

The UWM Foundation, Inc.

The UWM Real Estate Foundation, Inc.

The UWM Research Foundation, Inc.

Milwaukee, Wisconsin

Combined Financial Statements and Additional Information

Years Ended June 30, 2009 and 2008

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Combined Financial Statements and Additional Information

Years Ended June 30, 2009 and 2008

Table of Contents

Independent Auditor's Report	1
Combined Financial Statements	
Combined Statements of Financial Position	2
Combined Statements of Activities	3
Combined Statements of Cash Flows	4
Notes to Combined Financial Statements	6
Additional Information	
Combining Statement of Financial Position	29
Combining Statement of Activities	31



Independent Auditor's Report

Boards of Directors
The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.
Milwaukee, Wisconsin

We have audited the combined statements of financial position of The UWM Foundation, Inc., The UWM Real Estate Foundation, Inc., and The UWM Research Foundation, Inc., as of June 30, 2009 and 2008, and the related combined statements of activities and cash flows for the years then ended. These financial statements are the responsibility of management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the combined financial position of The UWM Foundation, Inc., The UWM Real Estate Foundation, Inc., and The UWM Research Foundation, Inc. at June 30, 2009 and 2008, and the changes in their net assets and their cash flows for the years then ended in conformity with accounting principles generally accepted in the United States.

Our audits were performed for the purpose of forming an opinion on the basic combined financial statements of The UWM Foundation, Inc., The UWM Real Estate Foundation, Inc., and The UWM Research Foundation, Inc. taken as a whole. The additional information appearing on pages 28 through 30 is presented for the purpose of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic combined financial statements and, in our opinion, is fairly stated in all material respects in the relation to the basic combined financial statements taken as a whole.

A handwritten signature in cursive script that reads "Wipfli LLP".

Wipfli LLP

November 12, 2009
Milwaukee, Wisconsin

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Combined Statements of Financial Position

June 30, 2009 and 2008

<i>Assets</i>	2009	2008
Current assets:		
Cash and cash equivalents	\$ 3,165,428	\$ 1,885,064
Restricted cash and cash equivalents	449,494	887,817
Due from the University of Wisconsin-Milwaukee	-	100,000
Accrued investment income	274,031	302,619
Accounts receivable	43,050	156,901
Current portion of pledges receivable	6,220,143	6,732,581
Prepaid expenses and other	50,221	183,336
Total current assets	10,202,367	10,248,318
Investments	65,362,243	71,976,610
Property and equipment - Net	29,654,689	26,493,479
Other assets:		
Cash surrender value of life insurance	866,423	828,913
Split interest contributions receivable from charitable remainder trusts	101,923	90,914
Bond issuance costs - Net	403,929	418,485
Pledges receivable, less current portion - Net	5,698,931	8,418,354
Total other assets	7,071,206	9,756,666
TOTAL ASSETS	\$ 112,290,505	\$ 118,475,073

<i>Liabilities and Net Assets</i>	2009	2008
Current liabilities:		
Due to the University of Wisconsin-Milwaukee	\$ 2,385,882	\$ 1,938,344
Amount payable under fiscal agent responsibilities	1,214,545	1,731,740
Accounts payable	734,984	892,230
Accrued interest payable	126,409	82,849
Construction payable	2,290,000	-
Accrued liabilities	312,947	248,957
Current maturities of bonds payable	225,000	-
Total current liabilities	7,289,767	4,894,120
Long-term liabilities:		
Interest rate swap agreement	1,779,670	780,018
Bonds payable, less current portion	27,825,000	28,050,000
Total long-term liabilities	29,604,670	28,830,018
Total liabilities	36,894,437	33,724,138
Net assets:		
Unrestricted	1,227,258	1,749,942
Temporarily restricted	59,228,319	68,102,443
Permanently restricted	14,940,491	14,898,550
Total net assets	75,396,068	84,750,935
TOTAL LIABILITIES AND NET ASSETS	\$ 112,290,505	\$ 118,475,073

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Combined Statements of Activities

Years Ended June 30, 2009 and 2008

	2009			Total
	Unrestricted	Temporarily Restricted	Permanently Restricted	
Support and revenue:				
Contributions	\$ 582,349	\$ 11,136,151	\$ 318,018	\$ 12,036,518
Rent, parking, and meals	2,983,487	-	-	2,983,487
Investment income (loss)	934,501	(7,616,850)	-	(6,682,349)
Change in value of interest rate swap agreement	(999,652)	-	-	(999,652)
Change in value of split interest agreements	-	-	11,009	11,009
Net assets released from restrictions	12,680,511	(12,680,511)	-	-
Total support and revenue	16,181,196	(9,161,210)	329,027	7,349,013
Distributions to the University of Wisconsin-Milwaukee:				
Student financial aid	3,361,803	-	-	3,361,803
Teaching and departmental programs	2,784,220	-	-	2,784,220
Community service	636,899	-	-	636,899
Research	447,498	-	-	447,498
Special projects	4,510,404	-	-	4,510,404
Total distributions	11,740,824	-	-	11,740,824
Expenses:				
Program	3,470,812	-	-	3,470,812
General administration	1,084,590	-	-	1,084,590
Fundraising	407,654	-	-	407,654
Total expenses	4,963,056	-	-	4,963,056
Excess of support and revenue over distributions and expenses	(522,684)	(9,161,210)	329,027	(9,354,867)
Other changes in net assets:				
Net asset transfer for changes in donor designated restrictions	-	287,086	(287,086)	-
Change in net assets	(522,684)	(8,874,124)	41,941	(9,354,867)
Net assets at beginning of year	1,749,942	68,102,443	14,898,550	84,750,935
Net assets at end of year	\$ 1,227,258	\$ 59,228,319	\$ 14,940,491	\$ 75,396,068

