

**GEORGIA ADVANCED TECHNOLOGY  
VENTURES, INC. AND SUBSIDIARIES**

**CONSOLIDATED FINANCIAL STATEMENTS  
YEARS ENDED JUNE 30, 2021 AND 2020**

**with  
INDEPENDENT AUDITORS' REPORT**

## TABLE OF CONTENTS

	<u>PAGE</u>
INDEPENDENT AUDITORS' REPORT	3-4
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION	5
CONSOLIDATED STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS	6
CONSOLIDATED STATEMENTS OF FUNCTIONAL EXPENSES	7-8
CONSOLIDATED STATEMENTS OF CASH FLOWS	9-10
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS	11-26



## INDEPENDENT AUDITORS' REPORT

### **The Board of Directors and Officers Georgia Advanced Technology Ventures, Inc. and Subsidiaries**

We have audited the accompanying consolidated financial statements of Georgia Advanced Technology Ventures, Inc. and Subsidiaries (the "Organization"), which comprise the consolidated statement of financial position as of June 30, 2021 and 2020, and the related consolidated statements of activities and changes in net assets, functional expenses and cash flows for the years then ended, and the related notes to the consolidated financial statements.

### **Management's Responsibility for the Financial Statements**

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

### **Auditors' 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 audits to obtain reasonable assurance about whether the consolidated financial statements are free of 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 auditors' 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 Organization'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 Organization'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.

## Opinion

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

*Smith & Howard*

August 31, 2021

**GEORGIA ADVANCED TECHNOLOGY VENTURES, INC. AND SUBSIDIARIES**  
**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**JUNE 30, 2021 AND 2020**

**ASSETS**

	<u>2021</u>	<u>2020</u>
Cash and Cash Equivalents (Notes 1 and 2)	\$ 21,027,369	\$ 21,737,027
Capital Reserve Funds (Note 1 and 2)	1,297,765	727,413
Restricted Cash (Notes 1 and 2)	170,119	84,670
Restricted Cash - Bond Proceeds (Notes 1 and 2)	208	1,197,335
Accounts Receivable, No Allowance Deemed Necessary	118,618	75,299
Unconditional Promises to Give (Note 3)	550,279	668,888
Investment in Sales-Type Leases (Note 4)	83,991,273	79,353,509
Deposits	481,938	414,801
Other Assets	-	37,459
Prepaid Expenses	138,333	7,493
Finance lease, Right to Use Asset (Note 4)	45,558,811	46,942,813
Operating lease, Right to Use Asset (Note 4)	12,213,514	522,379
Property and Equipment (Notes 1,5, and 6)		
Construction in process	4,049,481	312,286
Land	17,175,785	17,784,665
Buildings	14,227,056	15,552,670
Infrastructure	3,824,225	3,824,225
Tenant improvements	14,297,629	10,514,553
Furniture and fixtures	1,047,396	1,047,396
	<u>54,621,572</u>	<u>49,035,795</u>
Less accumulated depreciation	<u>13,974,136</u>	<u>13,431,853</u>
	<u>40,647,436</u>	<u>35,603,942</u>
Total Assets	<u>\$ 206,195,663</u>	<u>\$ 187,373,028</u>

**LIABILITIES AND NET ASSETS**

Accounts Payable and Accrued Expenses (Note 8)	\$ 3,486,462	\$ 815,752
Due to Related Parties (Note 10)	-	424,210
Subscription Payable	85,984	93,967
Deferred Revenue (Note 4)	6,535,233	6,511,894
Accrued Interest Payable	228,901	232,525
Funds Held for Others	759,668	-
Long-Term Notes Payable (Note 5)	6,041,529	6,322,077
Refundable Tenant Deposits	162,186	177,228
Finance Lease, Right to Use Liability (Note 4)	48,802,206	50,903,907
Operating lease, Right to Use Liability (Note 4)	14,703,387	522,379
Bonds Payable, Net (Note 6)	<u>59,056,298</u>	<u>60,305,504</u>
Total Liabilities	<u>139,861,854</u>	<u>126,309,443</u>
Net Assets		
Without donor restriction	59,263,956	53,964,836
With donor restriction (Note 7)	<u>7,069,853</u>	<u>7,098,749</u>
Total Net Assets	<u>66,333,809</u>	<u>61,063,585</u>
Total Liabilities and Net Assets	<u>\$ 206,195,663</u>	<u>\$ 187,373,028</u>

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

**GEORGIA ADVANCED TECHNOLOGY VENTURES, INC. AND SUBSIDIARIES**  
**CONSOLIDATED STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS**  
**YEARS ENDED JUNE 30, 2021 AND 2020**

	<u>2021</u>	<u>2020</u>
Changes in net assets without donor restrictions		
Revenues and support without donor restriction:		
Rental income (Note 1)	\$ 13,911,249	\$ 15,711,606
Support from affiliates	581,389	1,383,528
Donations	826,477	26,493
GATV memberships	165,869	225,001
Sponsorship revenue	41,980	-
Interest	31,060	267,721
Other	657,215	461,684
Project Engage	588,450	332,200
Gain on sale type lease transaction (Note 4)	5,031,973	-
Net assets released from restrictions	<u>28,896</u>	<u>29,715</u>
Total revenues and support without donor restriction	<u>21,864,558</u>	<u>18,437,948</u>
Expenses without donor restriction:		
Program services	16,460,665	15,732,876
Management and general	<u>104,773</u>	<u>202,510</u>
Total expenses without donor restriction	<u>16,565,438</u>	<u>15,935,386</u>
Change in net assets without donor restriction	5,299,120	2,502,562
Changes in net assets with donor restriction		
Net assets released from restrictions	<u>(28,896)</u>	<u>(29,715)</u>
Change in net assets with donor restriction	<u>(28,896)</u>	<u>(29,715)</u>
Change in net assets	5,270,224	2,472,847
Net assets, beginning of year	<u>61,063,585</u>	<u>58,590,738</u>
Net assets, end of year	<u>\$ 66,333,809</u>	<u>\$ 61,063,585</u>

