Georgia State University Foundation

Financial Audit Report
June 30, 2018

GEORGIA STATE UNIVERSITY FOUNDATION, INC. AND SUBSIDIARIES

CONSOLIDATED FINANCIAL REPORT
JUNE 30, 2018

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MAULDIN & JENKINS

INDEPENDENT AUDITOR'S REPORT

To the Board of Trustees
Georgia State University Foundation, Inc.
Atlanta, Georgia

We have audited the accompanying consolidated financial statements of the **Georgia State University Foundation, Inc.** (the "Foundation") (a nonprofit organization), which comprise the consolidated statements of financial position as of June 30, 2018 and 2017, and the related consolidated statements of activities, cash flows, and functional expenses for the years then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Consolidated 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 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 consolidated 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 consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated 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 consolidated 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 consolidated financial statements.

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

200 GALLERIA PARKWAY S.E., SUITE 1700 • ATLANTA, GA 30339-5946 • 770-955-8600 • 800-277-0080 • FAX 770-980-4489 • www.mjcpa.com
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Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of the Georgia State University Foundation, Inc. as of June 30, 2018 and 2017, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Mauldin & Jenkins, LLC

Atlanta, Georgia
October 3, 2018

GEORGIA STATE UNIVERSITY FOUNDATION, INC.
AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
JUNE 30, 2018 AND 2017

	2018	2017
ASSETS		
Cash and cash equivalents	**$ 5,866,847**	$ 6,608,614
Pledges receivable, net	**14,141,830**	20,510,996
Accounts receivable and other assets	**509,290**	604,868
Investments	**238,909,631**	219,366,105
Net investment in direct financing leases	**121,864,208**	140,688,894
Restricted assets	**22,354,408**	29,059,109
Cash surrender value of life insurance	**1,524,193**	1,458,750
Property, improvements and equipment, net	**15,324,667**	15,388,234
Assets held for affiliates	**2,339,862**	2,281,025
Total assets	**$ 422,834,936**	$ 435,966,595
LIABILITIES AND NET ASSETS		
Liabilities		
Accounts payable and accrued expenses	**$ 2,462,979**	$ 2,527,133
Deferred revenue	**1,250,000**	17,377,075
Deferred lease cost	**6,346,539**	7,149,132
Obligation under split-interest agreements	**1,714,796**	1,690,023
Obligation under leases	**617,900**	1,202,400
Bonds payable, net	**136,197,210**	135,088,422
Accrued interest on bonds payable	**1,445,997**	1,903,728
Assets held for affiliates	**2,339,862**	2,281,025
Liability of interest rate swap agreement	**-**	10,881,060
Total liabilities	**152,375,283**	180,099,998
Net assets		
Without donor restrictions	**41,451,170**	38,947,722
With donor restrictions	**229,008,483**	216,918,875
Total net assets	**270,459,653**	255,866,597
Total Liabilities and Net Assets	**$ 422,834,936**	$ 435,966,595

See Notes to Consolidated Financial Statements.

GEORGIA STATE UNIVERSITY FOUNDATION, INC.
AND SUBSIDIARIES

CONSOLIDATED STATEMENT OF ACTIVITIES
YEAR ENDED JUNE 30, 2018 (WITH COMPARATIVE TOTALS FOR 2017)

	Without donor restrictions	With donor restrictions	Total 2018	Total 2017
Revenue, gains, and other support				
Contributions	$ 2,513,282	$ 26,106,472	$ 28,619,754	$ 39,640,756
Rental income	4,226,584	4,030,749	8,257,333	7,983,306
Income from investment in direct financing leases	9,118,221	-	9,118,221	12,179,886
Net investment return	1,644,087	6,503,329	8,147,416	14,106,609
Change in:				
Value of split-interest agreements	-	56,064	56,064	224,370
Cash surrender value of life insurance	790	81,496	82,286	50,483
Other income	15,393	1,078,059	1,093,452	913,442
Total revenues and gains	17,518,357	37,856,169	55,374,526	75,098,852
Net assets released from restrictions	25,766,561	(25,766,561)	-	-
Total revenues, gains, and other support	43,284,918	12,089,608	55,374,526	75,098,852
Expenses				
Program services				
Capital projects, equipment, and repairs	18,290,659	-	18,290,659	27,349,253
Operations	9,783,730	-	9,783,730	8,656,833
Faculty and staff	4,459,314	-	4,459,314	4,155,842
Scholarships and awards	7,395,350	-	7,395,350	7,237,984
Total program services	39,929,053	-	39,929,053	47,399,912
Management and general	3,337,905	-	3,337,905	3,557,064
Fundraising	1,065,164	-	1,065,164	962,042
Total expenses	44,332,122	-	44,332,122	51,919,018
Excess (deficit) of revenues over expenses	(1,047,204)	12,089,608	11,042,404	23,179,834
Change in value of interest rate swap	3,238,060	-	3,238,060	4,956,741
Change in lease terms	-	-	-	(8,635,266)
Gain on bond refunding	312,592	-	312,592	-
Change in net assets	2,503,448	12,089,608	14,593,056	19,501,309
Net assets at beginning of year	38,947,722	216,918,875	255,866,597	236,365,288
Net assets at end of year	$ 41,451,170	$ 229,008,483	$ 270,459,653	$ 255,866,597

See Notes to Consolidated Financial Statements.

GEORGIA STATE UNIVERSITY FOUNDATION, INC.
AND SUBSIDIARIES

CONSOLIDATED STATEMENT OF ACTIVITIES
YEAR ENDED JUNE 30, 2017

	Without donor restrictions	With donor restrictions	Total
Revenue, gains, and other support			
Contributions	$ 2,657,933	$ 36,982,823	$ 39,640,756
Rental income	4,060,656	3,922,650	7,983,306
Income from investment in direct financing leases	12,179,886	-	12,179,886
Net investment return	2,593,021	11,513,588	14,106,609
Change in:			
Value of split-interest agreements	-	224,370	224,370
Cash surrender value of life insurance	885	49,598	50,483
Other income	15,521	897,921	913,442
Total revenues and gains	21,507,902	53,590,950	75,098,852
Net assets released from restrictions	33,980,547	(33,980,547)	-
Total revenues, gains, and other support	55,488,449	19,610,403	75,098,852
Expenses			
Program services			
Capital projects, equipment, and repairs	27,349,253	-	27,349,253
Operations	8,656,833	-	8,656,833
Faculty and staff	4,155,842	-	4,155,842
Scholarships and awards	7,237,984	-	7,237,984
Total program services	47,399,912	-	47,399,912
Management and general	3,557,064	-	3,557,064
Fundraising	962,042	-	962,042
Total expenses	51,919,018	-	51,919,018
Excess of revenues over expenses	3,569,431	19,610,403	23,179,834
Change in value of interest rate swap	4,956,741	-	4,956,741
Change in lease terms	(8,635,266)	-	(8,635,266)
Change in net assets	(109,094)	19,610,403	19,501,309
Net assets at beginning of year	39,056,816	197,308,472	236,365,288
Net assets at end of year	$ 38,947,722	$ 216,918,875	$ 255,866,597

See Notes to Consolidated Financial Statements.

GEORGIA STATE UNIVERSITY FOUNDATION, INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CASH FLOWS
YEARS ENDED JUNE 30, 2018 AND 2017

	2018	2017
OPERATING ACTIVITIES		
Change in net assets	$ 14,593,056	$ 19,501,309
Adjustments to reconcile change in net assets to net cash used in operating activities:		
Change in lease terms	-	8,635,266
Facilities enhancement projects transferred to the University	7,130,896	15,697,187
Contributions restricted for investment endowment	(6,587,271)	(12,542,959)
Depreciation and amortization	2,046,777	742,990
Amortization of deferred revenue	(16,127,075)	(1,298,681)
Amortization of original bond issue premium/discount	(341,415)	633,849
Change in the value of split-interest agreements	(40,670)	(267,844)
Net realized and unrealized gains on investments	(31,351,905)	(12,900,402)
Decrease (increase) in pledges receivable	6,369,166	(9,701,901)
Decrease (increase) in accounts receivable and other assets	95,578	(270,588)
Increase in bond funded projects	(4,827,573)	(14,395,430)
(Decrease) increase in accounts payables and accrued expenses	(521,885)	769,665
Decrease in deferred lease cost	(802,593)	(695,845)
Decrease in liability of interest rate swap agreement	(10,881,060)	(4,956,741)
Net cash used in operating activities	(41,245,974)	(11,050,125)
INVESTING ACTIVITIES		
Principal received on net investments and direct financing leases	18,824,686	6,161,649
Proceeds on sale of investments	285,368,307	192,389,771
Purchases of investments	(273,559,928)	(185,971,847)
Purchases of property and equipment	(527,441)	(30,636,300)
Proceeds from sale of property and equipment	-	25,245,885
Net cash provided by investing activities	30,105,624	7,189,158
FINANCING ACTIVITIES		
Proceeds from contributions restricted for investment in endowment	6,587,271	12,542,959
Payments on capital lease obligations	(584,500)	(559,450)
Payments on bonds payable	(4,374,500)	(6,209,450)
Proceeds from bond issuance	137,730,403	-
Bond redemption	(131,700,000)	-
Debt issuance costs	(1,661,469)	-
Net proceeds (disbursements) from restricted assets held by Trustee	4,401,378	(607,046)
Net cash provided by financing activities	10,398,583	5,167,013
Net (decrease) increase in cash and cash equivalents	(741,767)	1,306,046
Cash and cash equivalents at beginning of year	6,608,614	5,302,568
Cash and cash equivalents at end of year	$ 5,866,847	$ 6,608,614
SUPPLEMENTAL DISCLOSURES OF CASH FLOW INFORMATION		
Interest paid during the year	$ 5,892,824	$ 6,747,667

See Notes to Consolidated Financial Statements.

