

UGAREF CENTRAL PRECINCT, LLC

FINANCIAL STATEMENTS

As of and for the Years Ended June 30, 2021 and 2020

And Report of Independent Auditor

UGAREF CENTRAL PRECINCT, LLC

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Report of Independent Auditor

To the Board of Trustees
UGA Real Estate Foundation, Inc.
Athens, Georgia

We have audited the accompanying financial statements of the UGAREF Central Precinct, LLC (the “Central Precinct Entity”), which comprise the statements of net position as of June 30, 2021 and 2020, and the related statements of revenues, expenses, and changes in net position and cash flows for the years then ended, and the related notes to the financial statements, which collectively comprise the Central Precinct Entity’s basic financial statements as listed in the table of contents.

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.

Auditor’s 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 audit 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 auditor’s 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 auditor considers 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 financial statements referred to above present fairly, in all material respects, the financial position of the UGAREF Central Precinct, LLC as of June 30, 2021 and 2020, and the changes in its net position and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

OTHER MATTERS

Required Supplementary Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of the financial reporting for the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

A handwritten signature in black ink that reads "Chung Beikant LLP". The signature is written in a cursive, flowing style.

Augusta, Georgia
September 17, 2021

UGAREF CENTRAL PRECINCT, LLC

STATEMENTS OF NET POSITION

JUNE 30, 2021 and 2020

	2021	2020
ASSETS		
Current Assets		
Cash and Cash Equivalents	\$ 1,985,336	\$ 1,815,552
Capital Lease Interest Receivable	-	140,208
Capital Lease Receivable, current portion	2,298,599	1,821,084
Total Current Assets	<u>4,283,935</u>	<u>3,776,844</u>
Noncurrent Assets		
Capital Lease Receivable, noncurrent portion	43,413,572	45,712,171
Total Noncurrent Assets	<u>43,413,572</u>	<u>45,712,171</u>
Total Assets	<u>47,697,507</u>	<u>49,489,015</u>
DEFERRED OUTFLOWS OF RESOURCES		
Deferred Loss on Refunding, net		
	<u>5,751,827</u>	<u>6,091,001</u>
LIABILITIES		
Current Liabilities		
Accounts Payable	50	3,330
Accrued Interest Payable	77,415	79,077
Advance Rent Receipts	10,683	9,874
Advance Lease Payment Receipts	360,488	340,362
Bonds Payable, current portion	2,015,000	1,995,000
Total Current Liabilities	<u>2,463,636</u>	<u>2,427,643</u>
Noncurrent Liabilities		
Bonds Payable, noncurrent portion	42,645,000	44,660,000
Premium on Bonds Payable, net	4,388,622	4,883,466
Total Noncurrent Liabilities	<u>47,033,622</u>	<u>49,543,466</u>
Total Liabilities	<u>49,497,258</u>	<u>51,971,109</u>
NET POSITION		
Unrestricted	3,952,076	3,608,907
Total Net Position	<u>\$ 3,952,076</u>	<u>\$ 3,608,907</u>

The accompanying notes to the financial statements are an integral part of these statements.

UGAREF CENTRAL PRECINCT, LLC**STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION***YEARS ENDED JUNE 30, 2021 and 2020*

	2021	2020
Operating Revenues		
Rental Income	\$ 118,490	\$ 108,887
Capital Lease Interest Income	2,123,051	2,193,252
Total Operating Revenues	2,241,541	2,302,139
Operating Expenses		
Project Expenses		
Legal and Accounting	8,678	9,080
Management Fees	108,000	108,000
Repair and Replacement Expenditures	31,000	26,000
Other Expenses	59	49
Total Operating Expenses	147,737	143,129
Operating Income	2,093,804	2,159,010
Non-operating Revenues (Expenses)		
Investment Income	10,164	42,832
Interest Expense, net	(1,760,799)	(1,831,035)
Total Non-operating Revenues (Expenses)	(1,750,635)	(1,788,203)
Change in Net Position	343,169	370,807
Net Position		
Beginning of Year	3,608,907	3,238,100
End of Year	\$ 3,952,076	\$ 3,608,907

The accompanying notes to the financial statements are an integral part of these statements.