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

**GEORGIA ADVANCED TECHNOLOGY VENTURES, INC. AND SUBSIDIARIES**  
**CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES**  
**YEAR ENDED JUNE 30, 2021**

	<u>Program Services</u>	<u>Management and General</u>	<u>Total</u>
Bank charges	\$ -	\$ 104,641	\$ 104,641
Insurance	221,808	-	221,808
Legal, accounting, and consulting	752,766	-	752,766
Loss on disposal of property	875,250	-	875,250
Property management expenses	2,882,015	-	2,882,015
Marketing and sponsorship	1,174	-	1,174
Office supplies	-	132	132
Property repairs and maintenance	501,432	-	501,432
Rent	1,040,871	-	1,040,871
Taxes - property	424,394	-	424,394
Utilities	49,103	-	49,103
Depreciation and Amortization	2,381,790	-	2,381,790
Interest	5,189,494	-	5,189,494
Bad debt expense	8,496	-	8,496
Contributions	1,955,735	-	1,955,735
GATV memberships	98,732	-	98,732
Other expenses	77,605	-	77,605
Total Expenses	<u>\$ 16,460,665</u>	<u>\$ 104,773</u>	<u>\$ 16,565,438</u>

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

**GEORGIA ADVANCED TECHNOLOGY VENTURES, INC. AND SUBSIDIARIES**  
**CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES**  
**YEAR ENDED JUNE 30, 2020**

	<u>Program Services</u>	<u>Management and General</u>	<u>Total</u>
Bank charges	\$ -	\$ 101,937	\$ 101,937
Insurance	249,231	-	249,231
Legal, accounting, and consulting	613,353	-	613,353
Property management expenses	3,194,634	100,367	3,295,001
Marketing and sponsorship	2,816	-	2,816
Office supplies	-	206	206
Property repairs and maintenance	781,417	-	781,417
Rent	1,046,542	-	1,046,542
Taxes - property	280,635	-	280,635
Utilities	26,215	-	26,215
Depreciation and Amortization	2,622,014	-	2,622,014
Interest	5,346,181	-	5,346,181
Bad debt expense	7,652	-	7,652
Contributions	1,273,374	-	1,273,374
GATV memberships	231,785	-	231,785
Other expenses	<u>57,027</u>	<u>-</u>	<u>57,027</u>
Total Expenses	<u>\$ 15,732,876</u>	<u>\$ 202,510</u>	<u>\$ 15,935,386</u>

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



**GEORGIA ADVANCED TECHNOLOGY VENTURES, INC. AND SUBSIDIARIES**  
**CONSOLIDATED STATEMENT OF CASH FLOWS**  
**YEARS ENDED JUNE 30, 2021 AND 2020**

	<u>2021</u>	<u>2020</u>
Cash Flows from Operating Activities:		
Change in net assets	\$ 5,270,224	\$ 2,472,847
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation and amortization	2,381,790	2,613,343
Amortization of bond issuance and other financing costs	105,935	124,834
Amortization of bond premium costs	(250,141)	(250,141)
Non-cash donations without donor restriction	(25,357)	(26,493)
Loss on investment in limited liability companies	32,317	-
Donated property	(691,120)	-
Bad debt expense	8,496	7,652
Gain on sales type lease	(5,031,973)	-
Loss on disposal	875,250	-
Operating lease expense	302,961	193,664
Payments on operating lease liability obligations	(313,088)	(193,664)
Changes in operating assets and liabilities:		
Accounts receivable	(51,815)	2,195
Investment in sales-type leases	1,269,999	917,159
Deposits	(67,137)	6,785
Prepays and other assets	(130,840)	16,135
Unconditional promises to give	93,966	34,533
Accounts payable and accrued expenses	339,428	56,808
Subscription payable	(7,983)	(8,040)
Deferred revenue	23,339	16,936
Accrued interest payable	(3,624)	(5,182)
Funds Held for Others	759,668	-
Refundable tenant deposits	(15,042)	(7,070)
Net Cash Provided by Operating Activities	<u>4,875,253</u>	<u>5,972,301</u>
Cash Flows from Investing Activities:		
Purchase of property and equipment	<u>(2,688,988)</u>	<u>(4,257,404)</u>
Net Cash Required by Investing Activities	<u>(2,688,988)</u>	<u>(4,257,404)</u>
Cash Flows from Financing Activities:		
Payments on notes payable	(280,548)	(837,149)
Payments on bonds payable	(1,105,000)	(1,085,000)
Payments on finance leases	<u>(2,051,701)</u>	<u>(1,877,504)</u>
Net Cash Required by Financing Activities	<u>(3,437,249)</u>	<u>(3,799,653)</u>

(Continued)

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

**GEORGIA ADVANCED TECHNOLOGY VENTURES, INC. AND SUBSIDIARIES**  
**CONSOLIDATED STATEMENT OF CASH FLOWS**  
**YEARS ENDED JUNE 30, 2021 AND 2020**

(Continued)

Net Decrease in Cash and Cash Equivalents, Capital Reserve Funds, and Restricted Cash	(1,250,984)	(2,084,756)
Cash and Cash Equivalents, Capital Reserve Funds, and Restricted Cash, Beginning of Year	<u>23,746,445</u>	<u>25,831,201</u>
Cash and Cash Equivalents, Capital Reserve Funds, and Restricted Cash, End of Year	<u>\$ 22,495,461</u>	<u>\$ 23,746,445</u>

**Reconciliation of Cash and Cash Equivalents to the**

**Statement of Financial Position:**

Cash and cash equivalents	\$ 21,027,369	\$ 21,737,027
Capital reserve funds	1,297,765	727,413
Restricted cash	170,119	84,670
Restricted cash - bond proceeds	<u>208</u>	<u>1,197,335</u>
	<u>\$ 22,495,461</u>	<u>\$ 23,746,445</u>

**Supplemental Disclosures of Cash Flow Information:**

Cash paid during the year for interest	<u>\$ 5,337,324</u>	<u>\$ 5,485,341</u>
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**Supplemental Schedule of Noncash Financing and Investing Activities:**

During the year ended June 30, 2021 and 2020, finance lease obligations of \$50,000 were repaid through a reduction in Unconditional Promises to Give (Note 3). During 2021 and 2020, this is reflected above with a reduction of operating cash flow of \$25,357 and \$26,493 with the remaining \$24,643 and \$23,507 used to reduce balances outstanding under finance leases, respectively.