GEORGIA STATE UNIVERSITY FOUNDATION, INC.
AND SUBSIDIARIES

CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES
YEAR ENDED JUNE 30, 2018

		Supporting Services		
	Program Services	Management and general	Fundraising	Total Expenses
Grants and other assistance to organizations	$ 19,766,311	$ -	$ -	$ 19,766,311
Salaries and benefits	-	2,251,315	-	2,251,315
Professional fees	500,520	134,522	202,178	837,220
Advertising and promotion	129,884	158,615	150,593	439,092
Office expenses	2,120,665	130,115	79,714	2,330,494
Information technology	-	33,236	-	33,236
Facilities	7,546,916	2,788	6,994	7,556,698
Travel	1,031,504	70,223	115,215	1,216,942
Conferences, conventions and meetings	753,286	288,496	348,845	1,390,627
Interest	4,619,694	-	-	4,619,694
Depreciation	591,008	-	-	591,008
Insurance	40,650	27,103	-	67,753
Events	634,256	162,182	156,074	952,512
Minor equipment	1,967,711	536	-	1,968,247
Dues and professional memberships	57,764	78,774	5,551	142,089
Annuity benefit payments	168,884	-	-	168,884
Total expenses	$ 39,929,053	$ 3,337,905	$ 1,065,164	$ 44,332,122

See Notes to Consolidated Financial Statements.

GEORGIA STATE UNIVERSITY FOUNDATION, INC.
AND SUBSIDIARIES

CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES
YEAR ENDED JUNE 30, 2017

		Supporting Services		
	Program Services	Management and general	Fundraising	Total Expenses
Grants and other assistance to organizations	$ 28,005,804	$ -	$ -	$ 28,005,804
Salaries and benefits	-	2,372,323	-	2,372,323
Professional fees	659,749	156,909	210,172	1,026,830
Advertising and promotion	176,294	179,297	79,866	435,457
Office expenses	951,722	135,006	95,552	1,182,280
Information technology	-	32,123	-	32,123
Facilities	7,270,543	7,435	14,180	7,292,158
Travel	1,063,826	52,302	88,247	1,204,375
Conferences, conventions and meetings	885,219	299,463	379,966	1,564,648
Interest	6,794,443	-	-	6,794,443
Depreciation	591,008	-	-	591,008
Insurance	32,257	25,401	-	57,658
Events	574,937	214,113	91,123	880,173
Minor equipment	189,537	328	-	189,865
Dues and professional memberships	52,937	82,364	2,936	138,237
Annuity benefit payments	151,636	-	-	151,636
Total expenses	$ 47,399,912	$ 3,557,064	$ 962,042	$ 51,919,018

See Notes to Consolidated Financial Statements.

NOTE 1. ORGANIZATION

The Georgia State University Foundation, Inc. (the "Foundation") was incorporated in the State of Georgia in 1958 as a non-profit corporation and a 501(c)(3) tax exempt organization. The Foundation serves as the official fund-raising and fund-management organization for Georgia State University (the "University") and is committed to supporting and assisting the University in achieving its mission through the identification, cultivation, solicitation and stewardship of gifts, and by collaborating and advising on activities for the benefit and advancement of the University.

During the fiscal year 2001, the Foundation formed the University Lofts, LLC (the "Lofts"), with the Foundation as the sole member. The Lofts were created for the purpose of building a student housing facility for the University.

During the fiscal year 2004, the Foundation formed Rialto Center, LLC, (the "Rialto") with the Foundation as the sole member. The Rialto was formed to purchase and renovate the Rialto Theater for the benefit of and use by the University.

During the fiscal year 2007, the Foundation formed Panther Place, LLC ("Panther Place"), with the Foundation as the sole member. Panther Place was formed for the purpose of purchasing the SunTrust building and related property in downtown Atlanta, Georgia, to provide office and classroom facilities for the University and the Foundation.

During the fiscal year 2009, the Foundation formed, as the sole member, Panther Lot, LLC ("Panther Lot") for the purpose of acquiring, developing, operating and managing real property for the benefit of and use by the University.

During the fiscal year 2010, the Foundation formed, as the sole member, Panther Real Estate, LLC ("Panther Real Estate") for the purpose of acquiring, developing, operating and managing real property for the benefit of and use by the University.

During the fiscal year 2014, the Foundation formed, as the sole member, Panther Land, LLC ("Panther Land") for the purpose of acquiring, developing, operating and managing real property for the benefit of and use by the University.

During the fiscal year 2016, the Foundation formed, as the sole member, Panther Holdings, LLC ("Panther Holdings") for the purpose of acquiring, developing, operating and managing real property for the benefit of and use by the University.

On April 1, 2016, the Foundation acquired net assets of Georgia Perimeter College Foundation, Inc., a similar nonprofit organization. Georgia Perimeter College Foundation, Inc. had two wholly owned subsidiaries, GPC Foundation Real Estate Newton, LLC ("Newton") and GPC Real Estate Student Support I, LLC ("Student Support I"). The Georgia State University Foundation, Inc. replaced Georgia Perimeter College Foundation, Inc. as the sole member of both wholly owned subsidiaries on the acquisition date. On December 12, 2016, the State of Georgia Secretary of State issued a Certificate of Dissolution, formally acknowledging the voluntary request from the Board of Directors of the Georgia Perimeter College Foundation, Inc. to cease operations and dissolve the non-profit corporation.

NOTE 1. ORGANIZATION (Continued)

Cooperative Agreement - The Foundation entered into a Memorandum of Understanding Agreement (the "Agreement") with the University to operate as a Cooperative Organization under the guiding principles of that Agreement. The Agreement signed on October 23, 2008 expired and was replaced with a new five year Agreement on October 7, 2013.

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Income Taxes

The Foundation qualifies as a tax-exempt organization, exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code (the "Code") and is generally exempt from federal and state income taxes. The Foundation is classified as a public charity under sections 509(a)(1) and 170(b)(1)(A)(iv) of the Code, and therefore the Foundation is not classified as a private foundation nor a supporting organization. Contributions to the Foundation qualify for the charitable contribution deduction under section 170 of the Code, and bequests, legacies, devises, transfers, or gifts to the Foundation are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2005, 2106, and 2522 of the Code.

The Foundation received rental income which is considered unrelated business income subject to federal and state income taxes. During the year ended June 30, 2018 and 2017, the net operating loss carryforward was used to offset revenue that exceeded expenses associated with the generation of such income and no taxes were due.

Deferred tax assets, net of a valuation allowance, are recognized for the future tax consequences attributable to differences between the financial statement carrying amounts of existing assets and liabilities and their respective tax bases. Deferred tax assets, including tax loss and credit carryforwards, and liabilities are measured using enacted tax rates expected to apply to taxable income in the years in which those temporary differences are expected to be recovered and settled. The effect on deferred tax assets and liabilities of a change in tax rates is recognized in income in the period that includes the enactment date. The income tax benefit represents the change in the deferred tax asset during the period.

For the years ended June 30, 2018 and 2017, the Foundation incurred minimal unrelated taxable income and, accordingly, no provision for income taxes has been recorded. As of June 30, 2018, the Foundation has $8,021,865 in federal and state net operating loss carryforwards. The net operating loss carryforwards, if not utilized, expire in tax years beginning in 2028.

The Foundation had deferred tax assets of approximately $1,728,142 and $2,754,127 as of June 30, 2018 and 2017, respectively, arising from net operating loss carryforwards. Due to a change in tax law, the Foundation used a rate of 21% and 34% as of June 30, 2018 and 2017, respectively. Because of the uncertainty surrounding the ultimate realization of the net operating loss carryforwards, the Foundation recorded a valuation allowance for the entire amount of the deferred tax assets as of June 30, 2018 and 2017.

The Foundation's policy is to record a liability for any tax position taken that is beneficial to the Foundation, including any related interest and penalties, when it is more likely than not the position taken by management with respect to a transaction or class of transactions will be overturned by a taxing authority upon examination. Management believes there are no such positions as of June 30, 2018 and, accordingly, no liability has been accrued.

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Consolidated Financial Statements

The consolidated financial statements include the accounts of the Foundation, the Building Foundation, the Lofts, Piedmont/Ellis, the Rialto, Panther Place, Panther Fields, Panther Lot, Panther Real Estate, Panther Land, Newton, Student Support I and Panther Holdings (collectively referred to as, the Foundation). All of the financial activities and balances of these organizations are included in the consolidated financial statements. All significant intercompany accounts and transactions have been eliminated in consolidation.

Financial Statement Presentation

The accompanying financial statements have been prepared on the accrual basis of accounting and are presented in conformity with accounting principles generally accepted in the United States of America (“GAAP”). The Foundation is required to report information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions and net assets with donor restrictions.

Net Assets

The Foundation classifies net assets, revenues, and gains and losses on investments based on the existence or absence of donor-imposed restrictions. Accordingly, net assets of the Foundation and changes therein are classified and reported as follows:

Net assets without donor restrictions - Net assets that are not restricted by the donor. These assets are used to support the operations of the Foundation and are at the discretion of the Foundation’s Board of Trustees.

Net assets with donor restrictions - Net assets from contributions and other inflows of assets limited by 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 are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity, and are subject to the fluctuation of investments and periodic allocations made for spending specified by donor stipulations and applicable law. 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. Expenditures that relate to the fulfillment of the temporary restriction are shown as a reduction in revenue with donor restrictions as net assets released from restrictions.

Unrealized and realized gains and losses, and dividends and interest from investing activities may be included in either of these net asset classifications depending on donor-imposed restrictions and the Foundation’s interpretation of relevant state law.

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Use of Estimates

The preparation of the consolidated financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues, expenses, gains, losses and other changes in net assets during the reporting period. Actual results could differ from those estimates.