2008			
Unrestricted	Temporarily Restricted	Permanently Restricted	Total
\$ 677,478	\$ 12,983,778	\$ 1,551,645	\$ 15,212,901
1,036,603	-	-	1,036,603
1,095,485	(1,765,471)	-	(669,986)
(975,609)	-	-	(975,609)
-	-	(4,732)	(4,732)
11,387,935	(11,387,935)	-	-
13,221,892	(169,628)	1,546,913	14,599,177
2,490,900	-	-	2,490,900
3,298,540	-	-	3,298,540
106,068	-	-	106,068
978,038	-	-	978,038
3,681,032	-	-	3,681,032
10,554,578	-	-	10,554,578
2,473,216	-	-	-
986,118	-	-	986,118
405,459	-	-	405,459
3,864,793	-	-	1,391,577
(1,197,479)	(169,628)	1,546,913	2,653,022
323,500	(251,881)	(71,619)	-
(873,979)	(421,509)	1,475,294	179,806
2,623,921	68,523,952	13,423,256	84,571,129
\$ 1,749,942	\$ 68,102,443	\$ 14,898,550	\$ 84,750,935

See accompanying notes to combined financial statements.

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Combined Statements of Cash Flows

Years Ended June 30, 2009 and 2008

	2009	2008
Increase (decrease) in cash and cash equivalents:		
Cash flows from operating activities:		
Change in net assets	\$ (9,354,867)	\$ 179,806
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation and amortization	748,136	731,885
Net realized and unrealized loss on investments	8,780,054	3,189,748
Change in value of interest rate swap agreement	999,652	975,609
Change in value of split interest agreements	(11,009)	4,732
Changes in operating assets and liabilities:		
Due from the University of Wisconsin-Milwaukee	100,000	(100,000)
Accrued investment income	28,588	(12,512)
Accounts receivable	113,851	(156,901)
Pledges receivable	3,231,861	(1,370,083)
Prepaid expenses and other	133,115	(75,681)
Due to the University of Wisconsin-Milwaukee	447,538	113,520
Accounts payable and accrued expenses	(566,892)	(1,176,447)
Net cash provided by operating activities	4,650,027	2,303,676
Cash flows from investing activities:		
Purchases of property and equipment	(1,604,790)	(7,100,315)
Capitalized interest	-	(389,855)
Decrease in restricted cash and cash equivalents	438,323	11,594,813
Increase in cash surrender value of life insurance	(37,510)	(19,837)
Net increase in investments	(2,165,686)	(7,100,355)
Net cash used in investing activities	(3,369,663)	(3,015,549)

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Combined Statements of Cash Flows (Continued)

Years Ended June 30, 2009 and 2008

	2009	2008
Net increase (decrease) in cash and cash equivalents	1,280,364	(711,873)
Cash and cash equivalents at beginning of year	1,885,064	2,596,937
Cash and cash equivalents at end of year	\$ 3,165,428	\$ 1,885,064
Supplemental disclosure of cash flow information:		
Donated stock	\$ 217,685	\$ 1,362,884
Purchases of property and equipment in accounts payable	\$ 2,290,000	\$ 415,936
Interest paid	\$ 1,091,528	\$ 394,914

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Notes to Combined Financial Statements

Years Ended June 30, 2009 and 2008

Note 1 Summary of Significant Accounting Policies

Nature of Activities

The UWM Foundation, Inc. (the "UWM Foundation") is a nonstock, nonprofit organization incorporated under the laws of Wisconsin to aid the University of Wisconsin-Milwaukee (the "University") by soliciting, for the benefit of the University, gifts of real property, personal property, or both, from individuals, associations, corporations or other entities and to hold, administer, use, or distribute the same in the advancement of the scientific, literary, and educational purposes of the University.

The UWM Real Estate Foundation, Inc. (the "Real Estate Foundation"), formed in 2005, is a nonstock, nonprofit organization incorporated under the laws of Wisconsin whose sole member is the UWM Foundation. The Real Estate Foundation, is operated, supervised, and controlled by the UWM Foundation to accept, acquire, lease, hold, develop, operate, manage, sell, transfer, and otherwise deal in real estate for use and enjoyment by, in furtherance of the purposes of, and for the exclusive benefit, of The UWM Foundation and the University. In 2008, the Real Estate Foundation completed construction of a 488 bed, 147,000 square foot student housing complex.

The UWM Research Foundation, Inc. (the "Research Foundation"), formed in 2006, is a nonstock, nonprofit organization incorporated under the laws of Wisconsin whose sole member is the UWM Foundation. The primary purpose of the Research Foundation is to support research and innovation at the University by providing funding for scholarships and grants and by engaging in corporate partnering activities.

Principles of Combination

The 2009 and 2008, combined financial statements include the accounts of the UWM Foundation, Inc., the UWM Real Estate Foundation, Inc., and the UWM Research Foundation, Inc. (collectively referred to as "The Foundation"). All intercompany accounts and transactions have been eliminated in the combination.

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Notes to Combined Financial Statements

Years Ended June 30, 2009 and 2008

Note 1 **Summary of Significant Accounting Policies** (Continued)

Basis of Presentation

The accompanying combined financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States (GAAP) for the nonprofit industry. Net assets and revenues, expenses, gains, and losses are classified 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:

Unrestricted net assets – Net assets that are not subject to donor-imposed stipulations.

Temporarily restricted net assets – Net assets subject to donor imposed stipulations that may or will be met, either by actions of the Foundation and/or the passage of time. Support that is restricted by the donor is reported as an increase in unrestricted net assets 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 temporarily restricted net assets. When a donor restriction expires, that is when a stipulated time restriction ends or a purpose restriction is accomplished, temporarily restricted net assets are reclassified as unrestricted net assets and reported in the combined statements of activities as net assets released from restrictions.

Permanently restricted net assets – Net assets subject to donor-imposed stipulations that they be maintained permanently by the Foundation.

Use of Estimates in Preparation of Financial Statements

The preparation of the combined financial statements in conformity with GAAP requires management to make certain estimates and assumptions that directly affect the results of reported amounts and disclosures. Accordingly, actual results may differ from these estimates.

