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Form **990-PF**

Department of the Treasury

EXTENSION GRANTED TO NOVEMBER 15, 2010 Return of Private Foundation

or Section 4947(a)(1) Nonexempt Charitable Trust Treated as a Private Foundation

2009

OMB No 1545-0052

For							
	cale	ndar year 2009, or tax ye	ar beginning		, and ending		
G (Chec	k all that apply:	Initial return	Initial return of a	former public charity	Final retur	n
			Amended return	Address cha	nge	Name change	
ller	e the	IRS Name of foundation	l			A Employer identificatio	n number
	labe						
		ise, THE UNIVERSITY	FINANCING FOUNDA	TION INC.		58-1505902	
	prin	i '	O box number if mail is not d		Room/suite	B Telephone number	
	r typ		TVE		150	404-214-9440	
See	Spe	City or town, state, a		· · · - · · - · · · · · · · · · · · · ·		C If exemption application is	panding check have
Inst	ructi	ons. KENNESAW GA				D 1. Foreign organization	
н (hec			xempt private foundation		2 Foreign organizations management of the check here and attach or	eeting the 85% test,
$\ddot{\Box}$	_	ection 4947(a)(1) nonexen		Other taxable private found	lation	check here and attach of	omputation
LE:		arket value of all assets at			x Accrual	E If private foundation sta	
		Part II, col (c), line 16)	· —	•	LX ACCIDAL	under section 507(b)(1	,, ,,
	·\$		10-11-1	ther (specify) imn (d) must be on cash	basis)	F If the foundation is in a	
				1	T	under section 507(b)(1	
	ını	Analysis of Revenue an (The total of amounts in colunecessarily equal the amoun	imns (b), (c), and (d) may not its in column (a))	(a) Revenue and expenses per books	(b) Net investment income	(c) Adjusted net income	(d) Disbursements for charitable purposes (cash basis only)
	1	Contributions, gifts, gran	ts, etc., received	1,750,000.	J, -, A. J. 1		<u> </u>
	2		n is not required to attach Sch. B			375	۴,
	3	Interest on savings and tempo cash investments	orary	16,424,214.	16,424,214.	16,424,214.	STATEMENT1
	4	Dividends and interest fro	om securities				, ., .,
	5a	Gross rents		1,036,871.	124,838.	1.036.871.	STATEMENT2
	b	Net rental income or (loss)	<484.875.>		Particol Will 1	, ,,,	STATEMENT3
	6a	Net gain or (loss) from sale of	assets not on line 10	1 286 421.		\$* *\` }	STATEMENT4
Revenue	b	Gross sales price for all assets on line 6a	6.813.664.	RECE	VED STORY	₹	1 1 1 1 1
Š	7	Capital gain net income (from			0.	· ** 12.5 · (.) **	
æ	8	Net short-term capital gai	n	0		0.	200 State of the Control of the Cont
	9	Income modifications	•	S NOV L	2010 - 19 -		2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -
	102	Gross sales less returns and allowances				X .	2" * 1 1 1
- 1		Less Cost of goods sold	1	OCDE	And Indian Reserving	griditis derigi gazza.	12 6 X 20 2 1 1
ı		Gross profit or (loss)				39 11 27 27 27 27 27	
		Other income		21 021 221	<u> ' ' ' ' ' '</u>	21 021 221	ama moramime'
- 1	12	Total. Add lines 1 through	h 11	21 031 321.	16 549 052		STATEMENT5
	13	Compensation of officers, dire		41,528,827,	16,549,052.	38,492,406.	
- 1	14	Other employee salaries a	· ·	1,942,973.	0.	0.	1,942,97
- 1		Pension plans, employee	-	1,004,801.	0.	0.	1,004,80
		Legal fees		686,753.	0.	0.	686,753
Expenses		Accounting fees	STMT 6	619,566.	0.	0.	619,560
ğ		•	STMT 7	253,074.	0.	0,	253,074
		Other professional fees	STMT 8	79,520.	0.	0.	79,520
Ě		Interest		17,617,652.	0.	17,617,652.	
štra		Taxes	STMT 9	19.887.	0.	19,887.	(
Ξį		Depreciation and depletion	'	3,365,053.	55,661.	3,365,053.	The state of the
I /		Occupancy		1,584,382.	71,572,	181,973.	1,402,409
등	21	Travel, conferences, and n	neetings	59,906.	0.	0.	59,900
P :		Printing and publications		1,690.	0.	0.	1,690
and	22	• •	ŀ				7,727,560
and	22 23	Other expenses	STMT 10	7,736,140.	8.580.	8,580.	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
and	22 23 24	Other expenses Total operating and admi	nistrative		8.580.	8,580.	,,, ,,, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
ng and	22 23 24	Other expenses Total operating and admi expenses. Add lines 13 th	nistrative rough 23		8,580, 135,813,	21,193,145,	
Operating and	22 23 24	Other expenses Total operating and admi	nistrative rough 23	7,736,140,			13,778,252
Operating and	22 23 24 25	Other expenses Total operating and admi expenses. Add lines 13 th	nistrative rough 23 s paid	7,736,140, 34,971,397,	135,813,		13,778,252
Operating and	22 23 24 25 26	Other expenses Total operating and admi expenses. Add lines 13 th Contributions, gifts, grants	nistrative rough 23 s paid	7,736,140, 34,971,397,	135,813,		13,778,252 170,400
Operating and	22 23 24 25 26	Other expenses Total operating and admi expenses. Add lines 13 th Contributions, gifts, grants Total expenses and disbu	nistrative rough 23 s paid rsements.	7,736,140, 34,971,397, 170,400,	135,813,	21,193,145,	13,778,252 170,400
Operating and	22 23 24 25 26	Other expenses Total operating and admi expenses. Add lines 13 th Contributions, gifts, grants Total expenses and disbu Add lines 24 and 25 Subtract line 26 from line	nistrative rough 23 s paid rsements.	7,736,140, 34,971,397, 170,400, 35,141,797,	135,813,	21,193,145,	13,778,252 170,400
Operating and	22 23 24 25 26	Other expenses Total operating and admi expenses. Add lines 13 th Contributions, gifts, grants Total expenses and disbu Add lines 24 and 25	nistrative rough 23 s paid rsements. 12: es and disbursements	7,736,140, 34,971,397, 170,400,	135,813,	21,193,145,	13,778,252 170,400 13,948,652