Fair Value of Financial Instruments

The carrying value of financial instruments such as cash and cash equivalents, other receivables, due to/from related organizations, accounts payable and accruals approximate fair value because of the terms and relative short maturity of the financial instruments. The Foundation believes the carrying values of its financial instruments are reasonable estimates of their values, unless otherwise noted.

In determining fair value, the Foundation uses various valuation approaches. The fair value hierarchy for inputs used in measuring fair value maximizes the use of observable inputs and minimizes the use of unobservable inputs by requiring that the most observable inputs be used when available. Observable inputs are those that market participants would use in pricing the asset or liability based on market data obtained from sources independent of the Foundation. Unobservable inputs reflect the Foundation’s assumption about the inputs market participants would use in pricing the asset or liability developed based on the best information available in the circumstances. The fair value hierarchy is classified in one of the following three levels based on the inputs:

Level 1: Financial instruments with unadjusted, quoted prices listed on active market exchanges.

Level 2: Financial instruments valued using inputs that include quoted prices for similar assets and liabilities in active markets, and inputs that are observable for the asset or liability, either directly or indirectly, for substantially the full term of the financial instrument.

Level 3: Financial instruments that are not actively traded on a market exchange and require using significant unobservable inputs in determining fair value.

The availability of valuation techniques and observable inputs can vary from security to security and is affected by a wide variety of factors, including the type of security, whether the security is new and not yet established in the marketplace, and other characteristics particular to the transaction. To the extent that valuation is based on models or inputs that are less observable or unobservable in the market, the determination of fair value requires more judgment. Those estimated values do not necessarily represent the amounts that may be ultimately realized due to the occurrence of future circumstances that cannot be reasonably determined. Because of the inherent uncertainty of valuation, those estimated values may be materially higher or lower than the values that would have been used had a ready market for the securities existed. Accordingly, the degree of judgment exercised by the Foundation in determining fair value is greatest for securities categorized in Level 3.

In certain cases, the inputs used to measure fair value may fall into different levels of the fair value hierarchy. In such cases, for disclosure purposes, the level in the fair value hierarchy within which the fair value measurement falls in its entirety is determined by the lowest level input that is significant to the fair value measurement.

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fair Value of Financial Instruments (Continued)

Fair value is a market-based measure considered from the perspective of a market participant rather than an entity-specific measure. Therefore, even when market assumptions are not readily available, the Foundation's own assumptions are set to reflect those that the market participants would use in pricing the asset or liability at the measurement date. The Foundation uses prices and inputs that are current as of the measurement date, including during periods of market dislocation. In periods of market dislocation, the observability of prices and inputs may be reduced for many securities. This condition could cause a security to be reclassified to a lower level within the fair value hierarchy.

Revenue Recognition

Revenue from exchange transactions, investment activities, rental and property management activities, management fees, royalties, other fees and charges, and other non-contribution related revenue are recognized as earned.

Cash and Cash Equivalents

The Foundation's management considers cash and cash equivalents to include demand deposits, money market accounts and other assets of high liquidity except those amounts designated and classified as investments. The Federal Deposit Insurance Corporation ("FDIC") covers $250,000 for substantially all depository accounts. The Foundation from time to time may have amounts on deposit in excess of the insured limits.

Concentrations of Credit Risk

Financial instruments which potentially subject the Foundation to concentrations of credit risk consist principally of investments. Management recognizes this risk as a cost of doing business and manages risk through the investment policy objectives and asset allocation strategy as adopted by the Foundation.

Investments

All investments in debt and equity securities with a readily determinable market value are reported at fair value with gains and losses included in the consolidated statements of activities based on quotations obtained from national securities exchanges. Alternative investments, which are not readily marketable, are carried at estimated fair values as provided by external investment managers. The Foundation reviews and evaluates the values provided by the investment managers and agrees with the valuation methods and assumptions used in estimating the fair value of the alternative investments. The estimated fair values may differ significantly from the values that would have been used had ready markets for these securities existed.

Investment securities, in general, are exposed to various risks, such as interest rate, credit and overall market volatility. Due to the level of risk associated in the values of investment securities, it is at least reasonably possible that changes in the values of investment securities will occur in the near term and that such changes could materially affect the amounts reported in the Foundation's consolidated financial statements.

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Investments (Continued)

The Foundation's Board of Trustees approved investment policy defines the asset allocation for the operating and endowment investment pools and also the spending allocation from the endowment investment pool. With the exception of certain restricted contributions that are separately invested, all restricted endowment contributions are invested on a pooled accounting basis.

Based on the interpretation of donor-imposed restrictions and applicable state law, the endowment investment pool total investment return including appreciation, depreciation, income, expenses and fees is allocated to each endowment based on the ratio of that endowment's investment balance to the total endowment investment pool. The approved endowment spending allocation is defined in greater detail in Note 5.

The Foundation has ownership of certain cash equivalents that are not in the possession of the Foundation but are held, along with other investment securities, by outside investment managers. Although these cash equivalents are readily available, it is the intent of the Foundation to hold these cash equivalents for investment purposes and therefore has classified them as investments.

Investment in Direct Financing Lease

The Foundation leases real estate to the Board of Regents of University System of Georgia. The present value of the minimum lease payments is recorded as an asset and is amortized as payments are received. The difference between gross minimum lease payments and the present value of the gross minimum lease payments is netted as unearned income and is amortized as payments are received. In accordance with its stated purpose as a not-for-profit organization, the Foundation structures its lease agreements to provide rental proceeds to meet related debt service, interest expenses, and administrative and operating expenses provided all renewal terms are exercised. The terms of these lease agreements are considered more favorable than commercial terms on similar facilities. The lessees are responsible for the payment of property taxes, routine maintenance, insurance, and other costs incidental to the use of the facilities. These lease agreements generally provide for an initial rental period with renewable terms that extend over the term of the debt financing for 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.

Administrative Fees

Administrative fees are utilized to cover operating costs of the Foundation, assist with development activities and provide additional funds to the University. The fees are calculated as to include 1% of the fair value of endowments annually plus the net income earned from the operating investment portfolio.

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Contributions

Contributions received are recorded as without donor restriction support or with donor restriction support, depending on the existence and/or nature of any donor restrictions.

From time to time the Foundation may make a contribution to the University. During the fiscal year 2018, the Foundation contributed $7,130,896 of completed renovations projects for the Student Recreation Center recreation facilities, the Panther Place office and classroom facilities and the Panther Holdings stadium renovations. During the fiscal year 2017, the Foundation contributed $15,697,186 of completed renovations projects for the Student Recreation Center recreation facilities and the Panther Place office and classroom facilities. These contributions are included in the operations line item of program services expense in the accompanying Consolidated Statement of Activities.

Pledges Receivable

Unconditional promises to give (pledges receivable) are recognized as revenue and assets in the period the promise is received. Pledges receivable are recorded at their net realizable value. Pledges expected to be collected in future years are discounted based on the present value of the estimated future cash flows. The discounts on those amounts are computed using estimated risk-free interest rates. An allowance for uncollectable pledges is estimated based on the Foundation’s collection history and is netted against the gross pledges receivable.

Contributed Goods and Services

Contributions of securities, land, buildings and other nonmonetary assets which can be objectively measured are recorded at their fair value at the date of contribution. Certain nonmonetary assets such as art objects, equipment and books that are donor designated for the direct use by the University or one of its departments are not included in the Foundation’s consolidated financial statements.

Functional Allocation of Expenses

The cost of providing the various programs and other activities have been summarized on a functional basis on the consolidated statement of activities. The statements of functional expenses present the natural classification detail of expense by function. Accordingly, certain costs have been allocated among the programs and supporting services benefited as required by FASB’s Not-for-Profit presentation and disclosure guidance.

Contributed services which represents salaries and benefits paid by the University on behalf of the Foundation, are included in the contribution revenue and in management and general expenses in the consolidated statement of activities. Contributed services totaled $2,251,315 and $2,372,323 for the years ended June 30, 2018 and 2017, respectively.

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Life Insurance

Life insurance consists of life insurance policies purchased by the donor where the Foundation is named as owner and beneficiary of the policy. The assets contributed under these life insurance policies are carried at fair value approximated by the cash surrender value, net of any policy loans.

The life insurance policy cash surrender value is updated annually and changes in value are recorded as a change in cash surrender value of life insurance in the consolidated statements of activities.

Property and Equipment

In accordance with the provisions of ASC 820 – Fair Value Measurements and Disclosures, purchased property and equipment is recorded at fair value. Depreciation is computed using the straight-line method over the estimated useful lives of the assets, ranging from 3 to 40 years. Equipment, betterments or renewals in excess of $10,000 are capitalized. Normal repairs and maintenance costs are expensed as incurred.

Impairment of Long-Lived Assets

The Foundation reviews the carrying value of its long-lived assets for possible impairment whenever events or changes in circumstances indicate that the carrying amount of assets to be held and used may not be recoverable. Management does not believe there are any indications of impairment of any long-lived property and equipment at June 30, 2018.

Reclassification of Donor Intent

At times the Foundation receives requests by donors or their designees to change the use for which the donor's original gift was intended. These donor requests are reviewed by the Foundation for approval, and if approved, may result in the reclassification of net assets between net assets without donor restriction and net assets with donor restriction.

New Accounting Pronouncements

In 2017, the Foundation added a footnote discussing liquidity and availability (see Note 17) and comparative statements of functional expenses in preparation of Accounting Standards Update 2016-14. In 2018, the Foundation adopted Accounting Standards Update 2016-14, which is available to not-for-profit organizations to simplify the financial statement presentation. Under the newly adopted standard, the Foundation now presents net assets as net assets without donor restriction and net assets with donor restriction.