For the year ended June 30, 2021 and 2020, cash flows from investing activities do not include purchases of \$2,331,182 and \$182,312, respectively, as the corresponding construction in process invoices are included in Accounts Payable and Accrued Expenses.

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

**GEORGIA ADVANCED TECHNOLOGY VENTURES, INC.  
AND SUBSIDIARIES  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
JUNE 30, 2021 AND 2020**

**NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Nature of Organization

Georgia Advanced Technology Ventures, Inc. (GATV) is a Georgia not-for-profit organization formed as a supporting organization of the Georgia Institute of Technology (GIT) focused on technology, commercialization, economic development and relevant real estate development. GATV provides support for technology transfer and economic activities including GIT's Advanced Technology Development Center (ATDC) incubator facilities and services to ATDC affiliated companies.

GATV is the sole member of fourteen limited liability companies. The fourteen subsidiaries are the following:

<b>Company</b>	<b>Description</b>
VLP1, LLC	Holds ownership to property at 575 14 <sup>th</sup> Street
VLP2, LLC	Holds ownership to property at 720 14 <sup>th</sup> Street and 1115 Howell Mill Road
VLP3, LLC	Holds ownership to properties at 395 North Avenue and 380 Northyards Boulevard
VLP4, LLC	Holds ownership to property at 0 North Avenue
Technology Enterprise Park 1, LLC	Master leased property at 387 Technology Circle until October 1, 2015 (see Note 13)
Technology Enterprise Park 2, LLC	Formed to lease a new building to be constructed at 369 Technology Circle
GT Innovation Fund, LLC	Provides seed funding for start-up companies that further the mission of GATV
GT Real Estate Services, LLC	Facilitates the purchase and transfer of real estate to GIT in further support of the mission of GATV
GTatrium, LLC	Formed to oversee the operations of the GTatrium project
Ethel Street, LLC	Formed to hold ownership to property at 650 Ethel Street after transfer from VLP2, LLC
GATV Crossroads Studio, LLC	Formed to acquire property to develop GIT Savannah Film Studio.
Georgia Tech Cobb Research Campus, LLC	Formed to obtain financing to acquire and renovate research facilities in Cobb County
Georgia Tech Cobb County Infrastructure, LLC	Formed to contract for, and implement, infrastructure work related to the Cobb County development.
Georgia Tech Cobb Research Campus South, LLC	Formed to hold ownership of, and develop, property on the southern portion of the Cobb County development.

**GEORGIA ADVANCED TECHNOLOGY VENTURES, INC.  
AND SUBSIDIARIES  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
JUNE 30, 2021 AND 2020**

**NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES  
(Continued)**

Principles of Consolidation

The consolidated financial statements include the accounts of GATV and the limited liability companies of which it is a sole member and are collectively referred to hereafter as (the “Organization”). All material intercompany balances and transactions have been eliminated in consolidation.

Basis of Accounting

The Organization follows accounting standards set by the Financial Accounting Standards Board (“FASB”). The FASB sets accounting principles generally accepted in the United States of America (“GAAP”).

The consolidated financial statements of the Organization have been prepared on the accrual basis of accounting and, accordingly, reflect all significant receivables, payables, and other liabilities.

Consolidated Financial Statement Presentation

Net assets, along with revenues, expenses, gains and losses, are classified based on the existence or absence of donor-imposed restrictions. Accordingly, the net assets of the Organization and changes therein are classified and reported as follows:

- Net Assets Without Donor Restrictions – Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the Organization.
- Net Assets With Donor Restrictions – Net assets subject to donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that such resources be maintained in perpetuity. The Organization does not have any net assets that are perpetual in nature as of June 30, 2021 and 2020.

Cash and Cash Equivalents

The Organization considers all highly liquid investments without donor restrictions that have initial maturity of three months or less to be cash equivalents.

Capital Reserve Funds

Capital reserve funds relate to certain lease agreements which require the Organization to transfer specified amounts to a separate account which can be used only for specific purposes related to the leased property.

**GEORGIA ADVANCED TECHNOLOGY VENTURES, INC.  
AND SUBSIDIARIES  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
JUNE 30, 2021 AND 2020**

**NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES  
(Continued)**

Restricted Cash

Restricted cash relates to funds with donor-imposed restrictions that stipulate the Organization's use of the funds.

Restricted Cash – Bond Proceeds

Bond proceeds are funds received from the issuance of the 2017A and B bonds for the renovation of Georgia Tech Cobb Research Campus, LLC.

Accounts Receivable

Accounts receivable consist primarily of rental income due to the Organization. Outstanding balances are reviewed at the end of each reporting period and a determination is made on any rental income that is uncollectible and should be included in the allowance for doubtful accounts.