	HE UNIVERSITY FINANCING FOUNDATION		58-1	505902 Page 2
Part II Balance Sh	eets Attached schedules and amounts in the description column should be for end-of-year amounts only	Beginning of year	End (of year
Part II Sulantes Sin	Column should be for end-of-year amounts only	(a) Book Value	(b) Book Value	(c) Fair Market Value
1 Cash - non-interest-b	earing			
Savings and temporal	y cash investments	26,149,527.	56,515,116,	56,515,116,
3 Accounts receivable	1,218,447.			lu lu
Less: allowance for do	oubtful accounts ►	1,171,200.	1,218,447,	1,218,447,
4 Pledges receivable ►		` '/ '		, , ,
Less: allowance for do	oubtful accounts ►			
5 Grants receivable	_			<u> </u>
6 Receivables due from	officers, directors, trustees, and other			
disqualified persons	_			
7 Other notes and loans receivable				
Less: allowance for do		13,545,769.	12,578,166.	12,578,166.
8 Inventories for sale or	F			
9 Prepaid expenses and		11,547,028.	12,282,212.	12,282,212,
Tog investments - 0.5. and	d state government obligations STMT 12	10,502,158.	11,179,719,	11,179,719.
b Investments - corpora	<u>-</u>			
c Investments - corpora		1,		150 E O I
11 Investments - land, buildings, an		•	*	· *
Less accumulated depreciation		3,115,991.	3,022,090.	3,022,090,
12 Investments - mortgag				
13 Investments - other 14 Land, buildings, and e	STMT 14	30,330,724.	7,267,513.	7,267,513,
14 Land, buildings, and e Less accumulated depreciation		94 057 916	110 540 020	
15 Other assets (describe		84,057,816.	118,540,929.	118,540,929.
15 Other assets (describe	STATEMENTIO	203,873,955.	202,217,999.	202,217,999.
16 Total assets (to be co	moleted by all filers)	384, 294, 168,	424 822 191.	424 822 191.
17 Accounts payable and		20,471,481.	16 489 501.	424 022 131.
18 Grants payable	accided expenses	20,471,401.	10,405,501,	
0.6		3,673,179,	3,558,236.	
ॼ ``	ors, trustees, and other disqualified persons	3,073,173,	3,330,230.	
21 Mortgages and other n	<u> </u>			
22 Other liabilities (describ	DE ► STATEMENT17)	359,574,333.	395 862 676	
,				
23 Total liabilities (add li	nes 17 through 22)	383,718,993,	415 910 413	
Foundations that follo	w SFAS 117, check here			
and complete lines 24	through 26 and lines 30 and 31.			
24 Unrestricted		575,175.	8,911,778.	
25 Temporarily restricted				
26 Permanently restricted				
24 Unrestricted 25 Temporarily restricted 26 Permanently restricted Foundations that do not and complete lines 27 27 Capital stock, trust print 28 Paid-in or capital surplications 29 Retained earnings, accided as a section of the complete lines 27 30 Total net assets or fundamental surplications are capital surplications.	ot follow SFAS 117, check here		į	
and complete lines 27	through 31.			
2 27 Capital stock, trust prin				
28 Paid-in or capital surpli	us, or land, bldg., and equipment fund			
29 Retained earnings, acci	umulated income, endowment, or other funds		·····	
30 Total net assets or fun	d balances	575,175.	8,911,778,	
	1			Jahr Carrier Carrier Adjir Sayer a comment
31 Total liabilities and ne	t assets/fund balances	384_294_168.	424 822 191	
Part III Analysis of	Changes in Net Assets or Fund Bala	ances		
	Date to the second seco	 <u>-</u>		
	nces at beginning of year - Part II, column (a), line 30			
•	figure reported on prior year's return)		11	575,175,
Enter amount from Part I, line	• •		2	6,387,030,
Other increases not included	in line 2 (itemize)	SEE STATEMEN		1,949,573,
Add lines 1, 2, and 3	2 (itemize)		4	8,911,778.
Decreases not included in line		on (h) (ma 20	5	0.
TOTAL TIEL ASSETS OF TURIO DATA	ices at end of year (line 4 minus line 5) - Part II, colun	in (n), inic 30	[6]	8 911 778. Form 990-PF (2009)