Split-Interest Agreements

The Foundation is trustee for three types of split-interest agreements, irrevocable charitable remainder trusts, charitable gift annuities, and an irrevocable trust, whereby donors contribute assets to the Foundation in exchange for the right of a named beneficiary to receive a fixed dollar amount or a specific percentage of the fair value of the trust assets during the beneficiary's lifetime.

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Split-Interest Agreements (Continued)

The contributed assets are recorded at fair value when received and a liability is recognized at the present value of future cash flows expected to be paid to the beneficiary. The amount in which the fair value of assets at the date received exceeds the payment liability is recognized as a contribution in accordance with the intent expressed in the agreement.

The assets in the split-interest agreements are invested in common trust funds classified as Level 2 investments stated at fair value and included in investments in the consolidated statements of financial position. The liability in the split-interest agreements is reviewed and revalued annually based on actuarially computed present values and reported as obligation under split-interest agreements in the consolidated statement of financial position, with the resulting actuarial gain (loss) recorded as a change in value of split-interest agreements in the consolidated statements of activities.

The assets of each charitable remainder trust and irrevocable trust may be invaded in cases where investment earnings are not sufficient to make the required periodic payments. If the assets of the charitable remainder trust are invaded to the extent that it is depleted, the Foundation has no further financial obligation to the donors, beneficiaries or other remaindermen, if any. When the trust matures, any remaining assets of the trust revert to the Foundation as specified in each agreement.

The charitable gift annuities consist of assets donated to the Foundation through an agreement under which the Foundation is obligated to pay the beneficiary a fixed amount for the remainder of their lives even if the assets of the charitable gift annuity have been depleted.

NOTE 3. PLEDGES RECEIVABLE

Pledges receivable at June 30, 2018 and 2017 consists of the following:

	2018	2017
Unconditional promises expected to be collected in:		
Less than one year	**$ 6,328,304**	$ 9,043,699
Two to five years	**8,332,674**	11,904,560
More than five years	**10,166**	26,000
Total unconditional promises to give	**14,671,144**	20,974,259
Less discounts to net present value		
(rate 2.53% in 2018, 1.80% in 2017)	**(413,484)**	(282,285)
Less allowance for uncollectible promises to give	**(115,830)**	(180,978)
Net pledges receivable	**$ 14,141,830**	$ 20,510,996

The Foundation's pledges receivables recorded at fair value have been categorized based upon a fair value hierarchy (See Note 2). All valuations are classified as Level 3 within the fair value hierarchy based on observable and unobservable inputs. The Foundation took into account historical and projected cash flow, collectability and default rates.

NOTE 3. PLEDGES RECEIVABLE (Continued)

The following summarizes the activities in the Level 3 pledges receivable measured at fair value for the years ended June 30, 2018 and 2017:

	2018	2017
Beginning balance	**$ 20,510,996**	$ 10,809,095
New pledges	**15,590,131**	23,150,617
Pledge payments	**(21,893,246)**	(13,245,299)
Net present value adjustment	**(131,199)**	(62,334)
Net allowance adjustment	**65,148**	(141,083)
Total Level 3 pledges receivable	**$ 14,141,830**	$ 20,510,996

NOTE 4. INVESTMENTS

Investments are comprised of the following balances as of June 30, 2018 and 2017:

	Fair Value				
	Endowment Pool	**Operating Pool**	**Other Investments**	**Total Fair Value**	**Cost**
June 30, 2018					
Money market funds	**$ 14,105,193**	**$ 13,747,106**	**$ 865,503**	**$ 28,717,802**	**$ 28,717,802**
U.S. equity funds	**42,419,686**	**11,002,659**	**1,639,123**	**55,061,468**	**53,358,888**
Non U.S. equity funds	**52,940,228**	**12,452,398**	**430,596**	**65,823,222**	**68,723,880**
Fixed income securities and funds	**27,682,824**	**36,932,721**	**1,230,623**	**65,846,168**	**65,854,123**
Hedge funds	**12,099,349**	**-**	**-**	**12,099,349**	**11,300,000**
Venture capital-private equity funds	**5,730,136**	**-**	**-**	**5,730,136**	**8,622,872**
Real estate investment trust funds	**4,701,359**	**778,278**	**49,409**	**5,529,046**	**5,514,670**
Commodity funds	**-**	**-**	**102,440**	**102,440**	**96,646**
Total investments	**$ 159,678,775**	**$ 74,913,162**	**$ 4,317,694**	**$ 238,909,631**	**$ 242,188,881**

	Fair Value				
	Endowment Pool	**Operating Pool**	**Other Investments**	**Total Fair Value**	**Cost**
June 30, 2017					
Money market funds	$ 692,012	$ 31,846,813	$ 792,317	$ 33,331,142	$ 33,331,142
U.S. equity funds	39,692,123	10,781,000	2,149,989	52,623,112	38,582,434
Non U.S. equity funds	45,974,520	9,510,267	471,580	55,956,367	45,443,604
Fixed income securities and funds	30,017,928	12,288,173	509,192	42,815,293	40,309,698
Hedge funds	12,356,048	-	-	12,356,048	12,424,415
Venture capital-private equity funds	7,096,931	-	-	7,096,931	9,333,055
Real estate investment trust funds	7,743,587	1,036,963	72,346	8,852,896	6,420,568
Commodity funds	5,385,377	881,768	67,171	6,334,316	6,879,005
Total investments	$ 148,958,526	$ 66,344,984	$ 4,062,595	$ 219,366,105	$ 192,723,921

NOTE 4. INVESTMENTS (Continued)

A summary of the net investment return which includes interest and dividends, realized and unrealized gains and losses as of June 30, 2018 and 2017 are as follows:

	Endowment Pool	Operating Pool	Other Investments	Total
June 30, 2018				
Dividends and interest income	**$ 2,734,464**	**$ 1,308,739**	**$ 183,337**	**$ 4,226,540**
Net realized gains (losses)	**31,432,437**	**2,382,427**	**51,651**	**33,866,515**
Net unrealized gains (losses)	**(26,897,045)**	**(1,940,090)**	**118,294**	**(28,718,841)**
Investment management fees	**(830,679)**	**(379,882)**	**(16,237)**	**(1,226,798)**
Total net investment return	**$ 6,439,177**	**$ 1,371,194**	**$ 337,045**	**$ 8,147,416**

	Endowment Pool	Operating Pool	Other Investments	Total
June 30, 2017				
Dividends and interest income	$ 1,600,895	$ 404,651	$ 111,749	$ 2,117,295
Net realized gains	2,202,694	1,644,927	8,020	3,855,641
Net unrealized gains (losses)	8,057,179	788,617	255,694	9,101,490
Investment management fees	(692,059)	(262,374)	(13,384)	(967,817)
Total net investment return	$ 11,168,709	$ 2,575,821	$ 362,079	$ 14,106,609

The following tables summarize the fair value measurements of certain investments that calculate net asset value per share (or its equivalent) as June 30, 2018 and 2017:

	Fair Value	Unfunded Commitments	Redemption Frequency (If Currently Eligible)	Redemption Notice Period
June 30, 2018				
Non U.S. equity funds (b)	**$ 8,526,658**	**$ -**	**Daily**	**1 day**
Fixed income securities and funds (c)	**29,150,528**	**-**	**Daily**	**1 day**
Hedge funds (d)	**12,099,349**	**-**	**Qtly, Annually**	**60 days**
Venture capital-private equity (e)	**5,730,136**	**710,479**	**None**	**-**
Real estate investment trust funds (f)	**17,540**	**221,910**	**None**	**-**
Total	**$ 55,524,211**	**$ 932,389**		

	Fair Value	Unfunded Commitments	Redemption Frequency (If Currently Eligible)	Redemption Notice Period
June 30, 2017				
U.S. equity funds (a)	$ 50,473,125	$ -	Monthly	5 days
Non U.S. equity funds (b)	24,752,767	-	Monthly	30 days
Hedge funds (d)	12,356,048	-	Qtly, Annually	60 days
Venture capital-private equity (e)	7,096,932	1,150,274	None	-
Real estate investment trust funds (f)	18,275	221,910	None	-
Total	$ 94,697,147	$ 1,372,184		

(a) This category invests in U.S. exchange listed common, preferred, and convertible stocks. The fair values of the investments in this category have been estimated using the net asset value per share of the investment.

NOTE 4. INVESTMENTS (Continued)

(b) This category invests principally in exchange listed common, convertible and preferred stocks, stock warrants, and depository receipts of issuers in North America, Europe, Japan, and Pacific-ex Japan. The fair values of the investments in this category have been estimated using the net asset value per share of the investment.

(c) This category invests in high yield bonds that have historically provided higher levels of income than traditional core bonds with the opportunity for higher total returns. The fund prudently manages and balances income, risk and return through diverse market conditions; increasing risk in stronger credit environments while carefully dialing down risk as needed. The fair values of the investments in this category have been estimated using the net asset value per share of the investments.

(d) This category employs a fund of hedge funds portfolio construction. This category invests in multiple strategy hedge funds to add diversification and reduce volatility of the portfolio. The fund of fund managers allocate across a broad range of hedge fund categories including long/short, event driven and arbitrage strategies that provide low correlation to other asset classes in the portfolio. The fair values of the investments in this category have been estimated using the net asset value per share of the investments.

(e) This category includes several private equity funds that employ a fund of funds approach that invests both domestically and internationally in venture capital, buyouts, mezzanine, secondary markets and other areas within private equity. These investments are less liquid and, generally, cannot be redeemed with the funds through normal redemption procedures. Instead, the nature of the investments in this category is that the distributions are received through the liquidation of the underlying assets of the fund. As of June 30, 2018, it is probable that all of the investments in this category will be sold at an amount different from the net asset value of the Foundation's ownership interest in partner' capital. Therefore, the fair values of the investments in this category have been estimated using recent observable transaction information for similar investments.

