions and net assets with donor restrictions.

Net assets without donor restrictions consists of net assets that are not subject to donor-imposed stipulations, which are used to account for resources available to carry out the purposes of the Real Estate Foundation. The principal sources of funds generated for net assets without donor restrictions are contributions and program revenues.

Net assets with donor restrictions consists of net assets that are subject to donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions may be perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. Donor-imposed restrictions are released when a restriction expires, that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both.

NOTE 1. NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Significant accounting policies: (Continued)

Contributions:

Contributions received, including unconditional promises to give, are recognized as revenues in the period received at their estimated fair value. Conditional promises to give are recognized when the conditions are substantially met. The allowance for doubtful unconditional promises to give is based on specifically identified amounts that the Real Estate Foundation believes to be uncollectible, plus certain percentages of aged unconditional promises to give, which are determined based on historical experience and management's assessment of the general financial conditions affecting the Real Estate Foundation's donor base. If actual collections experience changes, revisions to the allowance may be required.

Cash and cash equivalents:

Cash and cash equivalents include cash and highly liquid investments that are readily convertible into cash and have a maturity of ninety days or less when purchased. At times, cash and cash equivalents may exceed federally insured amounts. The Real Estate Foundation believes it mitigates risks by depositing cash and investing in cash equivalents with reputable financial institutions.

Excluded are amounts held for specific purposes or amounts which are included in the Real Estate Foundation's long-term investment strategies.

Donated goods and services:

Donated goods and services are reflected as contributions in the accompanying consolidated financial statements at their estimated values at the date of receipt. Donated goods and service expense, which primarily represents salaries, supplies, and rents paid by the University on behalf of the Real Estate Foundation, is reflected under supporting services as administration and general expenses in the accompanying consolidated statements of activities. Donated goods and services totaled $112,139 and $120,429 for the years ended June 30, 2024 and 2023, respectively.

NOTE 1. NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Significant accounting policies: (Continued)

Investments:

Investments, including investments held by the Trustee, consist primarily of money market accounts, fixed income securities, and equity securities, and are carried at fair value.

Donated investments are recorded at fair value on the date received. Realized and unrealized gains and losses on the portfolio are recognized as income or loss.

Investment securities are exposed to various risks, such as interest rate risk, market risk, and credit risk. Due to the level of risk associated with certain investment securities and the level of uncertainty related to changes in the value of investment securities, it is at least reasonably possible that changes in risks in the near term would materially affect the amounts reported in the accompanying consolidated financial statements.

Investments in direct financing-type leases:

The Real Estate Foundation leases real estate to the Board of Regents of the University System of Georgia, a related party. The leases are accounted for as direct financing-type leases. The present value of the minimum lease payments is recorded as an asset and is amortized under the effective interest method as payments are received. The difference between gross minimum lease payments and the present value of the gross minimum lease payments is recorded as unearned income and is amortized as payments are received.

In accordance with its stated purpose as a not-for-profit organization, the Real Estate Foundation structures its lease agreements to provide rental proceeds to meet related debt service, interest expenses, and administrative and operating expenses. The terms of these lease agreements are considered more favorable than commercial terms on similar facilities and equipment. The lessees are responsible for the payment of property taxes, routine maintenance, insurance, and other costs incidental to the use of the facilities. The lease agreements generally provide for an initial rental period with renewable terms that extend over the term of the debt financing the leased property. The lease agreements are cancelable by the lessees at specified times during the lives of the leases.

Leases with agencies of the state of Georgia are for no longer than one year, with renewable options. Lease payments are structured, together with debt service reserves included in assets limited as to use, to provide sufficient funds to meet the debt service provided all renewal terms are exercised.

NOTE 1. NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Significant accounting policies: (Continued)

Investments in direct financing-type leases: (Continued)

The Real Estate Foundation continuously monitors collectability and an allowance for credit losses is maintained based on historical experience adjusted for current conditions and reasonable forecasting, taking into account geographical and industry-specific economic factors. In management’s opinion, no allowance for credit losses was necessary at June 30, 2024 and 2023.

Debt issuance costs:

Debt issuance costs, comprised principally of underwriting, legal, accounting, and printing fees, are recorded as a decrease of the face amount of bonds payable and amortized over the term of the debt using the interest method. The accumulated amortization totaled $2,002,661 and $1,824,305 as of June 30, 2024 and 2023, respectively.

Bond premiums and discounts:

Bond premiums are presented as an increase of the face amount of bonds payable. Bond discounts are presented as a decrease of the face amount of bonds payable. Both are amortized over the term of the debt using the interest method.

Use of estimates:

The Real Estate Foundation prepares its consolidated financial statements in accordance with generally accepted accounting principles which require management to make estimates and assumptions that affect reported amounts of assets and liabilities at the date of the consolidated financial statements, as well as the amounts of income and expenses during the reporting period. Actual results could differ from those estimates.

Fair value of financial instruments:

The following methods and assumptions were used to estimate the fair value of each class of financial instruments for which it is practicable to estimate that value:

Cash and cash equivalents - The carrying amount approximates fair value because of the short-term maturity of these instruments.