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Notes to Combined Financial Statements

Years Ended June 30, 2009 and 2008

Note 1 **Summary of Significant Accounting Policies (Continued)**

Subsequent Events

Subsequent events have been evaluated through November 12, 2009, which is the date the combined financial statements were available to be issued.

Cash and Cash Equivalents

The Foundation considers all short-term investments purchased with an original maturity of three months or less to be cash or cash equivalents, excluding amounts whose use is restricted or held as short-term investments in the Foundation's investment portfolio.

The Foundation maintains depository relationships with area financial institutions, including banks participating in the Federal Deposit Insurance Corporation's (FDIC) Transaction Account Guarantee Program. Under this Program, non-interest bearing transaction accounts are fully guaranteed by the FDIC through June 30, 2010. The Foundation also maintains interest bearing transaction accounts, which at times may exceed FDIC limits. The Foundation has not experienced any losses with these accounts. Management believes the Foundation is not exposed to any significant risk on cash.

Restricted Cash and Cash Equivalents

Restricted cash and cash equivalents consist of amounts held by a bond trustee under the terms of the bond agreement. Amounts that are required for obligations classified as current liabilities are reported as current assets.

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Notes to Combined Financial Statements

Years Ended June 30, 2009 and 2008

Note 1 **Summary of Significant Accounting Policies (Continued)**

Accounts Receivable

Accounts receivable are generally uncollateralized amounts due on dormitory room rentals to students. Payments of accounts receivable are allocated to the specific invoices identified on the student's remittance advice or, if unspecified, are applied to the earliest unpaid invoices. Management individually reviews all past due accounts receivable balances and estimates the portion, if any, of the balance that will not be collected. The carrying amount of accounts receivable is reduced by allowances that reflect management's estimate of uncollectible amounts.

Pledges Receivable

Pledges are recorded as receivables in the year pledged. Pledges and other promises to give whose eventual uses are restricted by the donors are recorded as increases in temporarily restricted net assets. Unrestricted pledges to be collected in future periods are also recorded as an increase to temporarily restricted net assets and reclassified to unrestricted net assets when received.

Investments

The Foundation's investments are held in bank-administered trust funds. Management has granted the investment managers discretionary authority over investment decisions based on the Foundation's investment policy.

Investments are measured at fair value in the statements of financial position.

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Notes to Combined Financial Statements

Years Ended June 30, 2009 and 2008

Note 1 **Summary of Significant Accounting Policies** (Continued)

Allocation of Investment Income

Investments of the various funds are commingled for investment purposes and are available as needed to support the approved program expenditures of the respective fund categories. Investment income is allocated to certain restricted funds based on the adjusted balance determined on a market value basis of each component fund. Investment management and custody fees are charged against investment income allocated to unrestricted net assets.

The Foundation allocated a spending rate of 4.25% for 2009 and 2008, respectively, to certain endowment funds based upon a three-year average investment balance determined on a fair value basis. An endowment fund is created when a donor requires that their gift be invested in perpetuity. The gift is held in permanently restricted net assets. If the traditional yield (interest and dividends) is not adequate to support the spending rate, the balance is allocated from realized and unrealized gains on the investments and excess earnings from prior years. The spending rate is subject to investment performance and periodic review by the Foundation's board of directors.

Investment income, including realized and unrealized net gains and losses, on investments of endowment and similar funds are reported as one of the following:

- As increases in permanently restricted net assets if the terms of the gift or the Foundation's interpretation of relevant state law requires that they be added to the principal of a permanent endowment
- As increases in temporarily restricted net assets if the terms of the gift impose purpose or time restrictions on the use of the income
- As increases in unrestricted net assets in all other cases

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Notes to Combined Financial Statements

Years Ended June 30, 2009 and 2008

Note 1 **Summary of Significant Accounting Policies (Continued)**

Property and Equipment

Property and equipment are recorded at cost and capitalized. The cost of these items, are charged to expense as depreciation computed on the straight-line method over the estimated useful lives of the assets. Estimated useful lives range from 5 to 15 years for furniture and equipment and 10 to 40 years for buildings and improvements.

The Foundation capitalizes interest during the construction period of major capital additions.

Cash Surrender Value of Life Insurance

Life insurance policies for which the Foundation is the beneficiary are reported at the cash surrender value of the policy. Changes in the cash surrender value are reported as investment income (loss) under the support and revenue category in temporarily restricted net assets.

Split Interest Agreements with Donors

The Foundation's split interest agreements with donors consist of irrevocable charitable remainder trusts for which the Foundation is the remainder beneficiary. Contribution revenue and a related contribution receivable is recognized at the date the trusts are established at an amount equal to the present value of the Foundation's remainder interest in the trust. The contribution receivable is adjusted during the term of the trust for changes in the estimate of future benefits, and such changes are included as revenue of temporarily or permanently restricted net assets, as applicable.

Bond Issuance Costs

Bond issuance costs related to the issuance of long-term debt are amortized using the straight-line method over the life of the related debt, which is thirty years. Amortization expense in fiscal 2009 and 2008 was \$14,556 and \$18,195, respectively.

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Notes to Combined Financial Statements

Years Ended June 30, 2009 and 2008

Note 1 **Summary of Significant Accounting Policies (Continued)**

Interest Rate Swap Agreement

The Foundation uses an interest rate swap to manage its risk related to interest rate movements on its variable rate revenue bonds. The Foundation's interest rate risk management strategy is to stabilize cash flow requirements by maintaining an interest rate swap to convert variable rate debt to a fixed rate.

Amount Payable Under Fiscal Agent Responsibilities

In 2008, the Board of Regents of the University of Wisconsin System ("UW System"), on behalf of the University, accepted a restricted pledge from the Daniel M. Soref Charitable Trust of \$1,731,740 to establish the Daniel M. Soref Learning Commons. The UWM Foundation is serving as the receiving and disbursing fiscal agent for the UW System. Outstanding amounts due under this arrangement totaled \$1,214,545 and \$1,731,740 at June 30, 2009 and 2008, respectively.