(f) This category includes real estate funds that invest primarily in U.S. commercial real estate. The fair values of the investment in this category have been estimated using the net asset value of the Foundation's ownership interest in partners' capital. These investments are less liquid and, generally, cannot be redeemed with the funds through normal redemption procedures. Distributions from this fund will be received as the underlying investments of the fund are liquidated.

Pursuant to the terms of the rental agreement with the Board of Regents on behalf of the University and the related capital lease arrangement, the Foundation is required to maintain amounts to fund repairs and replacements for the facilities under lease. The value of the repair and replacement funds as of June 30, 2018 and 2017 was $752,553 and $743,553, respectively for the Alpharetta Campus Facilities Lease. These funds are invested in cash equivalent money market funds.

The Foundation's investment assets recorded at fair value have been categorized based upon a fair value hierarchy (See Note 2). The following tables summarize the valuation of the Foundation's financial investment assets measured at fair value as of June 30, 2018 and 2017.

NOTE 4. INVESTMENTS (Continued)

Fair Value Measurements at June 30, 2018:

	Level 1	Level 2	Level 3	Total
Investments:				
Money market funds	**$ 28,717,801**	**$ -**	**$ -**	**$ 28,717,801**
U.S. equity funds	**55,061,468**	**-**	**-**	**55,061,468**
Non U.S. equity funds	**57,296,565**	**-**	**-**	**57,296,565**
Fixed income securities and funds	**36,695,641**	**-**	**-**	**36,695,641**
Real estate investment trust funds	**5,511,505**	**-**	**-**	**5,511,505**
Commodity funds	**-**	**102,440**	**-**	**102,440**
Sub-total	**183,282,980**	**102,440**	**-**	**183,385,420**
Other investments measured at net asset value				**55,524,211**
Total	**$ 183,282,980**	**$ 102,440**	**$ -**	**$ 238,909,631**

Fair Value Measurements at June 30, 2017:

	Level 1	Level 2	Level 3	Total
Investments:				
Money market funds	$ 33,331,142	$ -	$ -	$ 33,331,142
U.S. equity funds	2,149,985	-	-	2,149,985
Non U.S. equity funds	31,203,600	-	-	31,203,600
Fixed income securities and funds	4,955,634	37,859,659	-	42,815,293
Real estate investment trust funds	72,346	8,762,276	-	8,834,622
Commodity funds	-	6,334,316	-	6,334,316
Sub-total	71,712,707	52,956,251	-	124,668,958
Other investments measured at net asset value				94,697,147
Total	$ 71,712,707	$ 52,956,251	$ -	$ 219,366,105
Liabilities:				
Interest rate swap agreement	$ -	$ 10,881,060	$ -	$ 10,881,060

In accordance with Subtopic 820-10, certain investments that are measured at fair value using the net asset value per share (or its equivalents) practical expedient have not been classified in the fair value hierarchy. The fair value amounts presented in the table above are intended to permit reconciliation of the fair value hierarchy to the amounts presented in the statement of financial position.

NOTE 4. INVESTMENTS (Continued)

Split-Interest Agreements

The Foundation is the trustee and remainder beneficiary of certain split-interest agreements. The assets of these split-interest agreements that are invested in equities and bonds and reported as Level 2 investments and are recorded at fair value. The value of the Level 2 split interest agreements as of June 30, 2018 and 2017 were $2,942,332 and $2,757,198, respectively.

Business Student Trust Fund

During 1972, a trust fund was established to allow business students regularly enrolled at the University to gain practical experience in the fields of investment analysis and management, fund management and related areas. An initial contribution of $5,000 and supplemental contributions of $15,000 were made from resources without donor restrictions of the Foundation for this purpose. No further contributions to this trust are required. If this trust was terminated, any funds remaining after payment of all debts would be returned to the Foundation to be used for educational purposes. The value of the trust fund as of June 30, 2018 and 2017 was $622,811 and $561,841, respectively.

NOTE 5. ENDOWMENTS

The Foundation's endowment consists of approximately 530 individual funds established for a variety of purposes including both donor-restricted endowment funds and funds designated by the Board of Trustees to function as endowments. Net assets associated with endowment funds, including funds designated by the Board of Trustees to function as endowments, are classified and reported based on the existence or absence of donor-imposed restrictions.

Interpretation of Relevant Law

The Board of Trustees of the Foundation has interpreted the Georgia Uniform Prudent Management of Institutional Funds Act ("UPMIFA") of 2008 as requiring the assets of an endowment fund be donor restricted until allocated for spending, unless otherwise specifically stated in the gift instrument.

The Board believes this interpretation is consistent with the long established Board approved investment and spending policy which is specifically referenced in the Foundation's endowed gift instrument. In accordance with the investment policy and UPMIFA, with the exception of certain restricted assets that are separately invested, all restricted endowment assets are invested in the endowment pool on a pooled basis until allocated for spending.

NOTE 5. ENDOWMENTS (Continued)

Interpretation of Relevant Law (Continued)

As a result of this interpretation, the Foundation classifies, under the terms of the gift instrument, endowment earnings not wholly expendable by the Foundation on a current basis until a portion is allocated for spending with the net assets with donor restrictions. Net assets with perpetual donor restrictions are invested in perpetuity in the endowment investment pool subject to periodic spending allocations where a portion of the donor-restricted endowment fund in nets assets with donor restrictions is allocated and classified as net assets with donor restrictions available for spending.

The endowment investment pool also includes donor-restricted funds classified as net assets with donor restrictions, not specifically designated as perpetual endowment funds but they are restricted and designated for a particular college or unit of the University. From time to time the Foundation will approve requests from a college or unit to invest a portion of these funds in the endowment investment pool. These funds are designated as quasi endowments or funds functioning as endowments. The Foundation classifies these funds and the related investment return and spending allocation as net assets with donor restrictions. There are no net assets without donor restrictions invested in the endowment investment pool.

Based on the interpretation of the investment policy and UPMIFA, the total return of the endowment investment pool including appreciation/inflation, depreciation/deflation, income, expenses and fees shall be allocated to each endowment based on the ratio of that endowment’s investment balance to the total endowment pool and included as part of the endowment net asset classification.

Endowment Spending Policy

In accordance with UPMIFA the Foundation considers the following factors in making a determination to appropriate and allocate assets for spending or accumulate assets of an endowment fund:

1. The duration and preservation of the fund
2. The purposes of the Foundation and the endowment fund
3. General economic conditions
4. The possible effect of inflation and deflation
5. The expected total return from income and the appreciation of investments
6. Other resources of the Foundation
7. The investment policies of the Foundation

According to the spending policy, the Foundation is not obliged to allocate for spending a stated percentage of its endowment assets in any given year. However, in order to achieve both reasonable stability in budgeting and a reasonable balance between near-term and distant programmatic priorities, the Board has adopted the following spending policy:

NOTE 5. ENDOWMENTS (Continued)

Endowment Spending Policy (Continued)

The allocation for spending in any given fiscal year shall equal:

- 70% of spending for the prior year, adjusted for cumulative changes in inflation (as measured by CPI), plus
- 30% of Foundation's long-term spending rate (currently 4.5%) applied to the endowment's market value at the beginning of the year.

This amount is divided by the endowment market value at the beginning of the year to calculate the spending allocation rate, which was 4.32% for the year ended June 30, 2017. The spending allocation rate for the year ended June 30, 2018 of 4.32% was applied to each individual endowment based on its average market value during the year. The total endowment spending allocation distributed for the years ended June 30, 2018 and 2017 was $5,974,977 and $5,747,888, respectively. To the extent that the endowment investment pool's total return is greater or less than the allocations made for spending, the fair value of each endowment increases or decreases accordingly.

Return Objectives and Risk Parameters

The Foundation's primary long-term objective of the endowment pool is to earn an average annual total return net of fees and expenses (including advisor and Foundation fees), through appreciation and income, equal to or greater than the spending allocation rate, plus the rate of inflation as measured by the Consumer Price Index for all Urban Consumers (CPI-U), over long time periods (rolling ten or fifteen-year periods).

The Foundation understands the long-term nature of the endowment pool and believes investing in assets with higher return expectations outweighs the short-term volatility risks. In order to achieve the objectives, historically funds have had to exceed the objective substantially during some periods in order to compensate for inevitable shortfalls during other periods. Hence, the evaluation of progress toward the objectives should be made with a long-term perspective. The Foundation also recognizes the objectives to grow the endowment, produce a predictable spending allocation, and to cover fees, involves tradeoffs that must be balanced in establishing the investment and spending policies.

The Foundation stands prepared to incur risks consistent with its pursuit of the return objective set forth above, subject to two overarching limits. Its endowment pool should be deployed in a manner that reduces to tolerable levels (defined as 25% or below) the probabilities that it will suffer (1) peak-to-trough declines in endowment purchasing power exceeding 20% or (2) a shortfall exceeding 3% annualized total return relative to those of an approved peer group measured over rolling five-year periods.