UGAREF CENTRAL PRECINCT, LLC

STATEMENTS OF CASH FLOWS

YEARS ENDED JUNE 30, 2021 and 2020

	2021	2020
Cash Flows from Operating Activities		
Receipts from rental income	\$ 119,299	\$ 109,174
Receipts of principal on capital lease	1,876,766	1,766,505
Receipts of interest on capital lease	2,227,703	2,075,788
Receipts for payments reimbursable by the University	147,134	115,830
Payments of management fees	(108,000)	(108,000)
Payments to suppliers of goods and services	(43,017)	(31,799)
Payments reimbursable by the University	(147,134)	(115,830)
Net Cash Flows from Operating Activities	4,072,751	3,811,668
Cash Flows from Investing Activities		
Investment income	10,164	42,832
Net Cash Flows from Investing Activities	10,164	42,832
Cash Flows from Capital and Related Financing Activities		
Interest payments on long-term debt	(1,918,131)	(2,014,115)
Principal repayment on bonds payable	(1,995,000)	(1,920,000)
Net Cash Flows from Capital and Related Financing Activities	(3,913,131)	(3,934,115)
Net Change in Cash and Cash Equivalents	169,784	(79,615)
Cash and Cash Equivalents		
Beginning of year	1,815,552	1,895,167
End of year	<u>\$ 1,985,336</u>	<u>\$ 1,815,552</u>
Reconciliation of Operating Income to Net Cash Flows from Operating Activities		
Operating income	\$ 2,093,804	\$ 2,159,010
Adjustments to reconcile operating income to net cash flows from operating activities		
Receipts of principal on capital lease	1,876,766	1,766,505
Changes in assets and liabilities		
Capital lease interest receivable	140,208	(140,208)
Accounts payable	(3,280)	3,330
Advance rent receipts liabilities	809	287
Advance lease payment receipts liabilities	(35,556)	22,744
Net Cash Flows from Operating Activities	\$ 4,072,751	\$ 3,811,668

The accompanying notes to the financial statements are an integral part of these statements.

UGAREF CENTRAL PRECINCT, LLC

NOTES TO THE FINANCIAL STATEMENTS

JUNE 30, 2021 and 2020

Note 1—Organization

UGAREF Central Precinct, LLC (the "Central Precinct Entity") is a single-member limited liability company created in 2007 by the UGA Real Estate Foundation, Inc. (the "Real Estate Foundation"). The purpose of the Central Precinct Entity includes the construction, financing, and leasing of a parking deck and student center expansion in Athens, Georgia to benefit the University of Georgia (the "University"), which is governed by the Board of Regents of the University System of Georgia (the "Board of Regents"). Since August 2008 and May 2009, the parking deck and student center expansion, respectively, have been completed and under lease with the Board of Regents.

The Real Estate Foundation was incorporated under the laws of the state of Georgia as a nonprofit corporation in 1999 and qualifies as a tax-exempt corporation under Section 501(c)(3) of the Internal Revenue Code (the "Code") for the purpose of managing and improving various real estate assets for the benefit of the University and may also provide support to the Board of Regents and colleges and universities of the University System of Georgia.

The Real Estate Foundation's sole member is the University of Georgia Research Foundation, Inc. (the "Research Foundation"). The Real Estate Foundation operates under a cooperative organization agreement with the Board of Regents.

The Research Foundation was incorporated under the laws of the state of Georgia as a nonprofit corporation in 1978 and qualifies as a tax-exempt corporation under Section 501(c)(3) of the Code. The Research Foundation is organized to fulfill broad scientific, literary, educational, and charitable purposes and operates to enhance the three-pronged mission of the University of teaching, research, and public service. The Research Foundation contributes to the research function of the University by securing research contracts, grants, and awards from individuals, institutions, private organizations, and government agencies for the performance of sponsored research in the various colleges, schools, departments, and other units of the University.