Property and Equipment

It is the Organization's policy to capitalize at cost personal property additions in excess of \$30,000. Lesser amounts are expensed. Real property and tenant improvements are capitalized at cost. Donations of property and equipment are recorded as contributions at their estimated fair value. Such donations are reported as contributions without donor restrictions unless the donor has designated the donated asset to a specific purpose. Assets donated with explicit restrictions regarding their use and contributions of cash that must be used to acquire property and equipment are reported as contributions with donor restrictions. Absent donor stipulations regarding how long those donated assets must be maintained, the Organization reports expirations of donor restrictions when the donated or acquired assets are placed in service as instructed by the donor. The Organization reclassifies net assets with donor restrictions to net assets without donor restrictions at that time. Property and equipment are depreciated using the straight-line method. Depreciation expense for the years ended June 30, 2021 and 2020 was \$2,376,648, and \$2,613,343, respectively.

Deferred Revenue

Rental payments received from lessees in advance of the periods to which they pertain are deferred and recognized over the periods to which the rental payments relate.

**GEORGIA ADVANCED TECHNOLOGY VENTURES, INC.  
AND SUBSIDIARIES  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
JUNE 30, 2021 AND 2020**

**NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES  
(Continued)**

Revenue Recognition

Contributions received by the Organization are recorded as revenue with donor restrictions or revenue without donor restrictions, depending on the existence and/or nature of any donor-imposed restrictions. Support that is restricted by the donor is reported as an increase in net assets without donor restrictions if the restriction expires in the reporting period in which the support is recognized. All other donor-restricted support is reported as an increase in net assets with donor restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the accompanying Consolidated Statement of Activities and Changes in Net Assets as net assets released from restrictions.

Unconditional promises to give are recognized as receivables and as revenues in the period in which the Organization is notified by the donor of his or her commitment to make a contribution. Conditional promises to give are recognized when the conditions on which they depend are substantially met.

The Organization's rental income is generated primarily by leasing facilities to tenants under various cancelable leases and subleases. Rental income from all sources is \$13,911,249 and \$15,711,606 for the years ended June 30, 2021 and 2020, respectively. Many of the leases provide tenants the option to terminate these leases at any time by giving the Organization 30 days written notice. The Organization has elected to apply the short-term lease exception to all leases of one year or less.

The Organization follows ASU 2016-02 *Leases (Topic 842)* and is applying the provisions of ASU 2016-02 to non-lease components of capital leases in which the Organization is the lessor. This ASU resulted in the deferral of the portion of rent revenue received as it relates to repairs and maintenance funds. Unspent funds and the related deferred rent revenue are reflected as Capital Reserve Funds and Deferred Revenue, respectively, in the accompanying Consolidated Statement of Financial Position in the amount of \$1,297,765 and \$727,413 as of June 30, 2021 and 2020, respectively.

Functional Allocation of Expenses

The costs of providing various programs and other activities have been summarized on a functional basis in the accompanying Consolidated Statement of Activities and Changes in Net Assets and in the Consolidated Statement of Functional Expenses. Minimal costs have been allocated among the programs and supporting services benefited as the majority of the Organization's expenses are directly related to program services.

Income Taxes

GATV is a not-for-profit corporation and is exempt from income taxes under Section 501(a) as an organization described in Section 501(c)(3) of the Internal Revenue Code. Accordingly, no income taxes are reflected in the accompanying consolidated financial statements. The consolidated subsidiaries are organized as single-member limited liability companies (LLC's) and are not liable for income taxes on their taxable income. Instead, GATV, as the sole-member, is liable for income taxes, if any, on the LLC's taxable income. The Organization's consolidated financial statements do not include a provision or liability for income taxes.

**GEORGIA ADVANCED TECHNOLOGY VENTURES, INC.  
AND SUBSIDIARIES  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
JUNE 30, 2021 AND 2020**

**NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES  
(Continued)**

Income Taxes (Continued)

The Organization annually evaluates all federal and state income tax positions. This process includes an analysis of whether these income tax positions the Organization takes meet the definition of an uncertain tax position under the Income Taxes Topic of the Financial Accounting Standards Codification. The Organization is no longer subject to tax examinations for tax years ending before June 30, 2018.

Estimates and Assumptions

The Organization uses estimates and assumptions in preparing consolidated financial statements in accordance with GAAP. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could vary from the estimates that were used.

Reclassifications

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

Subsequent Events

Management has evaluated subsequent events through the date of this report, the date the consolidated financial statements were issued.

**NOTE 2 – RISKS AND UNCERTAINTIES**

The financial instruments which potentially subject the Organization to concentrations of credit risk are cash and cash equivalents. The Organization has cash deposits in a financial institution in excess of the \$250,000 limit federally insured by the Federal Deposit Insurance Corporation. If liquidity issues arise in the global credit and capital markets, it is at least reasonably possible that these changes in risks could materially affect the amounts reported in the accompanying consolidated financial statements.

The Organization receives significant resources from GIT and related organizations, pursuant to various agreements, including a memorandum of understanding between the Organization and GIT. An interruption of this support could cause substantial doubt in the Organization's ability to continue as an independent entity.

The Organization has experienced a disruption in normal business operations caused from COVID-19. The overall impact cannot be determined through the date of this report; however, it is reasonably possible that changes in risks in the near term could occur which could result in a material change to the financial statements.

**GEORGIA ADVANCED TECHNOLOGY VENTURES, INC.  
AND SUBSIDIARIES  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
JUNE 30, 2021 AND 2020**

**NOTE 3 – UNCONDITIONAL PROMISES TO GIVE**

At June 30, 2006, the Organization received a commitment from The University Financing Foundation (TUFF) for \$1,500,000. This commitment has been paid in \$50,000 increments since fiscal period 2007. Effective July 1, 2014, this commitment will be paid as a reduction in the rent payment due by the Organization to TUFF. This commitment has been recorded at a present value of \$550,279 and \$574,921 at June 30, 2021 and 2020, respectively, using a discount rate of 4.83%, which represents the risk-free rate of return at the date of the pledge.