NOTE 5. ENDOWMENTS (Continued)

Return Objectives and Risk Parameters (Continued)

Endowment Net Asset Composition by Type of Fund as of June 30, 2018:

	Without Donor Restrictions	With Donor Restrictions	Total
Donor-restricted endowment funds	$ -	$ 131,812,577	$ 131,812,577
Quasi-endowment funds	-	32,396,750	32,396,750
Total endowment net assets	$ -	$ 164,209,327	$ 164,209,327

Endowment Net Asset Composition by Type of Fund as of June 30, 2017:

	Without Donor Restrictions	With Donor Restrictions	Total
Donor-restricted endowment funds	$ -	$ 128,335,053	$ 128,335,053
Quasi-endowment funds	-	30,503,059	30,503,059
Total endowment net assets	$ -	$ 158,838,112	$ 158,838,112

Endowment Related Activities by Type of Fund as of June 30, 2018:

	Donor Restricted Endowment Funds	Quasi-Endowment Funds	Total
Endowment net assets, July 1, 2017	**$ 128,335,053**	**$ 30,503,059**	**$ 158,838,112**
Contributions	**4,638,223**	**1,949,048**	**6,587,271**
Net realized and unrealized gains	**5,344,550**	**1,094,628**	**6,439,178**
Allocation of endowment assets for expenditure	**(5,045,656)**	**(1,326,180)**	**(6,371,836)**
Transfers to comply with donor intent	**(1,459,593)**	**176,195**	**(1,283,398)**
Endowment net assets, June 30, 2018	**$ 131,812,577**	**$ 32,396,750**	**$ 164,209,327**

Endowment Related Activities by Type of Fund as of June 30, 2017:

	Donor Restricted Endowment Funds	Quasi-Endowment Funds	Total
Endowment net assets, July 1, 2016	$ 111,719,259	$ 29,044,605	$ 140,763,864
Contributions	12,542,959	351,344	12,894,303
Net realized and unrealized gains	7,709,791	2,051,182	9,760,973
Allocation of endowment assets for expenditure	(4,511,763)	(1,236,125)	(5,747,888)
Transfers to comply with donor intent	874,807	292,053	1,166,860
Endowment net assets, June 30, 2017	$ 128,335,053	$ 30,503,059	$ 158,838,112

NOTE 6. NET INVESTMENT IN DIRECT FINANCING LEASES

The components of the net investment in direct financing leases at June 30, 2018 and 2017 are as follows:

	2018	2017
Future minimum lease receipts - Alpharetta Center	**$ 454,525**	$ 1,801,265
Future minimum lease receipts - Student Recreation Center	**869,619**	4,305,149
Future minimum lease receipts - Panther Place	**100,537,919**	138,373,925
Future minimum lease receipts - Student Support I	**81,781,089**	77,870,499
Future minimum lease receipts - Newton	**22,459,083**	27,034,441
Gross investment in direct financing leases	**206,102,235**	249,385,279
Less unearned interest income	**(84,238,027)**	(108,696,385)
Net investment in direct financing leases	**$ 121,864,208**	$ 140,688,894

Panther Place, LLC leased the building through an operating lease from 2007 to 2012 and depreciated the building during the lease term. In 2012, at the initiation of the direct financing lease with the Board of Regents, Panther Place, LLC recorded the difference between the book value and fair market value of the building as deferred revenue in accordance with the substance of the relationship between the Foundation and the University. As of June 30, 2017, the unamortized deferred revenue balance of $17,377,075 arising from the Panther Place, LLC direct financing lease is shown on the consolidated statements of financial position. The deferred revenue recognized for the year ending June 30, 2017 was $1,313,101. During the year ending June 30, 2018, a new direct financing lease with the Board of Regents was entered into due to the bonds payable refunding discussed in Note 13.

Future minimum net amounts receivable under direct financing leases at June 30, 2018 are as follows:

Year Ending June 30,	
2019	$ 12,037,986
2020	10,838,936
2021	10,863,794
2022	10,924,457
2023	10,925,330
2024 – 2028	54,896,334
2029 – 2033	55,333,335
2034 – 2038	40,282,063
Gross investment in direct financing lease	206,102,235
Less unearned interest income	(84,238,027)
Net investment in direct financing leases	$ 121,864,208

NOTE 7. CHANGE IN LEASE TERMS

In January 2017, the University and Board of Regents amended the lease for the Student Recreation Center. Under the amended lease terms, the actual lease payments to be received in the future will be reduced by a cumulative total of $9,696,791 and the lease maturity date advances from June 2021 to September 2018. The Foundation presents its financial statements in accordance with FASB's lease presentation and disclosure guidance. Under this guidance, the Foundation is required to recognize the change of the direct financial lease terms in the accompanying statement of activities in the period the change occurred. As a result, the Foundation had a loss on amendment of investment in direct financial lease for the Student Recreation Center of $7,228,875 for the year ending June 30, 2017, representing the net present value of the reduction in the future revenue stream.

In January 2017, the University of the Board of Regents amended the lease for the Alpharetta Center. Under the amended lease terms, the actual lease payments to be received in the future will be reduced by a cumulative total of $2,289,668 and the lease maturity date advances from June 2020 to October 2018. As a result, the Foundation had a loss on amendment of investment in direct financial lease for the Alpharetta Center of $1,406,391 for the year ending June 30, 2017, representing the net present value of the reduction in the future revenue stream.

NOTE 8. RESTRICTED ASSETS

Pursuant to the terms of various bonds payable and capital lease arrangements for the construction of long-lived assets and debt services requirements, the Foundation is required to maintain amounts on deposit with a trustee. Renovation and repair projects for the facilities are in progress at June 30, 2018 and 2017, funded from the amounts on deposit with the trustee pursuant to the requirements contained in the related bond documents and in accordance with Foundation policies. When the projects are completed, each project will be gifted to the University for the use and benefit of the University at each facility respectively. Any Student Recreation Center funds below that are not spent for the benefit of the Student Recreation Center by the end of the lease agreement with the University at September 2018, will be returned to the University pursuant to the terms of the rental agreement. As of June 30, 2018 and 2017 restricted assets consist of the following:

	2018	2017
Alpharetta Center	**$ 434,252**	$ 412,602
Student Recreation Center	**11,922,633**	10,421,971
Panther Place	**5,316,618**	9,606,780
Student Support I	**1,927,363**	1,964,180
Newton	**560,518**	499,055
Total amounts on deposit with trustee	**20,161,384**	22,904,588
Student Recreation Center	**1,159,733**	3,141,966
Panther Holdings	**181,250**	1,224,113
Panther Place	**808,007**	1,788,442
Newton	**44,034**	-
Total projects in progress	**2,193,024**	6,154,521
Total restricted assets	**$ 22,354,408**	$ 29,059,109

NOTE 8. RESTRICTED ASSETS (Continued)

A summary of the assets limited as to use held by the Trustee under the Trust Indenture as of June 30, 2018 and 2017 is as follows:

	2018	2017
Debt Service Funds	$ 2,037,752	$ 7,124,377
Interest Funds	2,784,862	2,622,386
Operating and Maintenance Funds	-	10,551
Redemption Funds	-	3,144
Cost of issuance Funds	17,503	5,049
Principal Funds	1,763,871	3,664,821
Replacement Funds	4,422,187	1,978,497
Revenue Funds	-	679
Surplus Funds	9,135,209	7,495,084
	$ 20,161,384	$ 22,904,588

NOTE 9. CASH SURRENDER VALUE OF LIFE INSURANCE

The Foundation is the owner and beneficiary of numerous life insurance policies. As of June 30, 2018 and 2017, the total face value of the policies was $4,088,458 and $4,062,588, respectively. Premiums on some of the policies are paid by the Foundation with the corresponding amounts received back from the donors as contributions. While the cash surrender value of the policies has been recorded in the Foundation's consolidated statements of financial position, the face value of the policies will be recognized upon receipt of the insurance proceeds. The annual change in the cash surrender value of the life insurance policies are recorded in the consolidated statements of activities. The cash surrender value of the policies as of June 30, 2018 and 2017, was $1,524,193 and $1,458,750, respectively.

NOTE 10. PROPERTY AND EQUIPMENT

Property, improvements and equipment as of June 30, 2018 and 2017 consisted of the following:

	2018	2017
Land, land improvements and equipment	$ 8,451,094	$ 7,923,653
Building	5,796,210	5,796,210
Tenant improvements	4,085,307	4,085,307
Property and equipment - at cost	18,332,611	17,805,170
Less accumulated depreciation	(3,007,944)	(2,416,936)
Property and equipment - net	$ 15,324,667	$ 15,388,234

Depreciation expense for both the years ended June 30, 2018 and 2017 was $591,007.

NOTE 11. ASSETS HELD FOR AFFILIATES

Georgia State University Alumni Association

During 1997, the Foundation entered into an agreement with the Georgia State University Alumni Association (the "Alumni Association") to manage investments of the Alumni Association, consistent with investment policies of the Alumni Association. The Alumni Association's investment balances under management as of June 30, 2018 and 2017 were $1,541,785 and $1,456,977, respectively.

Panther Real Estate Lease (Panther Real Estate as Lessor)

Effective June 27, 2013, Panther Real Estate, LLC purchased an office building, located at 55 Park Place, Atlanta Georgia, and assumed various third party tenant leases. The building was purchased on behalf of the University for future use as classroom and academic office space. On July 31, 2014, Panther Real Estate, LLC sold the office building to the University and assumed a master lease from the University related only to the space subleased by the various third party tenants. Under the master lease, the Foundation manages the third party tenants on behalf of the University until their subleases expire. There are no rents due to the University under the master lease and the Foundation does not earn any rent or fee associated with the management of the third party tenant subleases. Pursuant to the master lease, the Foundation remits net rent, third party tenant rent collected less lease management and operations expenses, to the University. Panther Real Estate's asset balance under management as of June 30, 2018 and 2017 was $798,077 and $824,048, respectively.

The total fair value of assets held for affiliates is reported as an asset and a liability in the consolidated statements of financial position. The balances as of June 30, 2018 and 2017 were $2,339,862 and $2,281,025, respectively.