Note 2—Summary of significant accounting policies

Basis of Presentation

The Central Precinct Entity's financial statements have been prepared in accordance with the accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board ("GASB"). The Statements of Governmental Accounting Standards ("SGAS") are issued by GASB. The information included within the accompanying financial statements may not necessarily be indicative of the conditions that would have existed or the changes in its net position if the Central Precinct Entity had been operated as an organization not affiliated with the Real Estate Foundation.

The financial statement presentation provides a comprehensive, entity-wide perspective of the Central Precinct Entity's assets, liabilities, deferred inflows/outflows of resources, net position, revenues, expenses, changes in net position, and cash flows.

UGAREF CENTRAL PRECINCT, LLC

NOTES TO THE FINANCIAL STATEMENTS

JUNE 30, 2021 and 2020

Note 2—Summary of significant accounting policies (continued)

Reporting Entity

In accordance with the criteria in SGAS No. 61, *The Financial Reporting Entity*, the Research Foundation is a legally separate, tax exempt organization whose activities primarily support the University, a unit of the University System of Georgia (an organizational unit of the state of Georgia). The Research Foundation is considered an affiliated organization of the University and due to its financial significance, the Research Foundation's financial activities are included in the University and University System of Georgia's reports. The State Accounting Office determined component units of the state of Georgia, as required by SGAS No. 61, should not be assessed in relation to their significance to the University. Accordingly, the Research Foundation qualifies for treatment as a component unit of the state of Georgia.

The Real Estate Foundation qualifies as a component unit of the Research Foundation. The statements of the Real Estate Foundation are shown using a blended presentation in the Research Foundation's financial statements. The Real Estate Foundation is the sole member of a number of limited liability companies, including the Central Precinct Entity, which effectively carry out the operations of the Real Estate Foundation. Therefore, the Real Estate Foundation and all its limited liability companies are shown using a blended presentation; that is, the activity of the Central Precinct Entity is shown in the same column with the activity of the Real Estate Foundation and all its other limited liability companies. SGAS No. 35, *Basic Financial Statements and Management's Discussion and Analysis for Public Colleges and Universities*, requires a presentation of Management's Discussion and Analysis ("MD&A"). The MD&A is considered to be required supplemental information. MD&A related to the Central Precinct Entity is presented with and precedes the financial statements of the Real Estate Foundation.

Complete financial statements of the Real Estate Foundation may be obtained at the Real Estate Foundation's administrative office. The address is as follows:

UGA Real Estate Foundation, Inc.
c/o Controller's Office
324 Business Services Building
456 E. Broad Street
Athens, GA 30602

Basis of Accounting

The Central Precinct Entity's financial statements have been presented using the accrual basis of accounting. Under the accrual basis, revenues are recognized when earned and expenses are recorded when an obligation has been incurred.

Cash and Cash Equivalents

The Central Precinct Entity considers all short-term investments with an original maturity of three months or less to be cash equivalents. Investments in the Board of Regents Short-term Fund are carried at fair value. All other short-term investments, which consist of money markets, certificates of deposit, and non-participating repurchase agreements, are carried at cost. Balances may at times exceed federally insured limits.

The Board of Trustees of the Real Estate Foundation (the "Board of Trustees") has designated certain cash balances to fund future obligations. As of June 30, 2021 and 2020, the cash amounts include \$322,746 and \$324,404, respectively, reserved for debt service and \$1,407,078 and \$1,319,292, respectively, reserved for future repairs and replacement of real property.

UGAREF CENTRAL PRECINCT, LLC

NOTES TO THE FINANCIAL STATEMENTS

JUNE 30, 2021 and 2020

Note 2—Summary of significant accounting policies (continued)

Investments

In accordance with SGAS No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools*, the Central Precinct Entity is required to present certain investments at their fair value if the investment has a readily determined market value. Investments are carried at market value. Realized gains and losses are computed using the specific identification method.

Capital Lease Interest Receivable

The Central Precinct Entity earns interest income for which payment has not yet been received in accordance with the payment schedule and terms included in the capital lease agreement.