At June 30, 2009, the Organization received a commitment from the GIT to provide \$1,000,000 from available funds to make capital contributions associated with the GRA Venture Fund, LLC, a seed capital fund established to help startup businesses incubated in the VentureLab commercialization program of the Georgia Research Alliance. The Organization does not have direct investment rights or rights to future earnings of GRA Venture Fund, LLC. During the years ended June 30, 2021 and 2020, the Organization received \$93,967 and \$8,040 of capital contributions, respectively. At June 30, 2020, the outstanding commitment was \$93,967 and the commitment was paid off in fiscal year 2021.

The consolidated financial statements do not include conditional pledges, expectancies and bequests, which have not been recognized as revenue.

**NOTE 4 – LEASING ARRANGEMENTS**

Sales-type Lease

The Organization's Consolidated Statement of Financial Position includes investments in sales-type leases. At the inception of the lease, the Organization records the minimum future lease payments receivable and the unearned lease income. Unearned interest income will be recognized as revenue over the life of the lease using the effective interest method which applies a constant rate of interest equal to the internal rate of return on the lease. The components of the net investment in sales-type leases as of June 30 are as follows:

<u>2021</u>	<u>Minimum lease payment receivable</u>	<u>Less unearned income</u>	<u>Net investment in sales-type lease</u>
VLP 2 Ground Lease	\$ 267,455,869	\$ (251,277,028)	\$ 16,178,841
Ethel Street	106,608,197	(100,661,224)	5,946,973
GTCRC	<u>101,989,948</u>	<u>(40,124,489)</u>	<u>61,865,459</u>
Total	<u>\$ 476,054,014</u>	<u>\$ (392,062,741)</u>	<u>\$ 83,991,273</u>



**GEORGIA ADVANCED TECHNOLOGY VENTURES, INC.  
AND SUBSIDIARIES  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
JUNE 30, 2021 AND 2020**

**NOTE 4 – LEASING ARRANGEMENTS (Continued)**

Sales-type Lease (Continued)

<u>2020</u>	<u>Minimum lease payment receivable</u>	<u>Less unearned income</u>	<u>Net investment in sales-type lease</u>
VLP 2 Ground Lease	\$ 268,105,869	\$ (252,008,761)	\$ 16,097,108
GTCRC	<u>105,892,693</u>	<u>(42,636,292)</u>	<u>63,256,401</u>
Total	<u>\$ 373,998,562</u>	<u>\$ (294,645,053)</u>	<u>\$ 79,353,509</u>

*VLP 2 Ground Lease*

On December 31, 2018, the Organization entered into a sales-type ground lease whereby the Organization agreed to lease land to a third party with an initial term of 40 years. Upon the expiration of the initial term, unless the lease is terminated by the third party, the lease will automatically renew and extend for an additional forty years. Upon the expiration of the first renewal term, unless the lease is terminated by the third party, the lease will automatically renew and extend for an additional 19 years. The net investment in sales-type lease reflects payments due through December 31, 2117, based on the automatic renewal of these two renewal terms.

*Georgia Tech Cobb Research Campus (“GTCRC”)*

Effective June 1, 2019, the Organization entered into a sales-type lease with the Board of Regents of the University System of Georgia (“BOR”) whereby the Organization agreed to lease GTCRC to the Board of Regents for the use of GIT. The BOR has the exclusive option to annually renew the lease on a year-to-year basis, for thirty (30) consecutive years at an annual rate that is sufficient to enable the Organization to pay debt service on the Series 2017A and 2017B, as described in Note 6.

*Ethel Street Ground Lease*

On April 27, 2021, the Organization entered into a sales-type ground lease whereby the Organization agreed to lease land at the corner of 11<sup>th</sup> Street and Northside Drive to a third party with an initial term of 40 years. Upon the expiration of the initial term, unless the lease is terminated by the third party, the lease will automatically renew and extend for an additional forty years. Upon the expiration of the first renewal term, unless the lease is terminated by the third party, the lease will automatically renew and extend for an additional 19 years. The net investment in sales-type lease reflects payments due through April 30, 2120, based on the automatic renewal of these two renewal terms. The Organization recognized a gain on the transaction of approximately \$5,032,000, reflected in the accompanying Consolidated Statement of Activities and Changes in Net Assets.

**GEORGIA ADVANCED TECHNOLOGY VENTURES, INC.  
AND SUBSIDIARIES  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
JUNE 30, 2021 AND 2020**

**NOTE 4 – LEASING ARRANGEMENTS (Continued)**

Future minimum net amounts receivable under sales-type leases at June 30 are as follows:

2022	\$ 5,600,242
2023	5,292,329
2024	5,722,303
2025	5,725,574
2026	5,721,687
Thereafter	<u>447,991,880</u>
Gross investment in sales-type leases	476,054,015
Less unearned interest income	<u>(392,062,742)</u>
Net investment in sales-type leases	<u>\$ 83,991,273</u>

*Financing Lease*

The Organization is party to a lease agreement with TUFF ATDC LLC under which the Organization initially leased space on the first through fifth floors of the Centergy One Building on Fifth Street in Atlanta. The Organization subleases this space to organizations compatible with its mission. The first through third floor lease extends to August 2033 and the fourth and fifth floor lease extends to December 2034. At the end of the lease agreement, the Organization may purchase the property for a nominal charge. Additionally, the lease agreement with TUFF ATDC LLC provides that the Organization may purchase the property during the lease term at an amount determined by a formula accounting for interest rates and the total previous payments made. The leases have been restated, amended, and consolidated at various times, the most recent of which is dated July 1, 2014.

The properties under the above finance leases are recorded as assets in the accompanying Consolidated Statement of Financial Position at the value of certain pre-occupancy payments plus the present value of the future minimum lease payments. The obligations under the finance lease have been recorded at the present value of future minimum lease payments, discounted at an interest rate appropriate to the Organization's estimated borrowing rate at the time of lease inception. Those interest rates are 4.90% for all floors, as amended through July 1, 2014.