Administrative Fee

The Foundation assesses an administrative fee to certain funds, at a rate of 1.95% for both 2009 and 2008, based on the fair value of the applicable fund. Such a fee is deducted from the individual restricted funds and is intended to provide for the Foundation's operating costs and for a portion of certain development and fundraising programs. It is included in net assets released from restrictions. The administrative fee is reviewed annually by the Foundation's board of directors.

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Notes to Combined Financial Statements

Years Ended June 30, 2009 and 2008

Note 1 **Summary of Significant Accounting Policies (Continued)**

Contributions

Contributions are considered available for unrestricted use unless specifically restricted by the donor. Unconditional promises to give cash and other assets to the Foundation are reported at fair value at the date the promise is received. Conditional promises to give and indications of intentions to give are reported at fair value at the date the gift was deemed unconditional. The gifts are reported as either temporarily or permanently restricted support if they are received with donor stipulations that limit the use of the donated assets.

Tax Status

The Foundations are tax-exempt corporations as described in Section 501(c)(3) of the Internal Revenue Code (the "Code") and are exempt from federal income taxes on related income pursuant to Section 501(a) of the Code. The Foundations are also exempt from state income taxes on related income.

New Accounting Pronouncements

Effective July 1, 2008, the Foundation adopted Statement of Financial Accounting Standards (SFAS) No. 157, *Fair Value Measurements*. SFAS No. 157 clarifies how organizations are required to use a fair value measure for recognition and disclosure by establishing a common definition of fair value, creating a framework for measuring fair value, and expanding disclosures about fair value measurements. SFAS No. 157 establishes a three-tier fair value hierarchy, which prioritizes the inputs used in measuring fair value. These tiers include Level 1, defined as observable inputs such as quoted market prices in active markets; Level 2, defined as inputs other than quoted market prices in active markets that are either directly or indirectly observable; and Level 3, defined as unobservable inputs in which little or no market data exists, therefore requiring an entity to develop its own assumptions. The adoption of SFAS No. 157 did not have a material impact on the Foundation's results of operations or financial position.

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Notes to Combined Financial Statements

Years Ended June 30, 2009 and 2008

Note 1 **Summary of Significant Accounting Policies (Continued)**

New Accounting Pronouncements (Continued)

The Foundation was required to adopt Financial Accounting Standards Board Staff Position (FSP) No. 117-1, *Endowments of Not-for-Profit Organizations*, for the year ended June 30, 2009. FSP No. 117-1 provides guidance on the net asset classification of donor restricted endowment funds for organizations subject to an enacted version of the Uniform Prudent Management of Institutional Funds Act of 2006 (UPMIFA). FSP No. 117-1 regarding net assets classification is not applicable to the Foundation. However, FSP No. 117-1 also requires additional disclosures for organizations whether or not they are subject to UPMIFA to enable users of the financial statements to understand the net asset clarification, net asset composition, changes in net asset composition, spending policies, and related investment policies of an organization's endowment funds, both donor restricted and board-designated. The disclosures are required for each period presented and are included in Note 14 to the financial statements. The adoption of FSP No. 117-1 had no effect on total net assets or the net asset classifications of the Foundation.

Note 2 **Restricted Cash and Cash Equivalents**

Restricted cash and cash equivalents at June 30, 2009 and 2008 were set aside for the purposes set forth in the following table:

	2009	2008
Restricted cash and cash equivalents:		
Construction project fund	\$ 449,494	\$ 887,817

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Notes to Combined Financial Statements

Years Ended June 30, 2009 and 2008

Note 3 Investments

Investments at June 30, 2009 and 2008 included the following:

	2009		2008	
	Cost	Fair Value	Cost	Fair Value
Money market mutual funds	\$ 6,292,713	\$ 6,292,713	\$ 8,691,371	\$ 8,691,371
U.S. Government and agency obligations	6,824,477	7,055,595	6,140,990	6,253,022
Corporate bonds	9,091,929	8,875,816	11,038,491	10,991,677
Asset- and mortgage-backed securities	18,699,568	18,702,691	15,674,523	15,431,997
Equity mutual funds	28,083,388	24,435,428	25,778,035	30,608,543
Total investments	\$ 68,992,076	\$ 65,362,243	\$ 67,323,410	\$ 71,976,610

Investment income for the years ended June 30, 2009 and 2008 was as follows:

	2009	2008
Interest and dividends	\$ 2,097,705	\$ 2,519,762
Net realized gains (losses) on investments	(497,349)	578,676
Change in net unrealized losses on investments	(8,282,705)	(3,768,424)
Total investment loss	\$ (6,682,349)	\$ (669,986)

Investments, in general, are exposed to various risks, such as interest rate, credit, and overall market volatility. Due to the level of risk associated with certain investments, it is reasonably possible that changes in the values of certain investments will occur in the near term and that such changes could materially affect the amounts reported in the combined financial statements.

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Notes to Combined Financial Statements

Years Ended June 30, 2009 and 2008

Note 4 Pledges Receivable

The pledges receivable balance is expected to be collected according to the following schedule as of June 30, 2009 and 2008:

	2009	2008
Less than one-year	\$ 6,220,143	\$ 6,732,581
One to five years	5,942,287	9,019,282
Gross pledges receivable	12,162,430	15,751,863
Less:		
Unamortized discount	132,356	475,928
Allowance for uncollectible amounts	111,000	125,000
Pledges receivable - Net	11,919,074	15,150,935
Less - Current portion	6,220,143	6,732,581
Pledges receivable, less current portion - Net	\$ 5,698,931	\$ 8,418,354

Unconditional promises to give that are expected to be collected in future years are recorded at the present value of estimated future cash flows. The discount on those amounts is computed using a rate based upon the U.S. Treasury bond rate. The discount rate used was 1.05% and 2.42% for the years ending June 30, 2009 and 2008, respectively. Approximately 15% of the pledges receivable balance at June 30, 2009 is due from one donor.