	university financing four and Losses for Tax on Ir					58-150590	2 Page
(a) List and des	scribe the kind(s) of property sold (e.g warehouse; or common stock, 200 sha	., real estate,		(b) I	How acquired - Purchase - Donation	(c) Date acquired (mo., day, yr.)	(d) Date sold (mo., day, yr.)
1a							
b NO	NE_			\perp			
<u>C</u>		·		-		· -	
<u>d</u>				┼—			·
<u>e</u>	T (0) December 11	4.30-	-1			(1) (2) (1)	
(e) Gross sales price	(f) Depreciation allowed (or allowable)		st or other basis expense of sale			(h) Gain or (loss) (e) plus (f) minus (
a							
b							
<u>c</u>							
d							
e Occasion to a shadow of the same of the			10/01/00				
Complete only for assets snowl	ing gain in column (h) and owned by t			-) Gains (Col. (h) gain . (k), but not less thar	
(i) F.M.V. as of 12/31/69	(j) Adjusted basis as of 12/31/69		cess of col. (1) col. (1), if any		001	Losses (from col. (I	
<u>a</u>							· -
<u>b</u>							
d d				-			
e							
Capital gain net income or (net caNet short-term capital gain or (lo	apital loss) { If gain, also enter apital loss) { If (loss), enter -0-ss) as defined in sections 1222(5) and	ın Part I, line	7 7	}	2		
If gain, also enter in Part I, line 8, If (loss), enter -0- in Part I, line 8	, column (c).			}	3		
Part V. Qualification U	Inder Section 4940(e) for	Reduced	Tax on Net	Inve	estment Inc	ome	
(For optional use by domestic private	e foundations subject to the section 4	940(a) tax on	net investment in	icome.)		N/A
If section 4940(d)(2) applies, leave t	his part blank.						
Was the foundation liable for the sec	tion 4942 tax on the distributable amo	ount of any ye	ar in the base per	rod?			Yes No
	lify under section 4940(e). Do not cor						
	each column for each year; see instru			es.			
(a) Base period years Calendar year (or tax year beginni	ng in) Adjusted qualifying distr		Net value of no	(c) nchari	table-use assets	Distribi	(d) ition ratio ded by col. (c))
2008	g/					(0011 (0) 0111	300 0) 001. (0))
2007			• • • •			-	 -
2006					•		
2005							
2004							
? Total of line 1, column (d)						2	
<u> </u>	5-year base period - divide the total or	n line 2 by 5,	or by the number	of year	rs	1	
the foundation has been in exister	nce if less than 5 years					3	
Enter the net value of noncharitab	le-use assets for 2009 from Part X, In	ne 5				4	
Multiply line 4 by line 3						5	
Enter 1% of net investment incom	ne (1% of Part I, line 27b)					6	<u></u>
Add lines 5 and 6						7	
Enter qualifying distributions from	Part XII, line 4					8	
	line 7, check the box in Part VI, line 1	b, and compl	ete that part using	g a 1%	tax rate.		