NOTE 1. NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Significant accounting policies: (Continued)

Fair value of financial instruments: (Continued)

Investments - Investments are carried at fair value based on quoted market prices for those or similar investments, third-party pricing service for identical or similar investments, or from other valuation methodologies including option pricing models, discounted cash flows, and similar techniques.

Bond proceeds restricted for construction, debt service, and reserves - Funds held by the trustee are carried at fair value based on quoted market prices for those or similar investments.

Operating funds held by trustee - Funds held by the trustee are carried at fair value based on quoted market prices for those or similar investments.

Bonds payable - Fair value is the price that would be paid to transfer the liability in an orderly transaction between market participants.

The Real Estate Foundation follows FASB's fair value measurements and disclosure guidance, which provides a framework for measuring fair value under generally accepted accounting principles. This guidance applies to all financial instruments that are being measured and reported on a fair value basis.

As defined in the FASB issued guidance, fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. In determining fair value, the Real Estate Foundation uses various methods including market, income and cost approaches.

Based on these approaches, the Real Estate Foundation often utilizes certain assumptions that market participants would use in pricing the assets or liability, including assumptions about risk and or the risks inherent in the inputs to the valuation technique. These inputs can be readily observable, market corroborated, or generally unobservable inputs. The Real Estate Foundation utilizes valuation techniques that maximize the use of observable inputs and minimize the use of unobservable inputs. Based on the observability of the inputs used in the valuation techniques, the Real Estate Foundation is required to provide the following information according to the fair value hierarchy. The fair value hierarchy ranks the quality and reliability of the information used to determine fair values. Financial assets and liabilities carried at fair value will be classified and disclosed in one of the following three categories:

NOTE 1. NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Significant accounting policies: (Continued)

Fair value of financial instruments: (Continued)

Level 1 – Valuations for assets and liabilities traded in active markets, such as the New York Stock Exchange. Valuations are obtained from readily available pricing sources for market transactions involving identical assets or liabilities.

Level 2 – Valuations for assets and liabilities traded in less active dealer or broker markets. Valuations are obtained from third-party pricing services for identical or similar assets or liabilities.

Level 3 – Valuations for assets and liabilities that are derived from other valuation methodologies, including option pricing models, discounted cash flow models and similar techniques, and not based on market exchange, dealer, or broker-traded transactions. Level 3 valuations incorporate certain assumptions and projections in determining the fair value assigned to such assets and liabilities.

If listed prices or quotes are not available, fair value is based upon externally developed models that use unobservable inputs due to the limited market activity of these instruments.

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 the Real Estate Foundation 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.

For the years ended June 30, 2024 and 2023, the application of valuation techniques applied to similar assets and liabilities has been consistent.

Income tax status:

The Real Estate Foundation qualifies as a tax-exempt organization as described in Internal Revenue Code Section 501(c)(3) and has been classified by the Internal Revenue Service as a publicly supported organization and not as a private foundation. However, income from certain activities not directly related to the Real Estate Foundation's tax-exempt purpose is subject to taxation as unrelated business income.

NOTE 1. NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Significant accounting policies: (Continued)

Income tax status: (Continued)

UWG Campus Center, LLC, UWG Athletic Complex, LLC, Roberts Field, LLC and UWG Phase II, LLC are treated as single member LLCs for federal and state income tax purposes. Since the Real Estate Foundation is the sole member of UWG Campus Center, LLC, UWG Athletic Complex, LLC, Roberts Field, LLC and UWG Phase II, LLC, all income, losses, and credits for the LLCs are reported on the Real Estate Foundation's income tax returns.

The Real Estate Foundation follows the statutory requirements for its income tax accounting and generally avoids risks associated with potentially problematic tax positions that may be challenged upon examination. Management believes any liability resulting from taxing authorities imposing additional income taxes from activities deemed to be unrelated to the Real Estate Foundation's tax-exempt status would not have a material effect on the Real Estate Foundation's consolidated financial statements.

The Real Estate Foundation files Form 990 in the U.S. federal jurisdiction and the state of Georgia.

Functional allocation of expenses:

The costs of providing the various programs and other activities have been summarized on a functional basis on the consolidated statement of activities and consolidated statement of functional expenses. Directly identifiable expenses are charged to programs and supporting services. Furthermore, all other costs have been allocated among the programs and supporting services benefited as required by FASB's *Not-for-Profit* presentation and disclosure guidance. Salaries, benefits and supplies are allocated based on the department and the percentage of time that the department supports program and/or administration for the Real Estate Foundation.

Recent accounting pronouncements:

On July 1, 2023, the Organization adopted Accounting Standards Update (ASU) 2016-13 *Financial Instruments – Credit Losses* (Topic 326): *Measurement of Credit Losses on Financial Instruments* and all related subsequent amendments thereto (Accounting Standards Codification (ASC 326)). This standard replaced the incurred loss methodology with an expected loss methodology that is referred to as the current expected credit loss ("CECL") methodology.