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Notes to Combined Financial Statements

Years Ended June 30, 2009 and 2008

Note 5 Property and Equipment

Property and equipment consisted of the following at June 30, 2009 and 2008:

	2009	2008
Land	\$ 1,383,190	\$ 1,401,153
Buildings and improvements	25,044,248	24,976,691
Furniture and equipment	1,272,792	1,163,341
Construction in progress	3,793,425	45,864
Total property and equipment	31,493,655	27,587,049
Less - Accumulated depreciation	1,838,966	1,093,570
Property and equipment - Net	\$ 29,654,689	\$ 26,493,479

Construction in progress consists of costs incurred by the Real Estate Foundation to construct a new housing complex. The first student housing complex was completed in 2008 and the second is scheduled to be completed in August 2010. Interest costs, net of investment income on construction funds, of \$0 and \$389,855 have been capitalized for the years ended June 30, 2009 and 2008, respectively.

Note 6 Letter of Credit

The Foundation has obtained a letter of credit totaling \$10,708 at June 30, 2009 and 2008, for the guarantee of payments to the State of Wisconsin Unemployment Reserve Fund under its direct reimbursement plan.

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Notes to Combined Financial Statements

Years Ended June 30, 2009 and 2008

Note 7 Long-Term Debt

Long-term debt consisted of the following at June 30, 2009 and 2008:

	2009	2008
Redevelopment Authority of the City of Milwaukee, variable rate demand revenue bonds, Series 2007, dated March 2007	\$ 28,050,000	\$ 28,050,000

Principal payments on the bonds are due semi-annually on October 1 and April 1, starting October 2009 and ending October 2036. The bond's interest is payable monthly and the rate is variable (1.78% at June 30, 2009).

The bonds are secured by an irrevocable letter of credit from M&I Bank expiring October 15, 2013 and specific real estate. In addition, the letter of credit agreement requires the Real Estate Foundation to maintain certain financial ratios and places restrictions on various activities such as the transfer of assets and incurrence of additional indebtedness. Management believes the Real Estate Foundation is in compliance with all covenants at June 30, 2009.

Required payments of principal on long-term debt at June 30, 2009 are as follows:

2010	\$ 225,000
2011	290,000
2012	355,000
2013	435,000
2014	470,000
Thereafter	26,275,000
Total	\$ 28,050,000

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Notes to Combined Financial Statements

Years Ended June 30, 2009 and 2008

Note 8 Interest Rate Swap Agreement

As disclosed in Note 7, the Series 2007 bond's interest rate is variable based on the SIFMA index rate. During 2007, the Real Estate Foundation entered into a master agreement with a financial institution for an interest rate swap transaction with a notional amount of \$28,050,000 to reduce the impact of changes in the variable interest rates.

This agreement has a fixed rate of 3.69% and a variable rate based on the Securities Industry and Financial Markets Association (SIFMA). Since April 2009, the interest rate on the bonds has been set by the remarketing agent at a higher rate than the variable interest index used in the swap which results in the Foundation paying interest at a higher rate than anticipated at the time the bonds were issued and the swap executed. This rate premium was the result of a change in the credit rating of the letter of credit provider. The effective rate paid by the Foundation as of June 30, 2009 was 5.12%. The interest rate swap agreement matures October 1, 2013. As of June 30, 2009 and 2008, the fair value of the swap agreement is recorded as a liability and totals \$1,779,670 and \$780,018, respectively. Because the swap is considered highly effective, the change in the fair value of the swap agreement is reflected as a change in net assets, which decreased unrestricted net assets by \$999,652 and \$975,609 in 2009 and 2008, respectively.

Note 9 Temporarily and Permanently Restricted Net Assets

Donor restrictions of temporarily restricted net assets at June 30, 2009 and 2008 are summarized as follows:

	2009	2008
Teaching and departmental programs	\$ 27,079,858	\$ 32,220,324
Research	6,113,732	6,391,026
Scholarship/fellowship	11,929,483	15,780,142
Community service	735,037	829,825
Special projects	13,370,209	12,881,126
Temporarily restricted net assets	<u>\$ 59,228,319</u>	<u>\$ 68,102,443</u>

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Notes to Combined Financial Statements

Years Ended June 30, 2009 and 2008

Note 9 **Temporarily and Permanently Restricted Net Assets** (Continued)

The transfers between permanently restricted net assets and temporarily restricted net assets of \$287,086 and \$71,619 for the fiscal year of 2009 and 2008, respectively, and between temporarily restricted net assets and unrestricted net assets of \$323,500 for the year ended June 30, 2008, were the result of changes in donor restrictions.

At June 30, 2009 and 2008, \$11,889,074 and \$14,992,135, respectively, of temporarily restricted net assets are comprised of pledges receivable.

Donor restrictions of permanently restricted net assets at June 30, 2009 and 2008, are summarized as follows:

	2009	2008
Teaching and departmental programs	\$ 4,664,370	\$ 4,401,805
Research	157,204	157,204
Scholarship/fellowship	8,644,773	8,868,846
Community service	21,900	18,900
Special projects	1,452,244	1,451,795
Permanently restricted net assets	<u>\$ 14,940,491</u>	<u>\$ 14,898,550</u>

Permanently restricted net assets at June 30, 2009 and 2008 are comprised of the following:

	2009	2008
Investments	\$ 14,808,568	\$ 14,648,836
Pledges receivable	30,000	158,800
Split interest agreements	101,923	90,914
Permanently restricted net assets	<u>\$ 14,940,491</u>	<u>\$ 14,898,550</u>

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Notes to Combined Financial Statements

Years Ended June 30, 2009 and 2008

Note 10 **Related Parties**

Program support from the Foundation to the University of \$11,740,824 and \$10,554,578 for the years ended June 30, 2009 and 2008, respectively, included \$7,466,518 and \$6,491,703, respectively, of restricted program support expenses incurred directly by the University and reimbursed by the Foundation based on the specified purpose of the related restricted funds. At June 30, 2009 and 2008, expenses incurred by the University which have not yet been reimbursed by the Foundation were \$2,385,882 and \$1,938,344, respectively.