	m 990-PF (2009) THE UNIVERSITY FINANCING FOUNDATION INC.	58-150590		
<u>P</u>	art VI Excise Tax Based on Investment Income (Section 4940(a), 4940(b), 4940(e), or 4	948 - see	instructions)	<u>) </u>
1	a Exempt operating foundations described in section 4940(d)(2), check here ▶ 💌 and enter "N/A" on line 1.		•	
	Date of ruling or determination letter: 05/09/89 (attach copy of letter if necessary-see instructions)			٠.
	b Domestic foundations that meet the section 4940(e) requirements in Part V, check here L and enter 1%	1	N/A	
	of Part I, line 27b			;; <u>:</u>
	c All other domestic foundations enter 2% of line 27b. Exempt foreign organizations enter 4% of Part I, line 12, col. (b)			, [%]
2	Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations only. Others enter -0-)	2		
3	Add lines 1 and 2	3		
4	Subtitle A (income) tax (domestic section 4947(a)(1) trusts and taxable foundations only. Others enter -0-)	4		
5	Tax based on investment income. Subtract line 4 from line 3. If zero or less, enter -0-	5		0.
6	Credits/Payments:			.75£
	a 2009 estimated tax payments and 2008 overpayment credited to 2009 6a			۲
١	b Exempt foreign organizations - tax withheld at source 6b			<i>*</i> ,,
•	c Tax paid with application for extension of time to file (Form 8868)		;	, ,
(d Backup withholding erroneously withheld 6d 6d		•	`+;~* <u>`</u> ;
7	Total credits and payments. Add lines 6a through 6d	7		0.
8	Enter any penalty for underpayment of estimated tax. Check here if Form 2220 is attached	8		
9	Tax due. If the total of lines 5 and 8 is more than line 7, enter amount owed	9		0.
10	Overpayment If line 7 is more than the total of lines 5 and 8, enter the amount overpaid	10		
	Enter the amount of line 10 to be: Credited to 2010 estimated tax	11		
	art VII-A Statements Regarding Activities		7 152 151	
1 a	a During the tax year, did the foundation attempt to influence any national, state, or local legislation or did it participate or intervene	ın	Yes No	<u>o_</u>
	any political campaign?		1a x	
b	b Did it spend more than \$100 during the year (either directly or indirectly) for political purposes (see instructions for definition)?		1b <u>x</u>	
	If the answer is "Yes" to 1a or 1b, attach a detailed description of the activities and copies of any materials published	d or	1 1 1 1.	P
	distributed by the foundation in connection with the activities.		âtă;	
	: Did the foundation file Form 1120-POL for this year?		1c x	
d	1 Enter the amount (if any) of tax on political expenditures (section 4955) imposed during the year:			25
	(1) On the foundation. ► \$ 0. (2) On foundation managers. ► \$ 0.			學
е	Enter the reimbursement (if any) paid by the foundation during the year for political expenditure tax imposed on foundation			. 1 <u>\$</u> . 2 . 2
_	managers. > \$		5 6 50 7 Re	4775
2	Has the foundation engaged in any activities that have not previously been reported to the IRS?		2 X	
9	If "Yes," attach a detailed description of the activities. Has the foundation made any changes, not previously reported to the IRS, in its governing instrument, articles of incorporation, o	•		
J	bylaws, or other similar instruments? If "Yes," attach a conformed copy of the changes		3 X	45533
A a	Did the foundation have unrelated business gross income of \$1,000 or more during the year?		3 X	—
7a h	of "Yes," has it filed a tax return on Form 990-T for this year?		4h v	—
5	Was there a liquidation, termination, dissolution, or substantial contraction during the year?		5 x	
Ŭ	If "Yes," attach the statement required by General Instruction T		District and	
6	Are the requirements of section 508(e) (relating to sections 4941 through 4945) satisfied either:			1.4 6.6
•	By language in the governing instrument, or		TANK TO THE PARTY OF THE PARTY	
	By state legislation that effectively amends the governing instrument so that no mandatory directions that conflict with the state	law		2000
	remain in the governing instrument?		6 x	10000
7	Did the foundation have at least \$5,000 in assets at any time during the year?		7 X	_
	If "Yes," complete Part II, col. (c), and Part XV.		ALECTOR COM	
8a	Enter the states to which the foundation reports or with which it is registered (see instructions)			7/1/2 0 800 0 0 800 0 0 800 0 0 0 0
-	GA		2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	
b	If the answer is "Yes" to line 7, has the foundation furnished a copy of Form 990-PF to the Attorney General (or designate)			
	of each state as required by General Instruction G? If "No," attach explanation		8b x	
9	Is the foundation claiming status as a private operating foundation within the meaning of section 4942(j)(3) or 4942(j)(5) for caler	ıdar		14
	year 2009 or the taxable year beginning in 2009 (see instructions for Part XIV)? If "Yes," complete Part XIV		9 x	
10		MT 18	10 x	_
			m QQA-PF /2000	

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	m 990-PF (2009) THE UNIVERSITY FINANCING FOUNDATION INC. art VII-A Statements Regarding Activities (continued)	58-1505902			Page 5
_		<u></u>	r 	ı	т —
- 11	At any time during the year, did the foundation, directly or indirectly, own a controlled entity within the meaning of			ļ	
40	section 512(b)(13)? If "Yes," attach schedule (see instructions)		11_	 	X
12	Did the foundation acquire a direct or indirect interest in any applicable insurance contract before		4.0		
40	August 17, 2008?		12	-	<u> </u>
13	Did the foundation comply with the public inspection requirements for its annual returns and exemption application?		13	Х	<u> </u>
4.4	Website address www.tuff.org				
14		e no. ►404-214-9			
40	Located at > 3333 BUSBEE DRIVE STE 150 KENNESAW GA	ZIP+4 ▶ <u>301</u>	44		
15	Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of Form 1041 - Check here	S 1 1			اـــا
D:	and enter the amount of tax-exempt interest received or accrued during the year art VII-B Statements Regarding Activities for Which Form 4720 May Be Required	▶ 15	N/	/A	
				V	
	File Form 4720 if any item is checked in the "Yes" column, unless an exception applies.			Yes	No
18	a During the year did the foundation (either directly or indirectly):	¬ — İ			
	(1) Engage in the sale or exchange, or leasing of property with a disqualified person?	Yes _x_ No			
	(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from)	I			
	a disqualified person?	Yes Lx_ No	1		' ` •
	(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person?	Yes X No	I		` ~,
	(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person?	Yes Lx_ No	i		
	(5) Transfer any income or assets to a disqualified person (or make any of either available	i	l		
	for the benefit or use of a disqualified person)?	Yes x_ No	٠ أ		
	(6) Agree to pay money or property to a government official? (Exception, Check "No"		ŀ		
	if the foundation agreed to make a grant to or to employ the official for a period after	_ 	1		
	termination of government service, if terminating within 90 days.)	⊥ Yes Lx No		ŀ	
b	If any answer is "Yes" to 1a(1)-(6), did any of the acts fail to qualify under the exceptions described in Regulations				,
	section 53.4941(d)-3 or in a current notice regarding disaster assistance (see page 20 of the instructions)?	. — }	1b		<u> </u>
	Organizations relying on a current notice regarding disaster assistance check here				*
С	Did the foundation engage in a prior year in any of the acts described in 1a, other than excepted acts, that were not corrected	d		ł	
	before the first day of the tax year beginning in 2009?	ļ	1c		<u>X</u>
2	Taxes on failure to distribute income (section 4942) (does not apply for years the foundation was a private operating foundation was a private operation was a private operating foundation was a private operation operation was a private	ation	- `:-	. :	
	defined in section 4942(j)(3) or 4942(j)(5)):		" .		, ,
а	At the end of tax year 2009, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beg		İ	· ·	· ·,
	before 2009?	_ Yes Lx_ No	ľ	- :	³¹ , `
	If "Yes," list the years ,				-8; -
b	Are there any years listed in 2a for which the foundation is not applying the provisions of section 4942(a)(2) (relating to inc	11		, 1	í, .
	valuation of assets) to the year's undistributed income? (If applying section 4942(a)(2) to all years listed, answer "No" and a	ittach	` " •	0 11	w. *
	statement - see instructions.)	N/A	2b		73
C	If the provisions of section 4942(a)(2) are being applied to any of the years listed in 2a, list the years here.		** .		. ""
	<u> </u>		1. 3		,
3a	Did the foundation hold more than a 2% direct or indirect interest in any business enterprise at any time	a. – ľ	* -	777	<i>)</i> ()
		Yes No			•,
b	If "Yes," did it have excess business holdings in 2009 as a result of (1) any purchase by the foundation or disqualified perso	1,	.#! .	. :	. 1 (3)
	May 26, 1969; (2) the lapse of the 5-year period (or longer period approved by the Commissioner under section 4943(c)(7)	· · ·			ر چڙ
	of holdings acquired by gift or bequest; or (3) the lapse of the 10-, 15-, or 20-year first phase holding period? (Use Schedi	ule C,	- 1	¥.;	• 22
	Form 4720, to determine if the foundation had excess business holdings in 2009.)	_	3b		X
	Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes?	<u> </u>	4a		<u> </u>
b	Did the foundation make any investment in a prior year (but after December 31, 1969) that could jeopardize its charitable pu	rpose that		- 1	
	had not been removed from jeopardy before the first day of the tax year beginning in 2009?		4b		<u>x</u>
		Form	990-	PF (2	(9009