Capital Lease Receivable

The Central Precinct Entity enters into lease contracts of real property as a lessor. The terms and conditions of these contracts are assessed and the leases are classified as operating leases or capital leases according to their economic substance. When making such an assessment, the Central Precinct Entity focuses on the following aspects: a) transfer of ownership of the asset to the lessee at the end of the lease term; b) existence of a bargain purchase option held by the lessee; c) whether the lease term is for the major part of the economic life of the asset; and d) whether the present value of the minimum lease payments is substantially equal to the fair value of the leased asset at inception of the lease term. If one or more of the conditions are met, the lease is generally classified as a capital lease. The initial recording of the capital lease receivable is made on the day the real property is placed in service, with a corresponding entry to remove the capital asset using the lesser of the net present value of the lease payments or the fair value of the leased property. Capital leases are amortized over the term of the lease using the effective interest rate – the implicit rate that exactly discounts estimated future cash receipts through the expected life of the lease. Lease payments are allocated between the principal and interest components in accordance with the payment schedule and terms included in the capital lease agreement. Capital lease receivables consist of capital lease payments due for real property owned by the University. Collectability of these lease payments is reasonably assured and no allowance for uncollectible amounts has been established.

Capital Assets

Expenditures for maintenance and repairs are charged to operations as incurred, while renewals and betterments are capitalized. As of June 30, 2021 and 2020, the Central Precinct Entity had no capital assets.

Deferred Outflows/Inflows of Resources

In accordance with SGAS No. 65, *Items Previously Reported as Assets and Liabilities*, the statements of net position report a separate financial statement element, deferred outflows of resources, which represents a consumption of net position that applies to a future period and will not be recognized as an outflow of resources until that time. The Central Precinct Entity's deferred loss on refunding qualifies for reporting in this category. The deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt using the straight-line method. In addition to liabilities, the statements of net position will at times report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period and will not be recognized as revenue until that time. The Central Precinct Entity does not have any item that qualifies for reporting in this category.

UGAREF CENTRAL PRECINCT, LLC

NOTES TO THE FINANCIAL STATEMENTS

JUNE 30, 2021 and 2020

Note 2—Summary of significant accounting policies (continued)

Deferred Outflows/Inflows of Resources (continued)

For each of the years ended June 30, 2021 and 2020, the Central Precinct Entity recognized interest expense related to the deferred loss on refunding of \$339,174, resulting in deferred loss accumulated amortization of \$1,710,003 and \$1,370,829, respectively.

Advance Lease Payment Receipts

The Central Precinct Entity receives lease payments in advance of the scheduled due dates and terms of the capital lease agreement which may include principal and interest related to the capital lease receivable. The advance lease payments are applied to the related capital lease receivable, interest income, and if applicable, capital lease interest receivable in accordance with the capital lease agreement payment schedule and terms, regardless of when the cash payment is received from the lessee.

Bonds Payable

The Central Precinct Entity records the net proceeds of tax-exempt bond financing as a liability upon issuance. Bond proceeds consist of the par value of the bonds issued plus premiums. Bond premiums are amortized to interest expense using the effective interest method.

Net Position

As of June 30, 2021 and 2020, the Central Precinct Entity's net position of \$3,952,076 and \$3,608,907, respectively, is unrestricted. Unrestricted net position is not subject to donor or other stipulations imposed by outside sources.

Revenue Recognition

Rental income is recognized when earned and collectability of the associated receivable is reasonably assured. Rental income consists of the repair and replacement portion of the total capital lease payment and is recognized on a monthly basis in accordance with the related lease agreement. Advance rent receipts represent rental payments received but not yet earned.

Capital lease interest income is recorded per the related capital lease amortization schedule simultaneously with the rental income described above.

Operating and Non-operating Revenues and Expenses

The financial statements distinguish between operating and non-operating revenues and expenses. Operating revenues result from exchange transactions associated with maintaining and leasing real property – the Central Precinct Entity's principal activity. Nonexchange revenues, including investment income from sources other than capital leases, and net unrealized and realized gains and losses on investments are reported as non-operating revenues. Interest and financing costs are reported as non-operating expenses. Operating expenses are all expenses incurred to maintain and lease real property, other than financing costs.