The University employs certain personnel who are involved in development activities from which both the University and the Foundation benefit. The compensation expense for these individuals is not readily determinable and therefore is not included in the Foundation's financial statements.

Note 11 **Defined Contribution Retirement Plan**

The Foundation has a defined contribution retirement plan covering all full-time employees. The Foundation contributes an amount equal to a certain percentage of each employee's gross pay to the plan. Contributions to the retirement plan totaled \$54,806 and \$47,603 for fiscal 2009 and 2008, respectively.

Note 12 **Contingent Fee Arrangement**

A local law firm has entered into an alternative fee arrangement (the "Arrangement") with the Research Foundation to provide legal services through the year 2010. In exchange for services provided, the law firm will receive 15% of all revenue derived from licensing and technology ventures initiated during the term of the Arrangement, up to a contracted amount. To date, only minimal amounts have been earned by the law firm. At June 30, 2009 and 2008, a liability for future payments was not recognized as payments to the law firm are contingent on receiving future cash flows from successful ventures.

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Notes to Combined Financial Statements

Years Ended June 30, 2009 and 2008

Note 13 Fair Value Measurements

As discussed in Note 1, the Foundation adopted SFAS No. 157, effective July 1, 2008. SFAS No. 157 did not materially affect the Foundation's results of operation or financial position; however, additional disclosures are now required. This statement describes a fair value hierarchy that includes three levels of inputs to be used to measure fair value. In general, the Foundation determines fair values determined by Level 1 inputs utilizing quoted market prices in active markets; fair values determined by Level 2 inputs utilizing market information that is observable, such as quoted market prices for similar items, broker/dealer quotes, or models using market interest rates or yield curves; and fair values determined by Level 3 inputs utilizing unobservable inputs for the asset or liability to the extent that observable inputs are not available.

Information regarding assets measured at fair value on a recurring basis as of June 30, 2009, is as follows:

	Fair Value Measurements Using			Total Assets at Fair Value
	Level 1	Level 2	Level 3	
Money market mutual funds	\$ -	\$ 6,292,713	\$ -	\$ 6,292,713
Equity mutual funds	23,933,433	-	-	23,933,433
Equity - Privately held company	-	-	501,995	501,995
Asset- and mortgage-backed securities	-	18,702,691	-	18,702,691
U.S. Government and agency bonds	-	7,055,595	-	7,055,595
Corporate bonds	-	8,875,816	-	8,875,816
Cash surrender value of life insurance	-	866,423	-	866,423
Split interest contributions receivable from charitable remainder trusts	-	101,923	-	101,923
Total	\$ 23,933,433	\$ 41,895,161	\$ 501,995	\$ 66,330,589

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Notes to Combined Financial Statements

Years Ended June 30, 2009 and 2008

Note 13 Fair Value Measurements (Continued)

Information regarding liabilities measured at fair value on a recurring basis as of June 30, 2009, is as follows:

	Fair Value Measurements Using			Total Liabilities at Fair Value
	Level 1	Level 2	Level 3	
Interest rate swap agreement	\$ -	\$ 1,779,670	\$ -	\$ 1,779,670

The table below sets forth a summary of changes in fair value of the Foundation's level 3 assets for the year ended June 30, 2009:

	Equity - Privately Held Companies
Balance, beginning of year	\$ 371,995
Purchases, net	130,000
Total	\$ 501,995

Note 14 Endowments

The Foundation's endowments consist of various funds established to benefit the Foundation for a variety of purposes. The Foundation's endowments include donor-restricted endowments. Net assets associated with endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions.

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Notes to Combined Financial Statements

Years Ended June 30, 2009 and 2008

Note 14 **Endowments** (Continued)

The Uniform Management of Institutional Funds Act (UMIFA), as adopted by the Wisconsin legislature, is the relevant state law governing the Foundation's endowment funds. The Board of Directors has interpreted UMIFA as allowing the appropriation for expenditure, for the purposes for which an endowment is established, the net appreciation, realized and unrealized, in the fair value of an endowment fund over the historic dollar value of the fund as is prudent under ordinary business care considering the facts and circumstances prevailing at the time the action is taken.

The Foundation has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment, while seeking to preserve the purchasing power of the endowment assets. Under the Foundation's investment policy, as approved by the Board of Directors, the endowment assets are invested in a manner to protect principal, grow the aggregate portfolio value in excess of the rate of inflation and achieve an effective annual rate of return that is equal to or greater than the designated benchmarks for the various types of investment vehicles, and to ensure that any risk assumed is commensurate with the given investment vehicle and the Foundation's objectives.

To achieve its investment goals, the Foundation targets an asset allocation that will achieve a balanced return of current income and long-term growth of principal while exercising risk control. The Foundation's asset allocations include a blend of equity and debt securities and cash equivalents.

The income earned on the permanently restricted net assets is classified as temporarily restricted if the donor has specified a specific restricted purpose for the income, or as unrestricted if the donor has specified the income is available for any purpose. Any increase in the fair value of the investments above the original gift amount (accumulated net growth) is classified as temporarily restricted net assets.

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Notes to Combined Financial Statements

Years Ended June 30, 2009 and 2008

Note 14 **Endowments** (Continued)

Donor-restricted Endowment

The Foundation has received several gifts in which the donors have stipulated that the gift amount be invested and maintained permanently to generate annual income for fulfilling the Foundation's mission. The donor-restricted endowment investments are maintained in bank-administered trust funds and the Foundation has granted the investment managers discretionary authority over investment decisions based on the Foundation's investment policy. For endowment funds with no spending instructions, the Foundation determines the income available for distribution using the total return method. Distributions are made annually, which are approximately 4.25% of the average market value of the related endowment investments over a three year period.