*Operating Leases*

During the year ended June 30, 2007, the Organization, as lessor, entered into a Base Lease Agreement with TUFF Bullet LLC for a portion of an existing building at Technology Enterprise Park. The Base Lease Agreement is for a term for 35 years and provided for a Base Rental Payment to the Organization in the amount of \$3,462,517. The unamortized portion of the Base Rental Payment is recorded within Deferred Revenue, in the amount of \$1,760,621 and \$1,876,072 at June 30, 2021 and 2020, respectively.

**GEORGIA ADVANCED TECHNOLOGY VENTURES, INC.  
AND SUBSIDIARIES  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
JUNE 30, 2021 AND 2020**

**NOTE 4 – LEASING ARRANGEMENTS (Continued)**

*Operating Leases (Continued)*

During the year ended June 30, 2007, the Organization, as lessee, entered into an operating lease agreement with TUFF Bullet LLC for a building at Technology Enterprise Park. The lease has a term of thirty years, after which possession of the space reverts to TUFF Bullet LLC.

During May 2016, the Organization entered into an agreement for the assignment of an operating lease with Marietta Boulevard Associates as landlord and TUFF GT Library, LLC as assignor. The Organization follows ASU 2016-02 *Leases (Topic 842)* and is applying the provisions of ASU 2016-02 to this lease. The lease provides the option to renew for two consecutive five-year terms. The options to renew the lease were not considered when assessing the value of the intangible Right of Use (“ROU”) Lease Asset because the Organization was not reasonably certain that it will exercise the options to renew the lease. The lease is scheduled to go through January 31, 2023. At June 30, 2021 and 2020, the ROU asset recorded with the Consolidated Statement of Financial Position was \$323,874 and \$522,379 respectively.

On December 31, 2018, the Organization entered into the sales-type ground lease with a third party, which is described on page 17 under VLP 2 Ground Lease. This ground lease included an office lease agreement to lease 50,000 square feet from the third party with an initial term of 10 years from the date of occupancy. This space was occupied during the year ending June 30, 2021 and the Organization recognized of an operating lease liability of \$14,379,513 at June 30, 2021, which is included in Right to Use Liability in the accompanying Consolidated Statement of Financial Statement Position. A corresponding intangible ROU Lease Asset of \$11,889,640 based on the future minimum rental payments of this lease is included in Right to Use Asset in the accompanying Consolidated Statement of Financial Statement Position. The lease provides the option to renew for four consecutive five-year terms. The options to renew the lease were not considered when assessing the value of the intangible ROU Lease Asset because the Organization was not reasonably certain that it will exercise the options to renew the lease. The lease is scheduled to go through May 31, 2031.

**GEORGIA ADVANCED TECHNOLOGY VENTURES, INC.  
AND SUBSIDIARIES  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
JUNE 30, 2021 AND 2020**

**NOTE 4 – LEASING ARRANGEMENTS (Continued)**

The components of lease cost for 2021 and 2020 are as follows:

	<u>2021</u>	<u>2020</u>
Operating lease cost	\$ 302,961	\$ 193,664
Finance lease cost:		
Amortization of right-of-use assets	\$ 1,384,002	\$ 1,384,002
Interest on lease liabilities	<u>2,545,510</u>	<u>2,640,571</u>
Total finance lease cost	<u>\$ 3,929,512</u>	<u>\$ 4,024,573</u>

The following table includes supplemental statement of financial position related to leases:

	<u>2021</u>	<u>2020</u>
Financing Leases		
Finance lease assets, gross	\$ 66,936,210	\$ 66,936,210
Accumulated amortization	<u>(21,377,399)</u>	<u>(19,993,397)</u>
Finance lease assets	<u>\$ 45,558,811</u>	<u>\$ 46,942,813</u>
Operating lease assets	<u>\$ 12,213,514</u>	<u>\$ 522,379</u>

The following table includes supplemental cash flow information related to leases:

	<u>2021</u>	<u>2020</u>
Cash paid for amounts included in the measurement of lease liabilities:		
Operating cash outflows from operating leases	\$ 313,088	\$ 193,664
Operating cash outflows from financing leases	\$ 2,545,510	\$ 2,640,571
Financing cash outflows from financing leases	\$ 2,051,701	\$ 1,877,504

Right of use assets obtained in exchange for lease obligations:

Operating leases	\$ 11,994,096	\$ -
Financing leases	\$ -	\$ -

Weighted Average Remaining Lease Term:

Operating leases	6 years	3 years
Finance leases	14 years	15 years

Weighted Average Discount Rate:

Operating leases	2.00%	4.00%
Finance leases	4.90%	4.90%

**GEORGIA ADVANCED TECHNOLOGY VENTURES, INC.  
AND SUBSIDIARIES  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
JUNE 30, 2021 AND 2020**

**NOTE 4 – LEASING ARRANGEMENTS (Continued)**

Future minimum lease payments under the operating and financing leases are as follows:

	<b><u>Operating Leases</u></b>	<b><u>Finances Leases</u></b>
Year ended June 30,		
2022	\$ 1,743,087	\$ 4,762,855
2023	1,688,388	4,844,794
2024	1,600,968	4,916,864
2025	1,634,612	5,015,334
2026	1,668,923	5,116,795
Thereafter	<u>9,918,411</u>	<u>43,514,213</u>
	18,254,389	68,170,855
Less amounts representing interest	(540,711)	(19,368,649)
Less payments to TUFF Bullet LLC (page 19)	<u>(3,010,291)</u>	<u>-</u>
Present value of future minimum lease payments	<u>\$ 14,703,387</u>	<u>\$ 48,802,206</u>

**NOTE 5 – LONG-TERM NOTES PAYABLE**

Long-term notes payable are as follows at June 30:

	<b><u>2021</u></b>	<b><u>2020</u></b>
Loan from TUFF; interest at 6.55%; monthly payments; principal matures October 2033; secured by Technology Enterprise Park land	\$ 4,786,189	\$ 5,008,197
Loan from TUFF; interest at 6.025%; monthly payments of \$11,342 through December 2034 unsecured	<u>1,255,340</u>	<u>1,313,880</u>
	<u>\$ 6,041,529</u>	<u>\$ 6,322,077</u>

**GEORGIA ADVANCED TECHNOLOGY VENTURES, INC.  
AND SUBSIDIARIES  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
JUNE 30, 2021 AND 2020**

**NOTE 5 – LONG-TERM NOTES PAYABLE (Continued)**

Principal maturities on the notes payable are as follows:

Year ended June 30,		
2022	\$	315,265
2023		354,003
2024		397,507
2025		446,782
2026		503,253
Thereafter		<u>4,024,719</u>
	\$	<u>6,041,529</u>

**NOTE 6 – BONDS PAYABLE**

During December 2017, the Organization issued \$45,395,000 of Series 2017A Revenue Bonds (non-taxable) and \$11,485,000 of Series 2017B Revenue Bonds (taxable). The proceeds from these bonds were used for the purchase, planning, design, financing and construction of renovations and improvements to the space formally known as the Cobb County Lockheed South Campus buildings and land. This space has been converted to the Georgia Tech Cobb Research Campus (“GTCRC”) and is used for research related to national security, homeland defense and commercial advanced technology initiatives of GIT.

The following represents the applicable interest rates and mandatory bond principal redemptions remaining on the Series 2017A bonds until maturity on June 1, 2049 and the Series 2017B bonds until maturity on June 1, 2029:

Year ended June 30,	<u>Series 2017A (non-taxable)</u>		<u>Series 2017 B (taxable)</u>		<u>Total Bonds Payable</u>
	<u>Principal</u>	<u>Rate</u>	<u>Principal</u>	<u>Rate</u>	
2022	\$ -	-	\$ 1,130,000	2.45%	\$ 1,130,000
2023	-	-	1,160,000	2.60%	1,160,000
2024	-	-	1,190,000	2.75%	1,190,000
2025	-	-	1,225,000	2.85%	1,225,000
2026	-	-	1,255,000	2.95%	1,255,000
Thereafter	<u>45,395,000</u>	3.00% to 5.00%	<u>3,335,000</u>	3.05% to 3.25%	<u>48,730,000</u>
	<u>\$ 45,395,000</u>		<u>\$ 9,295,000</u>		<u>\$ 54,690,000</u>
Less unamortized debt issuance costs					(553,492)
Plus unamortized bond issuance premium					<u>4,919,790</u>
Total bonds payable, net of debt issuance costs and bond issuance premium					<u>\$ 59,056,298</u>

**GEORGIA ADVANCED TECHNOLOGY VENTURES, INC.  
AND SUBSIDIARIES  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
JUNE 30, 2021 AND 2020**

**NOTE 6 – BONDS PAYABLE (Continued)**

During the years ended June 30, 2021 and 2020, the Organization recorded amortization expense associated with the debt issuance costs totaling \$105,935 and \$116,163, respectively. Amortization associated with the bond issuance premium totaled \$250,141 and \$250,141 for the years ended June 30, 2021 and 2020, respectively. The amortization is included within interest expense in the accompanying Consolidated Statement of Functional Expenses.

**NOTE 7 – NET ASSETS WITH DONOR RESTRICTIONS**

Net assets with donor restrictions contain donor-imposed restrictions that permit the Organization to use or expend the donated assets as specified and are satisfied either by the passage of time or by actions of the Organization. Included in net assets with donor restrictions as of June 30, 2021 are restricted land with a value of \$6,900,000 and project funds of \$169,853. Included in net assets with donor restrictions as of June 30, 2020 are restricted land with a value of \$6,900,000, a note receivable of \$15,000, and project funds of \$183,749.

**NOTE 8 – PAYMENTS TO AFFILIATES**

The Organization remitted payments, or accrued liabilities for balances due, to GIT in the amount of \$482,078 and \$754,692 for the years ended June 30, 2021 and 2020, respectively.

The Organization, under various agreements, reimburses ATDC and GIT for administrative services received, including the estimated value of employees' time performing services for the Organization. These reimbursements are included as program service expenses and management and general expenses in the accompanying Consolidated Statement of Activities and Changes in Net Assets.

**NOTE 9 – COMMITMENTS AND CONTINGENCIES**

To guarantee performance under certain finance leases described in Note 4, the Organization is required to maintain a letter of credit payable to TUFF ATDC, LLC with a face amount of \$4,800,000. Borrowings under the letter of credit bear interest at the rate of prime plus 2%. The letter of credit is collateralized by a limited guaranty equal to its face amount by Georgia Tech Foundation, Inc. The letter of credit expires June 10, 2022. There were no outstanding draws against the letter of credit at June 30, 2021 or 2020.

**GEORGIA ADVANCED TECHNOLOGY VENTURES, INC.  
AND SUBSIDIARIES  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
JUNE 30, 2021 AND 2020**

**NOTE 9 – COMMITMENTS AND CONTINGENCIES (Continued)**

The Environmental Protection Division of the Georgia Department of Natural Resources (the “EPD”) issued a Proposed Consent Order in May 2010 with respect to Compliance Status Reports submitted for the 1115 Howell Mill Road property owned by the Organization (VLP2 LLC), including environmental concerns related to the Organization’s property at 720 & 0 14th Street and to other properties east of 720 & 0 14th Street which are not owned by the Organization. The Organization hired an independent environmental attorney and an independent environmental consulting firm to determine the extent of the potential liability that existed. During 2012, the Organization recorded a liability for anticipated remediation costs which has been adjusted over time based on additional guidance from outside parties and remediation expenses incurred. The Organization entered into a sales transaction with a third party for this property during fiscal year 2019. As part of this transaction, the Organization agreed to establish an environmental escrow account in the amount of \$1,500,000 with funds allocated from the proceeds of the sale of the property. During fiscal year 2019, the environmental escrow was fully used, and the liability was extinguished resulting in a loss of \$973,789. The Organization has no further exposure related to environmental remediation for this property. The Organization plans to recover the costs of the environmental remediation through the Georgia Brownfield Act. The EPD required the submittal of a financial assurance instrument as a condition of the approved remediation program. The Organization established a letter of credit expiring February 28, 2022 to meet this requirement. There were no outstanding draws against the letter of credit at June 30, 2021 and 2020, respectively.