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Form 990-PF (2009) THE UNIVERSITY FINANCING FOUNDATION	INC.	D	58-1505902		Page 6
Part VII-B Statements Regarding Activities for Which	Form 4720 May Be	Required (contin	nued)		,
5a During the year did the foundation pay or incur any amount to:		 -			
(1) Carry on propaganda, or otherwise attempt to influence legislation (section)			es 💌 No		,
(2) Influence the outcome of any specific public election (see section 4955);	or to carry on, directly or indir				1 4
any voter registration drive?			es 🔀 No 📗		
(3) Provide a grant to an individual for travel, study, or other similar purpose		Yı	es 🗓 No	٠ <u>ــــــــــــــــــــــــــــــــــــ</u>	
(4) Provide a grant to an organization other than a charitable, etc., organizati	on described in section			'	/ ···
509(a)(1), (2), or (3), or section 4940(d)(2)?		Yı	es Lx No	· . :]	[''
(5) Provide for any purpose other than religious, charitable, scientific, literary	, or educational purposes, or				' "
the prevention of cruelty to children or animals?		Y ₀	es 🗓 No		
b If any answer is "Yes" to 5a(1)-(5), did any of the transactions fail to qualify ur	ider the exceptions described	ın Regulations			
section 53.4945 or in a current notice regarding disaster assistance (see instr	uctions)?		N/A	5b	
Organizations relying on a current notice regarding disaster assistance check	here				``` ``.
${f c}$ If the answer is "Yes" to question 5a(4), does the foundation claim exemption	from the tax because it mainta				1.00
expenditure responsibility for the grant?	N	/A LY	es Lill No	.	
If "Yes," attach the statement required by Regulations section 53.494	15-5(d)				
6a Did the foundation, during the year, receive any funds, directly or indirectly, to	pay premiums on			,"	
a personal benefit contract?		Ye	es 🗶 No 🖟	.∵ ∤: 1.	
b Did the foundation, during the year, pay premiums, directly or indirectly, on a	personal benefit contract?		<u>_</u>	6b	X
If "Yes" to 6b, file Form 8870.					. 17.3
7a At any time during the tax year, was the foundation a party to a prohibited tax	shelter transaction?	Y€	es Lx No	122 ' 1 L .	1,38-4,79
b If yes, did the foundation receive any proceeds or have any net income attribu				7b	
Part VIII Information About Officers, Directors, Trust Paid Employees, and Contractors	tees, Foundation Ma	ınagers, Highly	/		
List all officers, directors, trustees, foundation managers and their	componentian				
List an officers, directors, a disters, foundation managers and then	(b) Title, and average	(c) Compensation	(d) Contributions to	(e) Exp	nense
(a) Name and address	hours per week devoted to position	(If not paid,	(d) Contributions to employee benefit plans and deferred	account allowa	, other
	to position	enter -0-)	compensation	anowa	11063
SEE STATEMENT 19	†	2,803,865.	493,990.	25	200.
OLD GIRLDMAN 19		2,003,003.			<u>, 200.</u>
		-			
		-			
	1				
	1				
2 Compensation of five highest-paid employees (other than those inc	luded on line 1). If none,	enter "NONE."			
A Name and address of each ampleuse need mare than \$50,000	(b) Title, and average	(-) Componentian	(d) Contributions to employee benefit plans	(e) Exp account,	ense
(a) Name and address of each employee paid more than \$50,000	hours per week devoted to position	(c) Compensation	and deferred compensation	allowai	
VIC CLEMENTS - 3333 BUSBEE DRIVE	ADMIN MANAGER				
STE 150, KENNESAW, GA 30144	40.00	200,000.	61,600.		0.
JACK TILLMAN - 75 FIFTH STREET STE	MANAGER		-		
050 ATLANTA GA 30308 40.00 141.351, 36.760					600.
CHRIS RUSKIN - 75 FIFTH STREET STE ANALYST					
1050 ATLANTA GA 30308 40,00 87,000. 26,796.					0.
TERRI KEMP - 3333 BUSBEE DRIVE STE PROJECT ACCOUNTANT					
150 KENNESAW GA 30144	40,00	70,000.	21,560.		0.
KATHERINE SMITH - 75 FIFTH STREET	EXECUTIVE ASSISTANT				
STE 1050, ATLANTA, GA 30144	40.00	54,000.	16,632,		0.
Total number of other employees paid over \$50,000					1
			c. 1	MA DE	