NOTE 1. NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Significant accounting policies: (Continued)

Recent accounting pronouncements: (Continued)

CECL requires an estimate of credit losses for the remaining estimated life of the financial asset using historical experience, current conditions, and reasonable and supportable held-to forecasts and generally applies to financial assets measured at amortized cost, including maturity debt securities and accounts receivable. Financial assets measured at amortized cost will be presented at the net amount expected to be collected by using an allowance for credit losses. The Organization adopted ASC 326 using the modified retrospective method for all financial assets measured at amortized cost and any off-balance sheet credit exposures. Results from reporting periods beginning after July 1, 2023 are presented under ASC 326 while prior period amounts continue to be reported in accordance with previously applicable GAAP. There was no material impact to the estimate of credit losses. Disclosures about the Organization's estimated credit losses are presented in Note 1.

NOTE 2. LIQUIDITY AND AVAILABILITY

Financial assets available for general expenditures, that is, without donor or other restrictions limiting their use, within one year of the consolidated statements of financial position as of June 30, 2024 and 2023, comprise the following:

	2024	2023
Cash and cash equivalents	**$ 375,982**	$ 443,462
	$ 375,982	$ 443,462

NOTE 3. CONCENTRATION OF DEPOSIT RISK

The Real Estate 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 Real Estate Foundation's deposits may exceed FDIC insurance limits. Management has not experienced any losses with these accounts and believes the Real Estate Foundation is not exposed to any significant credit risk.

NOTE 4. FAIR VALUE MEASUREMENTS

The following table sets forth by level, within the fair value hierarchy, the Real Estate Foundation's investments at fair value as of June 30, 2024:

	Level 1	**Level 2**	**Level 3**	**NAV Practical Expedient**	**Total**
Money market funds	**$ 20,126**	**$ -**	**$ -**	**$ -**	**$ 20,126**
Equity securities	**901,649**	**-**	**-**	**-**	**901,649**
Fixed income	**383,109**	**-**	**-**	**-**	**383,109**
Total assets at fair value	**$ 1,304,884**	**$ -**	**$ -**	**$ -**	**$ 1,304,884**

NOTE 4. FAIR VALUE MEASUREMENTS (Continued)

The following table sets forth by level, within the fair value hierarchy, the Real Estate Foundation's investments at fair value as of June 30, 2023:

	Level 1	Level 2	Level 3	NAV Practical Expedient	Total
Money market funds	$ 22,614	$ -	$ -	$ -	$ 22,614
Equity securities	798,882	-	-	-	798,882
Fixed income	369,672	-	-	-	369,672
Total assets at fair value	$ 1,191,168	$ -	$ -	$ -	$ 1,191,168

NOTE 5. INVESTMENTS IN DIRECT FINANCING LEASES

The Real Estate Foundation's leasing operations consist of leasing real estate with the University and Board of Regents for the operation and management of the student housing facilities, dining halls, athletic facilities and parking decks under direct financing-type leases expiring in various years through July 2043.

The following is a summary of the components of the Real Estate Foundation's net investments in direct financing-type leases as of June 30, 2024 and 2023 is as follows:

	2024	2023
Total minimum lease payments to be received	**$ 141,461,155**	$ 150,314,818
Less unearned income	**(43,621,790)**	(48,815,820)
Net investment	**$ 97,839,365**	$ 101,498,998

Net minimum lease payments to be received as of June 30, 2024 for each of the next five years and thereafter are:

June 30,	**Minimum Lease Payments**	**Less Unearned Interest**	**Net Minimum Lease Payments**
2025	**$ 8,948,054**	**$ 4,679,421**	**$ 4,268,633**
2026	**9,047,615**	**4,470,036**	**4,577,579**
2027	**9,148,524**	**4,248,270**	**4,900,254**
2028	**9,252,309**	**4,020,434**	**5,231,875**
2029	**9,281,556**	**3,760,570**	**5,520,986**
2030 – 2034	**45,935,217**	**14,575,391**	**31,359,826**
2035 – 2039	**37,700,341**	**6,947,599**	**30,752,742**
2040 – 2043	**12,147,539**	**920,069**	**11,227,470**
Total	**$ 141,461,155**	**$ 43,621,790**	**$ 97,839,365**

NOTE 6. ASSETS LIMITED AS TO USE

The financing of the purchase of various facilities including student housing facilities, dining halls, athletic facilities, and parking decks is subject to the terms of Trust Indentures between the Carrollton Payroll Development Authority and Trustees. Under the provisions of the Trust Indentures, Debt Service Reserve Funds will be used to pay principal of, premium, if any, and interest on the bonds if sufficient funds are on deposit with the Trustees on the date such payment is due. The Trust Indentures also provide for other funds, including the Replacement Funds.

Pursuant to the Agreements, the Borrower has agreed to deliver the gross revenues attributable to the project to the Trustees for deposit in the Revenue Funds, as applicable, from which the operating expenses of the project, debt service of the bonds, and other amounts will be paid. The Trustees shall transfer all remaining amounts into the Surplus Fund.

Operating and Maintenance Funds were established to be used for budgeted operating expenses.

Principal and Interest Funds were established to be used as sinking funds to pay the principal of, premium, if any, and interest on the bonds.