NOTE 12. OBLIGATIONS UNDER LEASES

Alpharetta Campus Facilities Lease

On September 23, 1998, $10,600,000 of revenue bonds were issued by the Development Authority of Alpharetta, Georgia, ("Development Authority") for the purpose of financing the costs of acquiring, constructing and installing educational facilities which are located in the City of Alpharetta and are leased by the Foundation. On May 12, 2009, the Series 1998 Bonds were refunded by a new lower fixed-rate bond issuance. The tax-exempt revenue bonds of $5,890,000 plus premium of $654,706 were issued by the Development Authority of Alpharetta, Georgia. Principal and interest payments schedule will remain in force as under the 1998 issuance. Interest payments will continue to be made semi-annually starting November 1, 2009 at a rate specified in the revenue bonds ranging from 3.0% to 5.0%.

NOTE 12. OBLIGATIONS UNDER LEASES (Continued)

Alpharetta Campus Facilities Lease (Continued)

The lease obligates the Foundation, on a limited recourse basis, to make lease payments sufficient to pay 83.5% of principal and interest on the bonds with the balance to be paid by the Development Authority. The Foundation in turn subleased the facilities to the Board of Regents for the use of the University. The liability of the Foundation is limited to the interest of the Foundation in the project and the rents, profits, issues, products and proceeds thereof. The City of Alpharetta is obligated to make 100% of the principal and interest payments on the bonds to the extent rental payments derived from the project are insufficient for such purposes. As the lease is classified as a capital lease by the University, the Foundation has recorded the asset as a net investment in direct financing lease on the consolidated statements of financial position.

The future minimum lease payments required under the Alpharetta Campus facilities lease as of June 30, 2018, are as follows:

Year Ending June 30,	
2019	$ 633,347
Total minimum lease payments	633,347
Less amount representing interest	(15,447)
Present value of minimum lease payments	$ 617,900

Interest expense related to the capital lease obligation for the Alpharetta Campus for the years ended June 30, 2018 and 2017 totaled $40,637 and $69,444, respectively.

Rialto Ground Lease

On December 1, 2009, TUFF Rialto, LLC transferred its interest in the Rialto Theater ground lease with Rialto Center, LLC to the Foundation (lessee).

Future minimum lease payments under the ground lease as of June 30, 2018, are as follows:

Year Ending June 30,	
2019	$ 87,913
2020	87,913
2021	87,913
2022	87,913
2023	87,913
2024 – 2028	439,564
2029 – 2033	439,564
2034 – 2038	439,564
2039 – 2043	439,564
2044 – 2047	263,739
Total	$ 2,461,560

NOTE 12. OBLIGATIONS UNDER LEASES (Continued)

Rialto Ground Lease (Continued)

The Foundation sub-leases the Rialto Theater ground lease to the University. The sub-lease is renewable annually.

Lofts Lease

A rental agreement was entered into in January 2005 between the Foundation, the landlord, and the Board of Regents for and on the behalf of the University, tenant, for student housing known as the University Lofts. The lease is renewable annually through fiscal year 2033 and ends in September 2032.

Tower Place 200 Leases

The Foundation (lessee) entered into a lease July 26, 2013 with a third party for 50,676 square feet of office and classroom space located at 3348 Peachtree Road NE, Atlanta, Georgia. The leases for expansion of the original premises of 61,125 square feet commenced July 1, 2014 and of 23,323 square feet commenced January 1, 2015 at the same address. The leases for existing and expansion premises expire November 30, 2023.

Escalating rental payments in the lease agreement resulted in deferred lease cost recorded in the consolidated statements of financial position. The unamortized balance of deferred lease cost as of June 30, 2018 and 2017 was $6,346,539 and $7,149,132, respectively.

Future minimum lease payments required under the Tower Place 200 leases as of June 30, 2018, are as follows:

Year Ending June 30,	
2019	$ 4,101,013
2020	4,213,166
2021	4,329,373
2022	4,448,282
2023	4,571,245
2024	1,957,046
Total	$ 23,620,125

Lease expense related to the operating lease for the Tower Place 200 facilities for the year ended June 30, 2018 and 2017 totaled $3,991,562 and $3,884,815, respectively.

A rental agreement was entered into between the Foundation and the Board of Regents for and on behalf of the University (sub-lessee), for the University's College of Business programs. The lease is renewable annually through fiscal year 2024.

NOTE 12. OBLIGATIONS UNDER LEASES (Continued)

Panther Holdings, LLC Ground Lease

On January 4, 2017, Panther Holdings, LLC (lessor) entered into a 33 year ground lease with two 33 year extensions.

Escalating rental payments in the lease agreement resulted in deferred lease asset recorded in the consolidated statements of financial position. The unamortized balance of deferred lease asset as of June 30, 2018 and 2017 was $195,310 and $98,156, respectively.

Panther Place Lease (Panther Place as Lessor)

Georgia State University Research Foundation, Inc.

Effective June 1, 2012, Panther Place, LLC (current Landlord) replaced SunTrust Bank (former Landlord) per the lease agreement between SunTrust Bank and Georgia State University Research Foundation, Inc. (the Tenant) to lease certain premises consisting of approximately 18,257 square feet in the office building located at 58 Edgewood Avenue, Atlanta, Georgia, and more commonly known as the Tower Annex. Effective June 1, 2016, the Georgia State University Research Foundation, Inc. increased the leased space to approximately 45,591 square feet.

Future minimum lease receipts required under the lease as of June 30, 2018, are as follows:

Year Ending June 30,		
2019	$	178,677
2020		184,037
2021		173,328
Total	$	536,042

For the year ending June 30, 2018 and 2017, the rental income was $173,473 and $168,420, respectively.

NOTE 13. BONDS PAYABLE

Bonds payable at June 30, 2018 and 2017 consisted of the following:

Series		Original Principal Issued		Balance June 30, 2018		Balance June 30, 2017
Student Recreation Center Bonds (Series 2011)	$	16,035,000	$	1,550,000	$	3,900,000
Panther Place Revenue Bonds (Series 2009)		73,235,000		-		66,440,000
Panther Place Revenue Bonds (Series 2017)		57,040,000		57,040,000		-
Real Estate Student Support I Bonds (Series 2010)		54,735,000		-		49,615,000
Real Estate Student Support I Bonds (Series 2018)		49,545,000		49,545,000		-
Newton Bonds (Series 2005)		22,695,000		-		17,520,000
Newton Bonds (Series 2017)		15,865,000		15,320,000		-
Subtotal				123,455,000		137,475,000
Plus unamortized bond premium				14,374,027		129,547
Less unamortized bond discount				-		(1,090,008)
Less unamortized debt issuance costs				(1,631,817)		(1,426,117)
Total			$	136,197,210	$	135,088,422

Student Recreation Center

On January 31, 2011 revenue bonds (tax-exempt $16,035,000 plus premium of $1,065,413) were issued by the Development Authority of Fulton County. Proceeds of the series 2011 bonds were used to refund the series 1998 revenue bonds. Moody's Investor Services, Inc. has assigned the Series 2011 bonds the rating of Aa3. Interest expense on the series 2011 revenue bonds for the years ended June 30, 2018 and 2017 totaled $106,875 and $223,125, respectively. The bonds will mature in October 2018.

The tax exempt bond documents require the Foundation to set the Student Recreation Center lease rates so that the debt service coverage ratio, calculated at the end of each fiscal year will not be less than 1.0 in any year while the direct financial lease is in effect and the Series 2011 bonds are outstanding.

Panther Place

On May 29, 2009 the outstanding balance of the Series 2007 bonds of $47,630,000 and the line of credit of $8,612,859 were refunded by a new fixed-rate bond issuance. Revenue bonds of $73,235,000 (tax-exempt $60,215,000 and taxable $13,020,000) net of discount of $1,654,917 were issued by the Atlanta Development Authority on behalf of the Foundation. Principal payments are to be made annually starting July 1, 2013 and ending July 1, 2037. Interest is to be paid semi-annually starting July 1, 2009 at a rate specified in the revenue bonds ranging from 4.00% to 6.15%. Moody's Investors Services, Inc. has assigned the Series 2009 Bonds the rating of Aa3.

NOTE 13. BONDS PAYABLE (Continued)

Panther Place (Continued)

On August 30, 2017, the outstanding balance of the Panther Place, LLC Series 2009 A & B bonds of $64,540,000 were refunded by a new fixed-rate bond issuance meeting the legal requirements for defeasance of the bond liability due to the issuance of the 2017 Series Bonds. The defeasance resulted in a gain on extinguishment of debt of $5,023,061 that is included on the consolidated statement of activities for the year ending June 30, 2018. Therefore, neither the escrow cash nor the bonds payable for the above mentioned Series 2009 portion are included on the consolidated statement of financial position at June 30, 2018. Revenue bonds of $57,040,000 (tax-exempt $49,270,000 and taxable $7,770,000) plus a premium of $6,474,607 were issued by the Atlanta Development Authority on behalf of the Foundation. Principal payments are to be made annually starting July 1, 2018 and ending July 1, 2036. Interest is to be paid semi-annually starting January 1, 2018 at a rate specified in the revenue bonds ranging from 1.575% to 5.00%. Moody's Investors Services, Inc. has assigned the Series 2017 Bonds the rating of Aa3. Interest expense for the years ended June 30, 2018 and 2017 was $2,443,246 and $3,182,712, respectively.

The tax exempt bond documents require Panther Place to set the lease rates so that the debt service coverage ratio, calculated at the end of each fiscal year will not be less than 1.0 in any year while the direct financing lease is in effect and the Series 2017 bonds are outstanding.

Newton

On December 29, 2005, revenue bonds (tax-exempt $22,695,000) were issued by the Newton County Industrial Revenue Authority. Proceeds of the Series 2005 bonds were used to fund the building project, which was completed in June 2007. Principal payments are to be made annually ending June 1, 2035. Interest is to be paid semi-annually on June 1 and December 1 at a rate specified in the revenue bonds ranging from 3.5% to 5.25%.