THE UNIVERSITY FINANCING FOUNDATION INC.	<u>58-1505902</u>	rayer
Part VIII Information About Officers, Directors, Trustees, Foun Paid Employees, and Contractors (continued)	dation Managers, Highly	
3 Five highest-paid independent contractors for professional services. If none, er	nter "NONE."	
(a) Name and address of each person paid more than \$50,000	(b) Type of service	(c) Compensation
GATEWAY DEVELOPMENT SERVICES		
75 FIFTH STREET NW. STE 1000, ATL, GA 30308	PROJECT MANAGEMENT	4,973,133
HOLT NEY ZATCOFF & WASSERMAN - 100 GALLERIA		, , , , , ,
PKWY, STE 300, ATLANTA, GA 30339-5947	LEGAL SERVICES	881,942
JONES LANG LASALLE AMERICAS - 3344 PEACHTREE		
RD NE. STE 1200, ATLANTA, GA 30326	REAL ESTATE BROKER SERVICES	369 564
WINDHAM BRANNON P.C 1355 PEACHTREE STREET		
NE. STE 200, ATLANTA, GA 30309	AUDIT AND TAX SERVICES	277_363
HUNTON & WILLIAMS LLP - 600 PEACHTREE STREET		
NE STE 4100 ATLANTA GA 30308	LEGAL SERVICES	277 325
Total number of others receiving over \$50,000 for professional services	•	
Part IX-A Summary of Direct Charitable Activities		
List the foundation's four largest direct charitable activities during the tax year. Include relevant stanumber of organizations and other beneficiaries served, conferences convened, research papers p		Expenses
1 THE FOUNDATION FINANCES AND ACQUIRES FACILITIES AND		
EQUIPMENT FOR THE BENEFIT OF SCHOOLS, COLLEGES,		
UNIVERSITIES AND OTHER NONPROFIT EDUCATIONAL ORGANIZATIONS		0
2 AND MAKES THE FACILITIES AND EQUIPMENT AVAILABLE TO SUCH		
NONPROFIT ORGANIZATIONS AT RENTAL OR INTEREST RATES LESS		
THAN COMMERCIAL RATES FOR COMPARABLE FACILITIES.		0
3 THE FOUNDATION ALSO UNDERTAKES FOR BELOW-MARKET CHARGES		
EXTRAORDINARY TASKS REQUESTED OF IT BY NONPROFIT EDUCATIONAL		
AND GOVERNMENTAL ORGANIZATIONS.		13,948,652
4		
Part IX-B Summary of Program-Related Investments		
Describe the two largest program-related investments made by the foundation during the tax year	on lines 1 and 2.	Amount
THE FOUNDATION MADE LOW INTEREST RATE LOANS TO NON-PROFIT		
EDUCATIONAL ORGANIZATIONS. SEE EXHIBIT A		
		1,123,363
THE FOUNDATION PURCHASED EQUIPMENT AND REAL ESTATE DURING		
THE YEAR FOR RENT BY NONPROFIT EDUCATIONAL ORGANIZATIONS		
		34,507,126
All other program-related investments. See instructions.	}	
)	

35 630 489.