UGAREF CENTRAL PRECINCT, LLC

NOTES TO THE FINANCIAL STATEMENTS

JUNE 30, 2021 and 2020

Note 2—Summary of significant accounting policies (continued)

Income Taxes

As a single-member limited liability company, the Central Precinct Entity is disregarded for income tax purposes. The Central Precinct Entity's operations are included in the U.S. Federal tax return of the Real Estate Foundation which is a nonprofit organization exempt from tax under Section 501(c)(3) of the Code, whereby only unrelated business income, as defined by Section 512(a)(1) of the Code, is subject to federal income tax. The Internal Revenue Service has determined that the Real Estate Foundation is not a private foundation under Section 509(a) of the Code.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Future Accounting Pronouncements

SGAS No. 87, *Leases*, was issued in June 2017. The standard requires lessors to recognize a lease receivable and a deferred inflow of resources at the commencement of the lease term. This standard will be effective for the year ending June 30, 2022. The Real Estate Foundation is currently in the process of evaluating the impact of this adoption on the financial statements.

Note 3—Deposits and investments

A. Deposits

At June 30, 2021 and 2020, the bank value of the Central Precinct Entity's deposits, consisting of cash held in interest bearing checking accounts at financial institutions and cash equivalents held by trustees, was \$0.

Custodial Credit Risk

The custodial credit risk for deposits is the risk that, in the event of a bank failure, the Central Precinct Entity's deposits may not be recovered. The Central Precinct Entity has no deposit policy for custodial credit risk.

The Central Precinct Entity places its cash and cash equivalents on deposit with financial institutions in the United States. The Federal Deposit Insurance Corporation (FDIC) covers \$250,000 for substantially all depository accounts. The Central Precinct Entity from time to time may have amounts on deposit in excess of the insured limits.

B. Investments

The Central Precinct Entity follows the Real Estate Foundation's investment policy which establishes objectives, specifies allowable investments, sets target investment mixes, and provides investment guidelines.

As of June 30, 2021 and 2020, the Central Precinct Entity held investments of \$1,985,336 and \$1,815,552, respectively.

UGAREF CENTRAL PRECINCT, LLC

NOTES TO THE FINANCIAL STATEMENTS

JUNE 30, 2021 and 2020

Note 3—Deposits and investments (continued)

B. Investments (continued)

The Central Precinct Entity's investments as of June 30, 2021 and 2020, are presented below. All investments are presented by investment type and debt securities are presented by maturity.

June 30, 2021 Investment Type	Total	Investment Maturity
		Less Than 1 Year
Debt Securities		
Repurchase Agreements	\$ 591,708	<u>\$ 591,708</u>
Investment Pools		
Board of Regents Short-term Fund	<u>1,393,628</u>	
Total Investments	<u><u>\$ 1,985,336</u></u>	

June 30, 2020 Investment Type	Total	Investment Maturity
		Less Than 1 Year
Debt Securities		
Repurchase Agreements	\$ 534,592	<u>\$ 534,592</u>
Investment Pools		
Board of Regents Short-term Fund	<u>1,280,960</u>	
Total Investments	<u><u>\$ 1,815,552</u></u>	

Repurchase agreements and the Board of Regents Short-term Fund are included in Cash and Cash Equivalents on the statements of net position.

The Board of Regents Investment Pool is not registered with the Securities and Exchange Commission as an investment company. The fair value of investments is determined daily. The pool does not issue shares. Each participant is allocated a pro rata share of each investment at fair value along with a pro rata share of the interest that it earns. Participation in the Board of Regents Investment Pool is voluntary. The Board of Regents Investment Pool is not rated. Additional information on the Board of Regents Investment Pool is disclosed in the audited Financial Statements of the Board of Regents of the University System of Georgia - System Office (oversight unit). This audit can be obtained from the Georgia Department of Audits - Education Audit Division or on their website at <http://www.audits.ga.gov>.

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates of debt investments will adversely affect the fair value of an investment. The Central Precinct Entity's policy for managing interest rate risk is to invest primarily in short-term investments.