**NOTE 10 – RELATED PARTY TRANSACTIONS**

Certain members of the Organization’s Board of Directors are investors in tenants or manage companies who invest in tenants that lease office space from the Organization. Total payments received from these companies during 2021 and 2020 were \$60,307 and \$120,452, respectively. The Organization also leases office space to GIT and receives operating support from GIT. Total payments received from GIT during 2021 and 2020 were \$10,385,215 and \$11,971,028, respectively.

The Organization entered into an interim Development Management Services Agreement (“DMSA”) with GTFI and GIT, effective as of February 22, 2017. The Organization entered into a DMSA on December 6, 2017 with substantially the same terms as the interim DMSA. Under the agreement, the Organization will fund the cost of the project in an amount not to exceed \$42,000,000, including predevelopment work in an amount not to exceed \$1,300,000; GTFI will be responsible for overall management and contracting; and GIT will provide development management services during the pre-development period to construct the new research facility in Cobb County. At June 30, 2020, the Organization owed \$424,210 included in Due to Related Parties in the accompanying Consolidated Statement of Financial Position. During the year ended June 30, 2021, the Organization reduced the rent payment due from GIT in the amount of \$1,197,158 thereby extinguishing the \$424,210 in Due to Related Parties and resulting in a contribution expense of \$772,948 in the accompanying Statement of Activities and Changes in Net Assets.



**GEORGIA ADVANCED TECHNOLOGY VENTURES, INC.  
AND SUBSIDIARIES  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
JUNE 30, 2021 AND 2020**

**NOTE 10 – RELATED PARTY TRANSACTIONS (Continued)**

During the year ended June 30, 2021, the Organization received support in the amount of \$503,093 from GIT to fund construction at the research facility in Cobb County. This project was completed during the year ended June 30, 2021 and, at the completion of the project, the Organization recorded a contribution expense of \$503,093 to GIT in accompanying Statement of Activities and Changes in Net Assets.

The Organization entered into a Program Administration Services Agreement with Engage Venture Fund I, LP on May 22, 2017. Under the agreement, the Organization will provide program administration services for Project Engage participants. Engage Venture Fund I, LP is managed by Tech Square Venture Partners II, LLC. The managing partner of Tech Square Venture Partners II, LLC is also a Board member of the Organization.

The Organization entered into a Program Administration Services Agreement with Engage Venture Fund II, LP on February 19, 2021. Under the agreement, the Organization will provide program administration services for Project Engage participants. Engage Venture Fund II, LP is managed by Tech Square Venture Partners II, LLC. The managing partner of Tech Square Venture Partners II, LLC is also a Board member of the Organization.

During the year ended June 30, 2020, the Organization received support in the amount of \$928,528 from Georgia Tech Applied Research Corporation (GTARC) to fund construction of additional secured space for sponsored research. This project was completed during the year ended June 30, 2020 and, at the completion of the project, the Organization recorded a contribution expense of \$928,528 to GIT in accompanying Statement of Activities and Changes in Net Assets.

**NOTE 11 – 575 14<sup>TH</sup> STREET PROJECT AGREEMENT**

The Organization is a party to a Project Agreement effective as of July 1, 2003, which provides that in the event of the sale of the real property and improvements at 575 14th Street the net proceeds realized by the Organization from such sale in excess of costs incurred in operating the property and completing the sale are to be divided equally between the Organization and a restricted account of the Georgia Tech Foundation, Inc.

**GEORGIA ADVANCED TECHNOLOGY VENTURES, INC.  
AND SUBSIDIARIES  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
JUNE 30, 2021 AND 2020**

**NOTE 12 – LIQUIDITY AND AVAILABILITY**

For purposes of analyzing resources available to meet general expenditures for subsequent fiscal years, the Organization considers cash and cash equivalents and receivables that will be collected and available in the following fiscal year for activities that are ongoing and major to the Organization. Financial assets available for general expenditures, within one year are as follows:

	<u>2021</u>	<u>2020</u>
Cash and cash equivalents	\$ 21,027,369	\$ 21,737,027
Restricted Cash	170,327	1,282,005
Accounts receivable	118,618	75,299
Investment in sales-type leases	83,991,273	79,353,509
Unconditional promises to give	<u>550,279</u>	<u>668,888</u>
Total Financial Assets	<u>105,857,866</u>	<u>103,531,529</u>
Less financial assets not available for general expenditure:		
Restricted cash	(170,327)	(1,282,005)
Investment in sales-type leases non-current portion	(82,542,997)	(77,962,567)
Unconditional promises to give - noncurrent portion	(524,445)	(644,246)
Net assets with donor restrictions	<u>(169,854)</u>	<u>(183,749)</u>
	<u>(83,407,623)</u>	<u>(80,487,368)</u>
Financial assets available to meet cash needs for general expenditures within one year	<u>\$ 22,450,243</u>	<u>\$ 23,044,161</u>

The Organization structures its financial assets to be available as its general expenditures, liabilities, and other obligations become due.

**NOTE 13 – SUBSEQUENT EVENTS**

On July 1, 2021, the Organization entered into a lease for office space at 512 Means Street and sub-leased the space to GIT. The lease includes options to renew on a year-to-year basis for five consecutive one-year periods plus a sixth renewal term of ten months ending April 30, 2027.