Total. Add lines 1 through 3

Part X Minimum Investment Return (All domestic foundations must complete the	his part. Foreign foundations, se	
1 Fair market value of assets not used (or held for use) directly in carrying out charitable, etc., purposes:	· · · · · · · · · · · · · · · · · · ·	
a Average monthly fair market value of securities	1a	1,731,960,
b Average of monthly cash balances	1b	6,938,914,
c Fair market value of all other assets	1c	0,550,514,
d Total (add lines 1a, b, and c)	1d	8,670,874,
e Reduction claimed for blockage or other factors reported on lines 1a and		0,070,074,
1c (attach detailed explanation)	0.	
2 Acquisition indebtedness applicable to line 1 assets	2	0.
3 Subtract line 2 from line 1d	3	8,670,874.
4 Cash deemed held for charitable activities. Enter 1 1/2% of line 3 (for greater amount, see instructions)	4	130,063,
5 Net value of noncharitable-use assets. Subtract line 4 from line 3. Enter here and on Part V, line 4	5	8,540,811.
6 Minimum investment return. Enter 5% of line 5	6	427.041.
Distributable Amount () (Construction of the Construction of the		427,041.
foreign organizations check here \mathbf{x} and do not complete this part.)	crating roundations and certain	
1 Mınımum investment return from Part X, line 6	1	
2a Tax on investment income for 2009 from Part VI, line 5		
b Income tax for 2009. (This does not include the tax from Part VI.)		
c Add lines 2a and 2b	2c	
3 Distributable amount before adjustments. Subtract line 2c from line 1	3	
4 Recoveries of amounts treated as qualifying distributions	4	,
5 Add lines 3 and 4	5	<u> </u>
6 Deduction from distributable amount (see instructions)	6	
7 Distributable amount as adjusted. Subtract line 6 from line 5. Enter here and on Part XIII, line 1	7	
Part XII Qualifying Distributions (see instructions)		
1 Amounts paid (including administrative expenses) to accomplish charitable, etc., purposes:		
a Expenses, contributions, gifts, etc total from Part I, column (d), line 26	la	13,948,652.
b Program-related investments - total from Part IX-B	1b	35,630,489.
2 Amounts paid to acquire assets used (or held for use) directly in carrying out charitable, etc., purposes	2	
3 Amounts set aside for specific charitable projects that satisfy the:		
a Suitability test (prior IRS approval required)	3a	
b Cash distribution test (attach the required schedule)	3b	
4 Qualifying distributions. Add lines 1a through 3b. Enter here and on Part V, line 8, and Part XIII, line 4	4	49,579,141.
5 Foundations that qualify under section 4940(e) for the reduced rate of tax on net investment		
income. Enter 1% of Part I, line 27b	5	0.
6 Adjusted qualifying distributions. Subtract line 5 from line 4	6	49,579,141.
Note. The amount on line 6 will be used in Part V, column (b), in subsequent years when calculating who 4940(e) reduction of tax in those years.	<u> </u>	

Part XIII Undistributed Income (see instructions)

1 Distributible amount for 2009 from Part XI, like 7		(a) Corpus	(b) Years prior to 2008	(c) 2008	(d) 2009
Inte 7 2 Undestributed income, A say, say of the end of size a Enter arround for 2008 and for prior years. 3 Excess destributions carryover, if arry, to 2009: a From 2009 5 From 2009 6 From 2009 6 From 2009 1 Total of fines 3 an Inrughe 1 Ousshipping distributions for 2009 from Part XII, line 4 № S. N/A 4 Appelled 10 2008, but not more than line 2 a b Appelled to undestributed income of prior years (Fischool required – see instructions) or Treated as distributions out of corpus (Election required – see instructions) or Treated as distributions out of corpus (Election required – see instructions) or Treated as distributions out of corpus (Election required – see instructions) or Treated as distributions out of corpus (Election required – see instructions) or Treated as distributions out of corpus (Election required – see instructions) or Treated as distributions out of corpus (Election required – see instructions) or Treated as distributions out of corpus (Election required – see instructions) or Treated as distributions out of corpus (Election required – see instructions) or Treated as distributions out of corpus (Election required – see instructions) or Treated as distributions out of corpus or set to see enter the second of the second of second enter of the second of second enter of the second of second enter of the second of second enter of the second of second enter of second enter of the second of second enter of the second of second enter of the second of second enter of the second of second enter of the second of second enter of the second of second enter of the second of second enter of the second of second enter of the second of second enter of the second of second enter of the second of second enter of the second of second enter of the second of second enter of the second of second enter of the second of second enter of the second of second enter of the second enter of the second enter of the second enter of the second enter of the second enter of the second enter of the second enter of the s	Distributable amount for 2009 from Part XI	001740	rours prior to 2000	2000	2000
2 Liviand-bloked reason. A say, sup at the end of code a Entill and the Code Goody b Total for prior years: 3 Excess distributions carryover, if any, to 2009; a From 2006 6 From 2006 6 From 2006 7 From 2007 7 Entill from 2007 8 From 2007 8 From 2007 8 From 2007 9 Fat XII, iss 6 * S X/A A applied to 2008, but not more than line 2a A applied to 2008, but not more than line 2a A applied to undistributed income of prior years (Election required - see instructions) c Treated as distributions out of corpus (Election required - see instructions) c Treated as distributions out of corpus (Election required - see instructions) c Treated as distributions out of corpus (Election required - see instructions) c Treated as distributions out of corpus (Election required - see instructions) c Treated as distributions out of corpus (Election required - see instructions) c Treated as distributions out of corpus (Election required - see instructions) c Treated as distributions out of corpus (Election required - see instructions) c Treated as distributions out of corpus (Election required - see instructions) c Treated as distributions out of corpus (Election required - see instructions) c Treated as distributions out of corpus (Election required - see instructions) c Treated as distributions out of corpus (Election required - see instructions) c Treated as distributions out of corpus (Election required - see instructions) c Treated as distributions out of corpus (Election required - see instructions) c Treated as distributions out of corpus (Election required - see instructions) c Treated as distributions out of corpus (Election required - see instructions) c Treated as distributions out of corpus (Election required - see instructions) c Treated as distributions out of corpus (Election required - see instructions) c Treated as distributions out of corpus (Election required - see instructions) c Treated as distributions out of corpus (Election required - see instructions) c Treated as distributions out of corpus (Election required					
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b Total for prior years: 3 Excess distributions carryover, if any, to 2009: a From 2006 b From 2006 c From 2006 c From 2007 e From 2009 1 Total of lines 3a through e 4 Osaltying distributions for 2009 from Part XII, line 4 ► S. A/A a Appeled to 2008, but not more than line 2a b Appeled to 2008, but not more than line 2a b Appeled to 2008, but not more than line 2a b Appeled to 2009 distributibable amount (Election required - see instructions) of Tracted as distributions out of corpus years (Election required - see instructions) of Appeled to 2009 distributibable amount of Pennanning amount distributed do tof corpus of the Remanning amount distributed from the 3a before the set total of each solumn as indicated before a Corpus Adaltimes 14 et and 46 (Betract tine 5 b Frokey seas' undestributed income. Subtract line of from the 20 c From the Subtract line of from time 6b. Tracible amount - see instructions undestributed income for 2008. Subtract line distributed income for 2009. Subtract line distributed income f				ĺ	
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indicated below: a Corpus Add lines 3f, 4c, and 4e Subtract line 5 b Prior years' undistributed income. Subtract line 4b from line 2b c Enter the amount of prior years' undistributed income for which a notice of deficiency has been issued, or on which the section 494(2a) tax has been previously assessed d Subtract line 6b. Taxable amount - see instructions e Undistributed income for 2008. Subtract line 4a from line 2a. Taxable amount - see instr. f Undistributed income for 2009. Subtract lines 4d and 5 from line 1. This amount must be distributed in 2010 7 Amounts treated as distributions out of corpus to satisfy requirements imposed by section 170(b)(1)(F) or 4942(g)(3) 8 Excess distributions carryover from 2004 not applied on line 5 or line 7 9 Excess distributions carryover to 2010. Subtract lines 7 and 8 from line 6a 10 Analysis of line 9: a Excess from 2005 b Excess from 2006 c Excess from 2006 c Excess from 2007 d Excess from 2008 e Excess from 2009 e Excess from 2009		,			,
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section 170(b)(1)(F) or 4942(g)(3) 8	7 Amounts treated as distributions out of			Negli Agar For	r high the rest
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Subtract lines 7 and 8 from line 6a 10 Analysis of line 9: a Excess from 2005 b Excess from 2006 c Excess from 2007 d Excess from 2008 e Excess from 2009		0.			
10 Analysis of line 9: a Excess from 2005 b Excess from 2006 c Excess from 2007 d Excess from 2008 e Excess from 2009			Short July		
a Excess from 2005 b Excess from 2006 c Excess from 2007 d Excess from 2008 e Excess from 2009		0.			· - · · · · · · · · · · · · · · · · · ·
b Excess from 2006 c Excess from 2007 d Excess from 2008 e Excess from 2009	1		,	İ	•
c Excess from 2007 d Excess from 2008 e Excess from 2009					,
d Excess from 2008 e Excess from 2009			- 775	•	
e Excess from 2009		ŀ	र्ग कि		•
		, .		}	. ` .
	e Excess from 2009				- 600.5=