If on any interest payment date there should be insufficient funds within an account in the bond funds to pay interest, principal or premium due on the respective series of bonds, there shall be transferred to the respective account in the bond funds from the related account in the debt service reserve funds, such amounts as are necessary to pay the interest, principal, and premium due on the related series of bonds.

A summary of the assets limited as to use held by the Trustee under the Trust Indenture as of June 30, 2024 and 2023 is as follows:

	2024	2023
Interest Funds	**$ 1,253,410**	$ 851,659
Principal Funds	**2,146,088**	1,954,650
Debt Service Reserve Funds	**3,590,025**	3,577,186
Replacement Funds	**1,393,300**	3,653,596
Surplus Funds	**604,080**	704,426
	$ 8,986,903	$ 10,741,517

NOTE 7. BONDS PAYABLE

Series 2012 Carrolton Payroll Development Authority Revenue Anticipation Refunding Bonds Payable (UWG Campus Center, LLC Project)

On July 26, 2012, the Carrollton Payroll Development Authority issued Revenue Anticipation Refunding Series 2012 Bonds and loaned the proceeds to the UWG Campus Center, LLC Project in the aggregate principal amount of $18,925,000. The Revenue Anticipation Series 2012 Bonds were issued to refund a portion of the outstanding UWG Campus Center, LLC Project Series 2004 Bond debt.

The Refunding Series 2012 Bonds will mature on August 1, 2034, subject to mandatory and optional redemption provisions. The bonds bear interest, payable semiannually on February 1st and August 1st, commencing February 1, 2013, at a fixed interest rate set at issuance.

Interest will accrue at the fixed rate until converted to another fixed rate in accordance with the terms of the Indenture. The applicable interest rates range from 2.00% to 5.00%.

The terms of the bonds require the Real Estate Foundation to set rates and charges for the University Facilities, such that the debt service coverage ratio, calculated at the end of each fiscal year will not be less than 1.0 in each fiscal year while the rental agreements are in effect.

The Real Estate Foundation shall exercise its option under the Loan Agreement and Indenture to have the Refunding Series 2012 Bonds redeemed in the principal and interest amounts set forth in the following table:

Redemption Date (August 1st of fiscal year)	Principal	Interest	Total
2025	$ 1,385,000	$ 404,488	$ 1,789,488
2026	1,475,000	346,838	1,821,838
2027	1,555,000	284,694	1,839,694
2028	1,650,000	218,175	1,868,175
2029	1,675,000	147,613	1,822,613
2030-2034	3,380,000	118,475	3,498,475
	$ 11,120,000	$ 1,520,283	$ 12,640,283

NOTE 7. BONDS PAYABLE (Continued)

Series 2014 Carrollton Payroll Development Authority Refunding Revenue Anticipation Bonds Payable (UWG Campus Center, LLC Project)

On December 9, 2014, the Carrollton Payroll Development Authority issued Refunding Revenue Anticipation Series 2014 Bonds and loaned the proceeds to the UWG Campus Center, LLC Project in the aggregate principal amount of $8,175,000. The Refunding Revenue Series 2014 Bonds were issued to refund the remaining UWG Campus Center, LLC Series 2004 Bond debt.

The Refunding Series 2014 Bonds will mature on August 1, 2039, subject to mandatory and optional redemption provisions. The bonds bear interest, payable semiannually on February 1st and August 1st, commencing February 1, 2015, at a fixed interest rate set at issuance.

Interest will accrue at the fixed rate until converted to another fixed rate in accordance with the terms of the Indenture. The applicable interest rates ranged from 2.00% to 5.00%.

The terms of the bonds require the Real Estate Foundation to set rates and charges for the University Facilities, such that the debt service coverage ratio, calculated at the end of each fiscal year will not be less than 1.0 in each fiscal year while the rental agreements are in effect.

The Real Estate Foundation shall exercise its option under the Loan Agreement and Indenture to have the Refunding Series 2014 Bonds redeemed in the principal and interest amounts set forth in the following table:

Redemption Date (August 1st of fiscal year)	Principal	Interest	Total
2025	$ -	$ 316,706	$ 316,706
2026	-	316,706	316,706
2027	-	316,706	316,706
2028	-	316,706	316,706
2029	-	316,706	316,706
2030-2034	5,155,000	1,268,266	6,423,266
2035-2039	1,730,000	43,250	1,773,250
	$ 6,885,000	$ 2,895,046	$ 9,780,046

NOTE 7. BONDS PAYABLE (Continued)

Series 2012 Carrollton Payroll Development Authority Refunding Revenue Anticipation Bonds Payable (UWG Athletic Complex, LLC Project)

On March 29, 2012, the Carrollton Payroll Development Authority issued Refunding Revenue Anticipation Series 2012 Bonds and loaned the proceeds to the UWG Athletic Complex, LLC Project in the aggregate principal amount of $3,780,000. The Refunding Revenue Series 2012 Bonds were issued to finance the completion of the construction, improvement, and equipping of an athletic complex located on the campus of the University.