UGAREF CENTRAL PRECINCT, LLC

NOTES TO THE FINANCIAL STATEMENTS

JUNE 30, 2021 and 2020

Note 3—Deposits and investments (continued)

B. Investments (continued)

Custodial Credit Risk

Custodial credit risk for investments is the risk that, in the event of a failure of the counterparty to a transaction, the Central Precinct Entity will not be able to recover the value of the investment. The Central Precinct Entity does not have a formal policy for managing custodial credit risk for investments.

Credit Quality Risk

Credit quality risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The Central Precinct Entity's policy for managing credit quality risk is to invest primarily in U.S. treasury obligations or securities backed by the U.S. government.

Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of an entity's investment in a single issuer. The Central Precinct Entity's policy for managing concentration of credit risk is to invest primarily in U.S. treasury obligations or securities backed by the U.S. government.

Note 4—Fair value measurements of assets and liabilities

The Real Estate Foundation has adopted SGAS No. 72, *Fair Value Measurement and Application*, which requires fair value measurement be classified and disclosed in one of the following three Fair Value Hierarchy categories.

Level 1

Quoted prices are available in active markets for identical investments as of the reporting date. The types of investments which would generally be included in Level 1 include listed equity securities, mutual funds, and money market funds. The Central Precinct Entity, to the extent that it holds such investments, does not adjust the quoted price for these investments.

Level 2

Pricing inputs are observable for the investments, either directly or indirectly, as of the reporting date, but are not the same as those used in Level 1; inputs include comparable market transactions, pricing of similar instruments, values reported by the administrator, and pricing expectations based on internal modeling. Fair value is determined through the use of models or other valuation methodologies. The types of investments which would generally be included in this category include publicly traded securities with restrictions on disposition, corporate obligations, and U.S. Government and Agency Treasury Inflation Indices.

Level 3

Pricing inputs are unobservable for the investment and include situations where there is little, if any, market activity for the investments. The types of investments which would generally be included in this category include debt and equity securities issued by private entities and partnerships. The inputs into the determination of fair value require significant judgment or estimation. Inputs include recent transactions, earnings forecasts, market multiples, and future cash flows.

UGAREF CENTRAL PRECINCT, LLC

NOTES TO THE FINANCIAL STATEMENTS

JUNE 30, 2021 and 2020

Note 4—Fair value measurements of assets and liabilities (continued)

The tables below summarize the valuation of the Central Precinct Entity's financial assets and liabilities measured at fair value on a recurring basis as of June 30, 2021 and 2020, based on the level of input utilized to measure fair value.

Measurement at fair value on a recurring basis:

June 30, 2021 Investments - Recurring Basis	Fair Value Measurement	
	Total	Level 2
Fixed Income		
Investment Pool		
Board of Regents Short-term Fund	\$ 1,393,628	\$ 1,393,628
Total Investments - Recurring Basis	\$ 1,393,628	\$ 1,393,628

June 30, 2020 Investments - Recurring Basis	Fair Value Measurement	
	Total	Level 2
Fixed Income		
Investment Pool		
Board of Regents Short-term Fund	\$ 1,280,960	\$ 1,280,960
Total Investments - Recurring Basis	\$ 1,280,960	\$ 1,280,960

All assets have been valued using a market approach. There have been no changes in valuation techniques and related inputs.

Note 5—Capital lease receivable

The Central Precinct Entity entered into a 30-year capital lease agreement (1 year lease with 29 annual renewals) with the Board of Regents to occupy the Central Precinct Entity's facilities effective in Fiscal 2009. Reflecting the Board of Trustees approved partial deferral of lease payments from March 2020 through June 2020, a Third Amendment to Rental Agreement was executed June 26, 2020 (see Note 7). The deferred payments are scheduled to be received in Fiscal 2022. Interest income accrued on the capital lease receivable during Fiscal 2020 was received during Fiscal 2021. The adjustment had no impact on the total payments to be received over the life of the lease. Lease payments are due monthly and the final renewal period ends June 30, 2038. At the end of the lease term, ownership of the leased facilities will be transferred to the Board of Regents.