On August 30, 2017, the outstanding balance of the GPC Foundation Real Estate Newton, LLC Series 2005 bonds of $17,520,000 were refunded by a new fixed-rate bond issuance meeting the legal requirements for defeasance of the bond liability due to the issuance of the 2017 Series Bond. The defeasance resulted in a loss on extinguishment of debt of $2,143,161 that is included on the consolidated statement of activities for the year ending June 30, 2018. Therefore, neither the escrow cash nor the bonds payable for the above mentioned Series 2005 portion are included on the consolidated statement of financial position at June 30, 2018. Revenue bonds of $15,865,000 plus a premium of $1,954,062 were issued by the Newton County Industrial Development Authority on behalf of the Foundation. Principal payments are to be made annually starting June 1, 2018 and ending June 1, 2035. Interest is to be paid semi-annually starting December 1, 2017 at a rate specified in the revenue bonds ranging from 3.125% to 5.00%. Moody's Investors Services, Inc. has assigned the Series 2017 Bonds the rating of Aa3. Interest expense for the years ending June 30, 2018 and 2017 was $722,193 and $848,936, respectively.

The tax exempt bond documents require Newton to set the lease rates so that the debt service coverage ratio, calculated at the end of each fiscal year will not be less than 1.0 in any year while the direct financing lease is in effect and the bonds are outstanding.

NOTE 13. BONDS PAYABLE (Continued)

Student Support I

During 2007, revenue bonds were issued by the Joint Development Authority of DeKalb County, Gwinnett County and Newton County. These funds were used to construct several facilities on four campuses of Georgia Perimeter College. These bonds were reissued in May 2010 and were owned by Wells Fargo Bank, N.A. Principal payments are to be made annually ending in 2035 at an interest rate that contains a variable component (interest rate swap) which creates a synthetic fixed rate (%). This amortization is based on a final aggregate bond issuance of $57,150,000. However, the total issuance amounted to $54,735,000.

On May 22, 2018, the outstanding balance of the Series 2010 bonds of $49,615,000 were refunded by a new fixed-rate bond issuance meeting the legal requirements for defeasance of the bond liability due to the issuance of the 2018 Series Bond. The defeasance resulted in a loss on extinguishment of debt of $2,567,308 that is included on the consolidated statement of activities for the year ending June 30, 2018. Therefore, neither the escrow cash, the bonds payable, nor swap liability for the above mentioned Series 2010 portion are included on the consolidated statement of financial position at June 30, 2018. Revenue bonds of $49,545,000 plus a premium of $6,851,735 were issued by the Joint Development Authority of DeKalb County, Newton County and Gwinnett County on behalf of the Foundation. Principal payments are to be made annually starting June 1, 2019 and ending June 1, 2038. Interest is to be paid semi-annually starting December 1, 2018 at a rate specified in the revenue bonds ranging from 4.00% to 5.00%. Moody's Investors Services, Inc. has assigned the Series 2017 Bonds the rating of Aa3. Interest expense for the years ending June 30, 2018 and 2017 was $2,122,142 and $2,328,846, respectively.

The tax exempt bond documents require Student Support I to set the lease rates so that the debt service coverage ratio, calculated at the end of each fiscal year will not be less than 1.0 in any year while the direct financing lease is in effect and the bonds are outstanding.

Interest Rate Swap

In order to mitigate interest rate risk associated with the Student Support I series bonds, the Foundation entered into an interest rate swap agreement with Wells Fargo Bank, N.A. The interest rate swap agreement converted the bonds of $54,735,000 to a 3.73% fixed rate liability. The Foundation may terminate this agreement at any time upon settlement of any amounts due under the agreement.

During the year ended June 30, 2018, the interest rate swap was terminated based on refunding discussed above. During the year ended June 30, 2017, the value of the interest rate swap agreement liability decreased by $4,956,741. This amount is included in the accompanying consolidated statement of activities and changes in net assets.

The Foundation uses periodic valuations of the interest rate swap, which are provided by Wells Fargo Bank, N.A., to estimate the fair value of the interest rate swap. At June 30, 2017 the value was $10,881,060. At June 30, 2017, the interest rate swap has a current notional amount of $49,615,000.

NOTE 13. BONDS PAYABLE (Continued)

Future maturities of the Student Recreation Center, Panther Place, Newton Academic Building and Student Support I revenue bonds at June 30, 2018 are as follows:

Year Ending June 30,	Tax-Exempt	Taxable	Total
2019	$ 3,595,000	$ 1,550,000	$ 5,145,000
2020	2,205,000	1,905,000	4,110,000
2021	2,315,000	2,125,000	4,440,000
2022	2,435,000	2,190,000	4,625,000
2023	4,870,000	-	4,870,000
2024 – 2028	28,230,000	-	28,230,000
2029 – 2033	36,020,000	-	36,020,000
2034 – 2038	36,015,000	-	36,015,000
Total	$ 115,685,000	$ 7,770,000	$ 123,455,000

The fair value of the bonds at June 30, 2018 and 2017 was $122,758,017 and $144,061,986, respectively.

NOTE 14. NET ASSETS RELEASED FROM RESTRICTIONS

Net assets were released from restrictions for the years ended June 30, 2018 and 2017 for the following purposes:

	2018	2017
Management fees	**$ 1,564,541**	$ 1,407,743
Program Service - General and departmental	**12,224,553**	9,365,950
Program Service - Fundraising expenses	**371,489**	246,644
Program Service - Faculty and staff expenses	**3,959,314**	3,655,842
Program Service - Scholarships and awards	**5,062,002**	4,829,225
Program Service – Renovations gifted to University	**2,584,662**	14,475,143
Total net assets released from restrictions	**$ 25,766,561**	$ 33,980,547

NOTE 15. COMMITMENTS AND CONTINGENCIES

The Foundation has future commitments related to various limited partnership agreements with investment managers of real estate investment trusts and venture capital funds for the endowment portfolio. Payments under the various partnership agreements are made over a period of years based on specified capital calls by the respective partnerships. The purpose of these agreements is to provide endowment funds and nonprofit organizations the opportunity to invest in private limited partnerships, which in turn, make venture capital investments primarily in emerging growth companies, international private equity investments and in equity securities, warrants or other options that are generally not actively traded at the time of investment with the objective of obtaining long-term growth of capital. Capital calls are drawn from other liquid assets of the endowment investment pool as part of the asset allocation process. Starting in fiscal year 2016, there were similar future commitments for the operating pool. Investment commitments for the years ended June 30, 2018 and 2017 totaled $932,659 and $1,372,184, respectively.

NOTE 16. SUMMARY OF NET ASSETS

Net assets as of June 30, 2018 and 2017, were available for the following purposes:

	2018	2017
Net Assets Without Donor Restrictions:		
General	**$ 20,487,498**	$ 20,882,203
Investment in land and buildings	**20,952,619**	18,051,838
Pledge receivables	**11,053**	13,681
Total net assets without donor restrictions	**41,451,170**	38,947,722
Net Assets With Donor Restrictions:		
Subject to expenditure for specified purpose:		
Academic and program support and activities	**64,795,276**	52,211,005
Scholarships	**20,408,322**	23,793,535
Pledge receivables	**10,122,591**	10,941,121
Charitable trust - deferred gifts	**1,246,906**	1,076,320
Student investment portfolio	**622,811**	561,841
	97,195,906	88,583,822
Endowments:		
Scholarships	**44,300,855**	36,916,452
Program support	**83,503,536**	81,862,406
Pledge receivables	**4,008,186**	9,556,195
	131,812,577	128,335,053
Total net assets with donor restrictions	**229,008,483**	216,918,875
Total Net Assets	**$ 270,459,653**	$ 255,866,597

NOTE 17. LIQUIDITY AND AVAILABILITY

Financial assets available for general expenditure, that is, without donor restrictions or other restrictions limiting their use, within one year of the statement of financial position date, comprise the following:

Cash and cash equivalents	$	1,049,961
Operating – unrestricted investments		19,348,153
	$	20,398,114

As part of the Foundation's liquidity plan, the Foundation unrestricted reserve must be equal to 10% of the restricted operating portfolio plus the current year total expense budget. The unrestricted reserve consists of the unrestricted investments and unrestricted cash. The required minimum unrestricted reserve at June 30, 2018 was $10,827,241 with the excess reserve balance at $9,720,196.

The Foundation's unrestricted investments represent non-endowed assets that are unrestricted, have not been designated to a specific college/unit or purpose, and can be used by the Foundation at any time. A portion of the assets in the unrestricted investments are invested in short term investments determined by the board pursuant to the Foundation Investment policy. While the remaining portion of the assets is invested in investment classes similar to those used for the endowment pool, it is expected that the underlying funds used will have sufficient liquidity in order to meet any unexpected cash needs.

NOTE 18. ACQUISITION OF PANTHER HOLDINGS PROPERTY

Panther Holdings, LLC purchased 68.2 acres, including a stadium and surrounding property, from the City of Atlanta and the Fulton County Recreation Authority on January 4, 2017 for the benefit and use of the University. In addition, on January 4, 2017, there was a simultaneous sale of 38.4 acres, including the stadium, to the University and 15.8 acres to COHW Summerhill GL, LLC. The remaining acreage, including the marquee sign on I-75, will remain owned by Panther Holdings, LLC. Some of the remaining land will be leased to the University and COHW Summerhill GL, LLC pursuant to leases executed January 4, 2017. The owned land and land improvement (marquee sign) are reflected in Property, improvements, and equipment in the consolidated statements of financial position. The deferred lease asset resulting from escalating rental payments is reflected in accounts receivable and other assets on the consolidated statements of financial position (see note 12 above).

NOTE 19. SUBSEQUENT EVENTS

The Foundation has evaluated subsequent events through October 3, 2018, in connection with the preparation of these consolidated financial statements which is the date the consolidated financial statements were available to be issued.