The Refunding Series 2012 Bonds will mature on June 15, 2039, subject to mandatory and optional redemption provisions. The bonds bear interest, payable semiannually on June 15th and December 15th, commencing June 15, 2012, at a fixed interest rate set at issuance.

Interest will accrue at the fixed rate until converted to another fixed rate in accordance with the terms of the Indenture. The applicable interest rates ranged from 2.00% to 4.25%.

The terms of the bonds require the Real Estate Foundation to set rates and charges for the University Facilities, such that the debt service coverage ratio, calculated at the end of each fiscal year will not be less than 1.0 in each fiscal year while the rental agreements are in effect.

The Real Estate Foundation shall exercise its option under the Loan Agreement and Indenture to have the Refunding Series 2012 Bonds redeemed in the principal and interest amounts set forth in the following table:

Redemption Date (June 15th of fiscal year)	Principal	Interest	Total
2025	$ 130,000	$ 105,563	$ 235,563
2026	135,000	101,013	236,013
2027	140,000	95,950	235,950
2028	145,000	90,700	235,700
2029	150,000	84,900	234,900
2030-2034	845,000	329,463	1,174,463
2035-2039	1,040,000	136,213	1,176,213
	$ 2,585,000	$ 943,802	$ 3,528,802

NOTE 7. BONDS PAYABLE (Continued)

Series 2014 Carrollton Payroll Development Authority Refunding Revenue Anticipation Bonds Payable (UWG Athletic Complex, LLC Project)

On December 9, 2014, the Carrollton Payroll Development Authority issued Refunding Revenue Anticipation Series 2014 Bonds and loaned the proceeds to the UWG Athletic Complex, LLC Project in the aggregate principal amount of $27,660,000. The Refunding Revenue Series 2014 Bonds were issued to refund the remaining UWG Athletic Complex Series 2008 Revenue Anticipation Bonds payable.

The Refunding Series 2014 Bonds will mature on June 15, 2039, subject to mandatory and optional redemption provisions. The bonds bear interest, payable semiannually on June 15th and December 15th, commencing June 15, 2015, at a fixed interest rate set at issuance.

Interest will accrue at the fixed rate until converted to another fixed rate in accordance with the terms of the Indenture. The applicable interest rates ranged from 2.00% to 5.00%.

The terms of the bonds require the Real Estate Foundation to set rates and charges for the University Facilities, such that the debt service coverage ratio, calculated at the end of each fiscal year will not be less than 1.0 in each fiscal year while the rental agreements are in effect.

The Real Estate Foundation shall exercise its option under the Loan Agreement and Indenture to have the Refunding Series 2014 Bonds redeemed in the principal and interest amounts set forth in the following table:

Redemption Date (June 15th of fiscal year)	Principal	Interest	Total
2025	$ 895,000	$ 1,051,525	$ 1,946,525
2026	1,000,000	1,006,775	2,006,775
2027	1,115,000	956,775	2,071,775
2028	1,230,000	923,325	2,153,325
2029	1,350,000	861,825	2,211,825
2030-2034	7,865,000	3,344,875	11,209,875
2035-2039	9,870,000	1,336,000	11,206,000
	$ 23,325,000	$ 9,481,100	$ 32,806,100

NOTE 7. BONDS PAYABLE (Continued)

Series 2011 Carrollton Payroll Development Authority Refunding Revenue Bonds Payable (Roberts Field, LLC Project)

On October 18, 2011, the Carrollton Payroll Development Authority issued Refunding Revenue Series 2011 Bonds and loaned the proceeds to the Roberts Field, LLC Project in the aggregate principal amount of $26,410,000. The Refunding Revenue Series 2011 Bonds were issued to finance the construction, improvement, and equipping of certain student housing to be located on the campus of the University.

The Refunding Series 2011 Bonds will mature on July 1, 2041, subject to mandatory and optional redemption provisions. The bonds bear interest, payable semiannually on January 1st and July 1st, commencing January 1, 2012, at a fixed interest rate set at issuance.

Interest will accrue at the fixed rate until converted to another fixed rate in accordance with the terms of the Indenture. The applicable interest rates ranged from 2.00% to 5.00%.

The terms of the bonds require the Real Estate Foundation to set rates and charges for the university facilities, such that the debt service coverage ratio, calculated at the end of each fiscal year will not be less than 1.0 in each fiscal year while the rental agreements are in effect.

The Real Estate Foundation shall exercise its option under the Loan Agreement and Indenture to have the Refunding Series 2011 Bonds redeemed in the principal and interest amounts set forth in the following table:

Redemption Date (July 1st of fiscal year)	Principal	Interest	Total
2025	$ 770,000	$ 877,728	$ 1,647,728
2026	800,000	847,098	1,647,098
2027	830,000	814,498	1,644,498
2028	865,000	779,949	1,644,949
2029	900,000	742,875	1,642,875
2030-2034	5,120,000	3,085,613	8,205,613
2035-2039	6,390,000	1,781,263	8,171,263
2040-2042	4,570,000	314,550	4,884,550
	$ 20,245,000	$ 9,243,574	$ 29,488,574

NOTE 7. BONDS PAYABLE (Continued)

Series 2012 Carrollton Payroll Development Authority Refunding Revenue Bonds Payable (UWG Phase II, LLC Project)

On June 29, 2012, the Carrollton Payroll Development Authority issued Refunding Revenue Series 2012 Bonds and loaned the proceeds to the UWG Phase II, LLC Project in the aggregate principal amount of $43,690,000. The Refunding Revenue Series 2012 Bonds were issued to finance the renovation, construction, improvement, and equipping of certain student housing and dining facilities located on the campus of the University.