As of June 30, 2021 and 2020, capital lease receivables are \$45,712,171 and \$47,533,255, respectively. These amounts include future minimum lease payments to be received of \$64,739,695 and \$68,824,039 as of June 30, 2021 and 2020, respectively, of which \$19,027,524 and \$21,150,576, respectively, is unearned interest. As of June 30, 2020, interest earned on capital lease receivables in excess of the payment amounts was \$140,208 and was recorded as a current receivable on the statements of net position. This amount was received in Fiscal 2021.

UGAREF CENTRAL PRECINCT, LLC

NOTES TO THE FINANCIAL STATEMENTS

JUNE 30, 2021 and 2020

Note 5—Capital lease receivable (continued)

As of June 30, 2021, lease payments are receivable as follows:

2022	\$ 4,325,851
2023	4,050,650
2024	4,026,670
2025	4,003,719
2026	3,979,199
2027 - 2031	19,473,053
2032 - 2036	18,573,249
2037 - 2038	6,307,304
Total Payments to be Received	64,739,695
Less Amounts Representing Interest	(19,027,524)
Total Lease Receivable	45,712,171
Less Current Portion	(2,298,599)
Noncurrent Lease Receivable	<u>\$ 43,413,572</u>

Note 6—Long-term debt

The Central Precinct Entity entered into a loan agreement with the Development Authority of the Unified Government of Athens-Clarke County, Georgia (the "Development Authority") to borrow bond proceeds to fund construction of a parking deck and student center expansion. The parking deck was placed in service in August 2008 and the student center expansion was placed in service in May 2009.

\$54,025,000 Bond Issue

On June 16, 2016, the Development Authority issued \$54,025,000 in Revenue Refunding Bonds (UGAREF Central Precinct, LLC Project), Series 2016 (the "2016 Central Precinct Bonds") with interest rates ranging from 2.0% to 5.0% and entered into an agreement (the "2016 Central Precinct Loan Agreement") with the Central Precinct Entity to advance refund \$32,065,000 of outstanding 2008 Educational Facilities Current Interest Revenue Bonds and \$24,070,00 of outstanding 2008 Educational Facilities Convertible Revenue Bonds with interest rates ranging from 4.0% to 5.0%. Payment of principal and interest under the 2016 Central Precinct Bonds is secured by certain property constituting a parking deck and student center expansion, and by the Central Precinct Entity's interest in certain rents and leases derived from these facilities.

Borrowings under the 2016 Central Precinct Loan Agreement bear interest payable semiannually on December 15 and June 15. During the years ended June 30, 2021 and 2020, the Central Precinct Entity expensed all interest costs in connection with the 2016 Central Precinct Loan Agreement. Principal payments are due annually on June 15 and continue through June 15, 2038. During the years ended June 30, 2021 and 2020, the Central Precinct Entity made principal payments of \$1,995,000 and \$1,920,000, respectively.

The bonds payable require the Central Precinct Entity to meet certain covenants. At June 30, 2021 and 2020, the Central Precinct Entity was not aware of any violations of the covenants.

UGAREF CENTRAL PRECINCT, LLC
NOTES TO THE FINANCIAL STATEMENTS

JUNE 30, 2021 and 2020

Note 6—Long-term debt (continued)

Following is a summary as of June 30, 2021, of principal and interest payments for the face value of the bonds payable due during each of the next five years ending June 30 and every five years thereafter:

	<u>Principal</u>	<u>Interest</u>
2022	\$ 2,015,000	\$ 1,857,950
2023	2,100,000	1,757,200
2024	2,180,000	1,652,200
2025	2,265,000	1,543,200
2026	2,330,000	1,452,600
2027 - 2031	12,920,000	5,552,750
2032 - 2036	15,155,000	2,385,900
2037 - 2038	5,695,000	245,850
	<u>\$ 44,660,000</u>	<u>\$ 16,447,650</u>

Changes in long-term debt for the fiscal year ended June 30, 2021, are shown below:

	<u>Balance at June 30, 2020</u>	<u>Additions</u>	<u>Disposals and Reductions</u>	<u>Balance at June 30, 2021</u>	<u>Current Portion</u>
Bonds Payable	\$ 46,655,000	\$ -	\$ (1,995,000)	\$ 44,660,000	\$ 2,015,000
Net Premium	4,883,466	-	(494,844)	4,388,622	-
Total Long-term Debt	<u>\$ 51,538,466</u>	<u>\$ -</u>	<u>\$ (2,489,844)</u>	<u>\$ 49,048,622</u>	<u>\$ 2,015,000</u>