Endowment net assets consisted of the following at June 30, 2009 and 2008.

June 30, 2009	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
Donor designated endowment funds	\$ (1,352,409)	\$ 167,269	\$ 14,940,491	\$ 13,755,351
June 30, 2008	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
Donor designated endowment funds	\$ (13,216)	\$ 2,384,384	\$ 14,898,550	\$ 17,269,718

From time to time, the fair value of assets associated with the individual donor-restricted endowment funds may fall below the historical dollar value of the fund. In accordance with GAAP, deficiencies of \$1,352,409 and \$13,216 are reported in unrestricted net assets as of June 30, 2009 and 2008, respectively. These deficiencies resulted from unfavorable market fluctuations and continued appropriation for programs deemed prudent by the Board of Trustees.

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Notes to Combined Financial Statements

Years Ended June 30, 2009 and 2008

Note 14 **Endowments** (Continued)

Changes in the endowment net assets as of June 30, 2009 and 2008 were as follows:

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
Endowments at July 1, 2007	\$ -	\$ 3,974,370	\$ 13,423,256	\$ 17,397,626
Recharacterization	-	-	(71,619)	(71,619)
Contributions	-	90,913	1,551,645	1,642,558
Investment return:	(13,216)	(1,192,498)	-	(1,205,714)
Change in value of split interest agreements	-	-	(4,732)	(4,732)
Appropriation for expenditures	-	(488,401)	-	(488,401)
Endowments at June 30, 2008	(13,216)	2,384,384	14,898,550	17,269,718
Recharacterization	-	-	(287,086)	(287,086)
Contributions	-	114,967	318,018	432,985
Investment return:	(1,339,193)	(1,813,986)	-	(3,153,179)
Change in value of split interest agreements	-	-	11,009	11,009
Appropriation for expenditures	-	(518,096)	-	(518,096)
Endowments at June 30, 2009	\$ (1,352,409)	\$ 167,269	\$ 14,940,491	\$ 13,755,351

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Notes to Combined Financial Statements

Years Ended June 30, 2009 and 2008

Note 15 Subsequent Events

Construction Commitments

The Real Estate Foundation's Board of Directors has approved the construction of a 700 bed student housing complex. Construction is expected to be completed in August 2010. Construction and other commitments relating to this project total approximately \$33,710,000 at June 30, 2009.

Financing

In August of 2009, the Real Estate Foundation committed to the following financing in order to fund construction of the 700 bed student housing complex:

Redevelopment Authority of the City of Milwaukee Senior Redevelopment Revenue Bonds, Series 2009A, (the 2009A Bonds")	\$ 15,000,000
Redevelopment Authority of the City of Milwaukee Senior Redevelopment Revenue Bonds, Series 2009B, (the 2009B Bonds")	6,500,000
Construction loan from the PrivateBank N.A.	22,500,000
Subordinated investment from the UWM Foundation, Inc.	6,000,000
Total	\$ 50,000,000

Principal payments on the Series 2009A Bonds are due monthly commencing September 1, 2010 as provided in that certain Trust Indenture dated as of August 1, 2009. The Series 2009A Bonds currently bear interest at a variable rate based on the 30-day LIBOR Rate plus a margin. Interest is payable monthly.

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Notes to Combined Financial Statements

Years Ended June 30, 2009 and 2008

Note 15 **Subsequent Events** (continued)

No cash payments of principal or interest on the Series 2009B Bonds may be made except as provided in the Trust Indenture dated as of August 1, 2009 between the Redevelopment Authority of the City of Milwaukee and The Bank of New York Mellon Trust Company, N.A. The Series 2009B Bonds accrue interest at a fixed rate equal to 9% per annum, compounded annually.

Principal payments on the construction loan are due monthly commencing September 1, 2010. The construction loan bears interest at a variable rate equal to the 30-day LIBOR Rate plus 3.25%. Interest is payable monthly.

The Series 2009A Bonds and the construction loan are secured by a mortgage lien on and security interest in certain real and personal property of the Real Estate Foundation, including, without limitation, the project real estate. In addition, the Real Estate Foundation has entered into a Covenant Agreement with M&I Marshall & Ilsley Bank, the sole holder of the Series 2009A Bonds, and a Construction Loan Agreement with The PrivateBank N.A., each of which requires the Real Estate Foundation to maintain certain financial ratios and places restrictions on various activities such as the transfer of assets and incurrence of additional indebtedness. The Series 2009B Bonds are unsecured.

In connection with the financing described above, the Real Estate Foundation has entered into interest rate swaps with M&I Bank and The PrivateBank, N.A. to manage the Real Estate Foundation's interest costs and risks associated with variable rate debt.

Additional Information

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Combining Statement of Financial Position

Year Ended June 30, 2009

<i>Assets</i>	The UWM Foundation, Inc.	The UWM Real Estate Foundation, Inc.	The UWM Research Foundation, Inc.	Eliminations	Combined
Current assets:					
Cash and cash equivalents	\$ 2,842,989	\$ 285,928	\$ 36,511	\$ -	\$ 3,165,428
Restricted cash and cash equivalents	-	449,494	-	-	449,494
Due from affiliates	885,476	-	1,852,377	(2,737,853)	-
Accrued investment income	274,031	-	-	-	274,031
Accounts receivable	-	43,050	-	-	43,050
Current portion of pledges receivable	5,068,477	-	1,151,666	-	6,220,143
Prepaid expenses and other	30,365	19,856	-	-	50,221
Total current assets	9,101,338	798,328	3,040,554	(2,737,853)	10,202,367
Investments	65,002,626	359,617	-	-	65,362,243
Property and equipment - Net	43,330	29,608,818	2,541	-	29,654,689
Other assets:					
Cash surrender value of life insurance	866,423	-	-	-	866,423
Split interest contributions receivable from charitable remainder trusts	101,923	-	-	-	101,923
Bond issuance costs - Net	-	403,929	-	-	403,929
Pledges receivable, less current portion	5,264,960	-	433,971	-	5,698,931
Total other assets	6,233,306	403,929	433,971	-	7,071,206
TOTAL ASSETS	\$ 80,380,600	\$ 31,170,692	\$ 3,477,066	\$ (2,737,853)	\$ 112,290,505