The Refunding Series 2012 Bonds will mature on June 15, 2042, subject to mandatory and optional redemption provisions. The bonds bear interest, payable semiannually on June 15th and December 15th, commencing December 15, 2012, at a fixed interest rate set at issuance.

Interest will accrue at the fixed rate until converted to another fixed rate in accordance with the terms of the Indenture. The applicable interest rates ranged from 2.00% to 5.00%.

The terms of the bonds require the Real Estate Foundation to set rates and charges for the University Facilities, such that the debt service coverage ratio, calculated at the end of each fiscal year will not be less than 1.0 in each fiscal year while the rental agreements are in effect.

The Real Estate Foundation shall exercise its option under the Loan Agreement and Indenture to have the Refunding Series 2012 Bonds redeemed in the principal and interest amounts set forth in the following table:

Redemption Date (June 15th of fiscal year)	Principal	Interest	Total
2025	$ 1,255,000	$ 1,515,469	$ 2,770,469
2026	1,310,000	1,461,044	2,771,044
2027	1,355,000	1,415,194	2,770,194
2028	1,410,000	1,363,269	2,773,269
2029	1,480,000	1,292,769	2,772,769
2030-2034	8,355,000	5,509,494	13,864,494
2035-2039	10,540,000	3,317,094	13,857,094
2040-2042	7,650,000	661,713	8,311,713
	$ 33,355,000	$ 16,536,046	$ 49,891,046

NOTE 7. BONDS PAYABLE (Continued)

Summary:

A summary of the components of bonds payable at June 30, 2024 and 2023 is as follows:

	2024	2023
Series 2012 UWG Campus Center Bonds	**$ 11,120,000**	$ 12,415,000
Series 2014 UWG Campus Center Bonds	**6,885,000**	6,885,000
Series 2012 UWG Athletic Complex Bonds	**2,585,000**	2,710,000
Series 2014 UWG Athletic Complex Bonds	**23,325,000**	24,115,000
Series 2011 Roberts Field Bonds	**20,245,000**	20,990,000
Series 2012 UWG Phase II Bonds	**33,355,000**	34,550,000
Unamortized bond issuance costs, net	**(1,297,299)**	(1,475,655)
Unamortized original issue (discount) premium, net	**(219,719)**	58,484
	$ 95,997,982	$ 100,247,829

Bond interest expense incurred totaled $4,415,910 and $4,014,706 for the years ended June 30, 2024 and 2023, respectively.

The fair value of the bonds at June 30, 2024 and 2023 were $99,048,363 and $103,773,885, respectively.

NOTE 8. LEASES

The Real Estate Foundation entered into a ground lease in December 2004 with the Board of Regents of the University System of Georgia for the purpose of erecting, operating, and maintaining the health and physical education building and campus center. The primary term of the ground lease is twenty-eight years. The Real Estate Foundation agreed to pay the lessor the sum of ten dollars per year in advance upon execution of the lease.

The Real Estate Foundation entered into a ground lease in December 2008 with the Board of Regents of the University System of Georgia for the purpose of erecting, operating, and maintaining an athletic complex. The primary term of the ground lease is thirty years. The Real Estate Foundation agreed to pay the lessor the sum of ten dollars per year in advance upon execution of the lease.

The Real Estate Foundation entered into a ground lease in October 2011 with the Board of Regents of the University System of Georgia for the purpose of erecting, operating, and maintaining a student housing facility and dining facility. The primary term of the ground lease is twenty-nine years. The Real Estate Foundation agreed to pay the lessor the sum of ten dollars per year in advance upon execution of the lease.

The Real Estate Foundation entered into a ground lease in July 2012 with the Board of Regents of the University System of Georgia for the purpose of constructing, operating, and maintaining a new student housing facility. The primary term of the ground lease is twenty-nine years.

NOTE 8. LEASES (Continued)

The Real Estate Foundation agreed to pay the lessor the sum of ten dollars per year in advance upon execution of the lease.

The Real Estate Foundation entered into a ground lease in July 2012 with the Board of Regents of the University System of Georgia for the purpose of renovating, operating and maintaining a student housing facility known as Bowdon Hall. The primary term of the ground lease is twenty-nine years. The Real Estate Foundation agreed to pay the lessor the sum of ten dollars per year in advance upon execution of the lease.

The Real Estate Foundation entered into a ground lease in July 2012 with the Board of Regents of the University System of Georgia for the purpose of constructing, operating and maintaining a new dining complex. The primary term of the ground lease is twenty-nine years. The Real Estate Foundation agreed to pay the lessor the sum of ten dollars per year in advance upon execution of the lease.