Changes in long-term debt for the fiscal year ended June 30, 2020, are shown below:

	<u>Balance at June 30, 2019</u>	<u>Additions</u>	<u>Disposals and Reductions</u>	<u>Balance at June 30, 2020</u>	<u>Current Portion</u>
Bonds Payable	\$ 48,575,000	\$ -	\$ (1,920,000)	\$ 46,655,000	\$ 1,995,000
Net Premium	5,401,720	-	(518,254)	4,883,466	-
Total Long-term Debt	<u>\$ 53,976,720</u>	<u>\$ -</u>	<u>\$ (2,438,254)</u>	<u>\$ 51,538,466</u>	<u>\$ 1,995,000</u>

A summary of total interest cost for the years ended June 30, 2021 and 2020, is as follows:

	<u>2021</u>	<u>2020</u>
Interest Expense	\$ 1,896,188	\$ 1,989,850
Premium Amortization	(494,844)	(518,254)
Deferred Loss Amortization	339,174	339,174
Fees	20,281	20,265
Total Interest Cost	<u>\$ 1,760,799</u>	<u>\$ 1,831,035</u>

UGAREF CENTRAL PRECINCT, LLC

NOTES TO THE FINANCIAL STATEMENTS

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Note 7—Related party transactions

The Central Precinct Entity leases the Central Precinct Entity's facilities to the Board of Regents under a capital lease agreement. For the years ended June 30, 2021 and 2020, the amounts reported as Rental Income and Capital Lease Interest Income in the statements of revenues, expenses, and changes in net position consist of revenue earned through the lease agreement. The lease agreement with the Board of Regents is the sole source of revenue for the Central Precinct Entity, which constitutes a concentration of credit risk, and is renewable on an annual basis through Fiscal 2038 with de-escalating rents.

The lease agreement provides that certain amounts paid by the Central Precinct Entity be reimbursed by the Board of Regents. During the years ended June 30, 2021 and 2020, these amounts were \$147,134 and \$115,830, respectively.

In response to the significant financial impact of the coronavirus disease 2019 ("COVID-19") to the University's campus operations, the Central Precinct Entity and Real Estate Foundation agreed to use unrestricted cash to partially mitigate debt service payments and operating expenses. The Central Precinct Entity and Board of Regents amended the lease agreement on June 26, 2020, to partially defer rent payments from March 2020 through June 2020. The deferred rents are scheduled to be received during Fiscal 2022.

The Central Precinct Entity also leases the use of land from the Board of Regents where it has constructed property on Board of Regents' land. This ground lease is for a period of up to 3 years during construction and continues for 30 years after construction is complete for a base rental of \$10 per year. Under the ground lease, the ownership of any building or structure constructed on the land passes to the Board of Regents at the end of the ground lease.

The Central Precinct Entity signed an agreement with the Real Estate Foundation to pay for management services of \$3,000 per month for the parking deck and \$6,000 per month for the student center expansion, with periods to coincide with the lease terms of each facility. This agreement can be terminated by either party upon a 30-day written notice. During each of the years ended June 30, 2021 and 2020, the Central Precinct Entity paid \$108,000 to the Real Estate Foundation for services related to this agreement.

During the years ended June 30, 2021 and 2020, the Central Precinct Entity paid \$31,000 and \$26,000, respectively, to the University for repair projects on the parking deck.

Note 8—Risks and uncertainties

The Central Precinct Entity's operations may be affected by the recent and ongoing outbreak of COVID-19 which was declared a pandemic by the World Health Organization in March 2020. The ultimate disruption which may be caused by the outbreak is uncertain; however, it may result in a material adverse impact on the Central Precinct Entity's financial position, operations, and cash flows. Possible effects may include, but are not limited to, disruption of the Central Precinct Entity's revenue and a decline in value of assets held by the Central Precinct Entity, including marketable securities.