<i>Liabilities and Net Assets (Deficit)</i>	The UWM Foundation, Inc.	The UWM Real Estate Foundation, Inc.	The UWM Research Foundation, Inc.	Eliminations	Combined
Current liabilities:					
Due to affiliates	\$ 1,882,890	\$ 854,963	\$ -	\$ (2,737,853)	\$ -
Due to the University of Wisconsin-Milwaukee	2,259,988	-	125,894	-	2,385,882
Agency payable under fiscal agent responsibilities	1,214,545	-	-	-	1,214,545
Accounts payable	66,903	667,561	520	-	734,984
Accrued interest payable	-	126,409	-	-	126,409
Construction payable	-	2,290,000	-	-	2,290,000
Accrued liabilities	160,069	135,510	17,368	-	312,947
Current maturities of bonds payable	-	225,000	-	-	225,000
Total current liabilities	5,584,395	4,299,443	143,782	(2,737,853)	7,289,767
Long-term liabilities:					
Interest rate swap	-	1,779,670	-	-	1,779,670
Bonds payable	-	27,825,000	-	-	27,825,000
Total long-term liabilities	-	29,604,670	-	-	29,604,670
Total liabilities	5,584,395	33,904,113	143,782	(2,737,853)	36,894,437
Net assets (deficit):					
Unrestricted	3,150,620	(2,733,421)	810,059	-	1,227,258
Temporarily restricted	56,705,094	-	2,523,225	-	59,228,319
Permanently restricted	14,940,491	-	-	-	14,940,491
Total net assets (deficit)	74,796,205	(2,733,421)	3,333,284	-	75,396,068
TOTAL LIABILITIES AND NET ASSETS	\$ 80,380,600	\$ 31,170,692	\$ 3,477,066	\$ (2,737,853)	\$ 112,290,505

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Combining Statement of Activities

Year Ended June 30, 2009

	The UWM Foundation, Inc.	The UWM Real Estate Foundation, Inc.	The UWM Research Foundation, Inc.	Eliminations	Combined
Unrestricted net assets:					
Support and revenue:					
Contributions	\$ 214,445	\$ -	\$ 367,904	\$ -	\$ 582,349
Rent, parking, and meals	-	2,964,987	18,500	-	2,983,487
Investment income	890,862	19,532	24,107	-	934,501
Change in value of interest rate swap	-	(999,652)	-	-	(999,652)
Net assets released from restrictions	12,124,332	-	556,179	-	12,680,511
Total support and revenue	13,229,639	1,984,867	966,690	-	16,181,196
Distributions to the University of Wisconsin-Milwaukee:					
Student financial aid	3,361,803	-	-	-	3,361,803
Teaching and departmental programs	2,784,220	-	-	-	2,784,220
Community service	636,899	-	-	-	636,899
Research	115,611	-	331,887	-	447,498
Special projects	4,510,404	-	-	-	4,510,404
Total distributions	11,408,937	-	331,887	-	11,740,824
Expenses:					
Program	-	3,001,255	469,557	-	3,470,812
General administration	1,049,590	27,000	8,000	-	1,084,590
Fundraising	407,654	-	-	-	407,654
Total expenses	1,457,244	3,028,255	477,557	-	4,963,056
Net change in unrestricted net assets	363,458	(1,043,388)	157,246	-	(522,684)
Unrestricted net assets at beginning of year	2,787,162	(1,690,033)	652,813	-	1,749,942
Unrestricted net assets at end of year	\$ 3,150,620	\$ (2,733,421)	\$ 810,059	\$ -	\$ 1,227,258

The UWM Foundation, Inc.
The UWM Real Estate Foundation, Inc.
The UWM Research Foundation, Inc.

Combining Statement of Activities (Continued)

Year Ended June 30, 2009

	The UWM Foundation, Inc.	The UWM Real Estate Foundation, Inc.	The UWM Research Foundation, Inc.	Eliminations	Combined
Temporarily restricted net assets:					
Contributions	\$ 10,577,817	\$ -	558,334	\$ -	\$ 11,136,151
Investment loss	(7,579,736)	-	(37,114)	-	(7,616,850)
Other changes in net assets - Net asset transfer for changes in donor designated restrictions	287,086	-	-	-	287,086
Other changes in net assets - Net asset transfer to meet restriction	(1,724,232)	-	1,724,232	-	-
Net assets released from restrictions	(12,124,332)	-	(556,179)	-	(12,680,511)
Change in temporarily restricted net assets	(10,563,397)	-	1,689,273	-	(8,874,124)
Temporarily restricted net assets at beginning of year	67,268,491	-	833,952	-	68,102,443
Temporarily restricted net assets at end of year	\$ 56,705,094	\$ -	\$ 2,523,225	\$ -	\$ 59,228,319
Permanently restricted net assets:					
Contributions	\$ 318,018	\$ -	\$ -	\$ -	\$ 318,018
Change in value of split interest agreements	11,009	-	-	-	11,009
Other changes in net assets - Net asset transfer for changes in donor designated restrictions	(287,086)	-	-	-	(287,086)
Change in permanently restricted net assets	41,941	-	-	-	41,941
Permanently restricted net assets beginning of year	14,898,550	-	-	-	14,898,550
Permanently restricted net assets at end of year	\$ 14,940,491	\$ -	\$ -	\$ -	\$ 14,940,491