NOTE 9. IN-KIND CONTRIBUTIONS

For the years ended June 30, 2024 and 2023, contributed nonfinancial assets recognized within the consolidated statement of activities included:

	2024	2023
Services	**$ 107,221**	$ 114,561
Rent	**4,918**	5,868
	$ 112,139	$ 120,429

The Real Estate Foundation recognized contributed nonfinancial assets within revenue, including contributed services and rent. Unless otherwise noted, contributed nonfinancial assets did not have donor-imposed restrictions. For the years ended June 30, 2024 and 2023, the University paid $112,139 and $120,429, respectively, on behalf of the Real Estate Foundation.

Contributed services were used in general and administrative, and program support and contributed rent was used in general and administrative.

In valuing contributed services and rent, the Real Estate Foundation estimated fair value based on current rates for similar services.

NOTE 10. SUBSEQUENT EVENTS

The Real Estate Foundation has evaluated subsequent events occurring through September 6, 2024, the date on which the consolidated financial statements were available to be issued.

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES

CONSOLIDATING STATEMENT OF FINANCIAL POSITION
JUNE 30, 2024

	UWG Real Estate Foundation, Inc.	UWG Campus Center, LLC	UWG Athletic Complex, LLC	Roberts Field, LLC	UWG Phase II, LLC	Eliminations	Total
ASSETS							
Cash and cash equivalents	$ 375,982	$ -	$ -	$ -	$ -	$ -	$ 375,982
Accounts receivable - related party	-	-	-	-	69,104	-	69,104
Net investments in direct financing leases	-	18,379,398	26,489,893	19,366,865	33,603,209	-	97,839,365
Investments	1,304,884	-	-	-	-	-	1,304,884
Assets limited as to use	-	2,996,712	599,432	3,256,295	2,134,464	-	8,986,903
Total assets	$ 1,680,866	$ 21,376,110	$ 27,089,325	$ 22,623,160	$ 35,806,777	$ -	$ 108,576,238
LIABILITIES AND NET ASSETS							
Liabilities							
Accounts payable	$ 11,901	$ 37,769	$ 129,207	$ 634,092	$ 41,607	$ -	$ 854,576
Accrued interest payable	-	309,154	52,835	446,179	69,384	-	877,552
Bonds payable, net	-	17,848,537	25,787,442	19,644,545	32,717,458	-	95,997,982
Total liabilities	11,901	18,195,460	25,969,484	20,724,816	32,828,449	-	97,730,110
Net assets							
Without donor restrictions	1,668,965	3,180,650	1,119,841	1,898,344	2,978,328	-	10,846,128
Total net assets	1,668,965	3,180,650	1,119,841	1,898,344	2,978,328	-	10,846,128
Total liabilities and net assets	$ 1,680,866	$ 21,376,110	$ 27,089,325	$ 22,623,160	$ 35,806,777	$ -	$ 108,576,238

See Note to Supplemental Information.

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES

CONSOLIDATING STATEMENT OF FINANCIAL POSITION
JUNE 30, 2023

	UWG Real Estate Foundation, Inc.	UWG Campus Center, LLC	UWG Athletic Complex, LLC	Roberts Field, LLC	UWG Phase II, LLC	Eliminations	Total
ASSETS							
Cash and cash equivalents	$ 443,462	$ -	$ -	$ -	$ -	$ -	$ 443,462
Accounts receivable - related party	2,750	-	-	-	-	(2,750)	-
Net investments in direct financing leases	-	19,668,549	27,086,189	20,014,051	34,730,209	-	101,498,998
Investments	1,191,168	-	-	-	-	-	1,191,168
Assets limited as to use	-	3,695,653	938,791	3,207,061	2,900,012	-	10,741,517
Total assets	$ 1,637,380	$ 23,364,202	$ 28,024,980	$ 23,221,112	$ 37,630,221	$ (2,750)	$ 113,875,145
LIABILITIES AND NET ASSETS							
Liabilities							
Accounts payable	$ 2,501	$ 17,950	$ 518,266	$ 46,211	$ 1,225,001	$ -	$ 1,809,929
Accounts payable - related party	-	-	-	-	2,750	(2,750)	-
Accrued interest payable	-	336,133	52,828	459,961	69,386	-	918,308
Bonds payable, net	-	19,147,537	26,913,038	20,335,828	33,851,426	-	100,247,829
Total liabilities	2,501	19,501,620	27,484,132	20,842,000	35,148,563	(2,750)	102,976,066
Net assets							
Without donor restrictions	1,634,879	3,862,582	540,848	2,379,112	2,481,658	-	10,899,079
Total net assets	1,634,879	3,862,582	540,848	2,379,112	2,481,658	-	10,899,079
Total liabilities and net assets	$ 1,637,380	$ 23,364,202	$ 28,024,980	$ 23,221,112	$ 37,630,221	$ (2,750)	$ 113,875,145

See Note to Supplemental Information.

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES

CONSOLIDATING STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2024

	UWG Real Estate Foundation, Inc.	UWG Campus Center, LLC	UWG Athletic Complex, LLC	Roberts Field, LLC	UWG Phase II, LLC	Eliminations	Total
REVENUES AND OTHER SUPPORT							
In-kind contributions	$ 112,139	$ -	$ -	$ -	$ -	$ -	$ 112,139
Investment income, net of investment fees	26,187	152,590	67,782	131,496	172,831	-	550,886
Net realized and unrealized gains on investments	87,622	-	-	-	-	-	87,622
Leasing income:							
Rental revenue	-	96,357	57,030	147,767	223,936	-	525,090
Interest income on direct financing leases	-	861,803	1,562,650	1,075,656	1,693,923	-	5,194,032
Other income	-	-	-	-	69,106	-	69,106
Total leasing income	-	958,160	1,619,680	1,223,423	1,986,965	-	5,788,228
Total revenues and other support	225,948	1,110,750	1,687,462	1,354,919	2,159,796	-	6,538,875
EXPENSES							
Program services							
Campus facilities:							
Interest expense	-	743,364	990,373	946,074	1,636,251	-	4,316,062
Professional fees	-	12,195	14,156	11,857	14,988	-	53,196
Contribution expense of facility projects to the University	-	1,037,123	103,940	877,756	11,887	-	2,030,706
Salaries and benefits	20,419	-	-	-	-	-	20,419
Total campus facilities	20,419	1,792,682	1,108,469	1,835,687	1,663,126	-	6,420,383
Total program services	20,419	1,792,682	1,108,469	1,835,687	1,663,126	-	6,420,383
Supporting services							
Administration and general	171,443	-	-	-	-	-	171,443
Total supporting services	171,443	-	-	-	-	-	171,443
Total expenses	191,862	1,792,682	1,108,469	1,835,687	1,663,126	-	6,591,826
CHANGE IN NET ASSETS	34,086	(681,932)	578,993	(480,768)	496,670	-	(52,951)
NET ASSETS, BEGINNING	1,634,879	3,862,582	540,848	2,379,112	2,481,658	-	10,899,079
TRANSFERS	-	-	-	-	-	-	-
NET ASSETS, ENDING	$ 1,668,965	$ 3,180,650	$ 1,119,841	$ 1,898,344	$ 2,978,328	$ -	$ 10,846,128

See Note to Supplemental Information.

UWG REAL ESTATE FOUNDATION, INC. AND SUBSIDIARIES

CONSOLIDATING STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2023

	UWG Real Estate Foundation, Inc.	UWG Campus Center, LLC	UWG Athletic Complex, LLC	Roberts Field, LLC	UWG Phase II, LLC	Eliminations	Total
REVENUES AND OTHER SUPPORT							
In-kind contributions	$ 120,429	$ -	$ -	$ -	$ -	$ -	$ 120,429
Investment income, net of investment fees	23,796	99,522	55,205	84,215	127,196	-	389,934
Net realized and unrealized gains on investments	71,305	-	-	-	-	-	71,305
Leasing income:							
Rental revenue	-	93,550	55,369	143,463	217,413	-	509,795
Interest income on direct financing leases	-	916,328	1,313,036	1,106,442	1,742,768	-	5,078,574
Other income	-	-	80,039	-	284,882	-	364,921
Total leasing income	-	1,009,878	1,448,444	1,249,905	2,245,063	-	5,953,290
Total revenues and other support	215,530	1,109,400	1,503,649	1,334,120	2,372,259	-	6,534,958
EXPENSES							
Program services							
Campus facilities:							
Interest expense	-	654,547	996,101	974,672	1,629,887	-	4,255,207
Professional fees	-	6,144	6,096	17,107	8,738	-	38,085
Contribution expense of facility projects to the University	-	61,808	716,960	258,844	1,581,710	-	2,619,322
Salaries and benefits	27,473	-	-	-	-	-	27,473
Total campus facilities	27,473	722,499	1,719,157	1,250,623	3,220,335	-	6,940,087
Total program services	27,473	722,499	1,719,157	1,250,623	3,220,335	-	6,940,087
Supporting services							
Administration and general	134,982	8,050	11,538	-	6,432	-	161,002
Total supporting services	134,982	8,050	11,538	-	6,432	-	161,002
Total expenses	162,455	730,549	1,730,695	1,250,623	3,226,767	-	7,101,089
CHANGE IN NET ASSETS	53,075	378,851	(227,046)	83,497	(854,508)	-	(566,131)
NET ASSETS, BEGINNING	1,931,804	3,483,731	417,894	2,295,615	3,336,166	-	11,465,210
TRANSFERS	(350,000)	-	350,000	-	-	-	-
NET ASSETS, ENDING	$ 1,634,879	$ 3,862,582	$ 540,848	$ 2,379,112	$ 2,481,658	$ -	$ 10,899,079

See Note to Supplemental Information.

NOTE 1. CONSOLIDATING FINANCIAL STATEMENTS

For the years ended June 30, 2024 and 2023, the Real Estate Foundation has presented the investments in subsidiaries at cost on the consolidating statements of financial position.