	SITY FINANCING FO		1	58-15059	002 Page 10
Part XIV Private Operating F			A, question 9)		
1 a If the foundation has received a ruling of					
foundation, and the ruling is effective fo		_	▶ 05/09		40/3/53
b Check box to indicate whether the foun		g foundation described in		4942(j)(3) or 49	42(j)(5)
2 a Enter the lesser of the adjusted net	Tax year	(1) 0000	Prior 3 years	(4) 2000	(a) Takah
income from Part I or the minimum	(a) 2009	(b) 2008	(c) 2007	(d) 2006	(e) Total
investment return from Part X for	İ				
each year listed	427,041.	266,409.	484,087.	323,828.	1,501,365,
b 85% of line 2a	362,985.	226,448.	411,474.	275,254.	1,276,160,
c Qualifying distributions from Part XII,					
line 4 for each year listed	49,579,141.	37,340,153.	19,421,921.	24,407,773.	130,748,988.
d Amounts included in line 2c not					
used directly for active conduct of					
exempt activities	0.	0.	0.	0.	0.
e Qualifying distributions made directly					
for active conduct of exempt activities.					
Subtract line 2d from line 2c	49,579,141,	37,340,153,	19 421 921	24,407,773.	130,748,988.
3 Complete 3a, b, or c for the	, , , , , , , , , , , , , , , , , , , ,	, , , , , , , , , , , , , , , , , , , ,			
alternative test relied upon; a "Assets" alternative test - enter:					
(1) Value of all assets	421,573,985.	384,294,168.	407,954,796.	388,043,151.	1,601,866,100.
(2) Value of assets qualifying	121,0,0,000.		107,301,730.	000,010,101.	2,002,000,200,
under section 4942(j)(3)(B)(i)	364,313,746.	356,130,455.	381,084,050	374,605,524.	1,476,133,775,
b "Endowment" alternative test - enter	304,313,740.	330,130,433,	301,001,030.	3,1,003,321.	1,110,100,110,
2/3 of minimum investment return shown in Part X, line 6 for each year listed					0,
c "Support" alternative test - enter:					
(1) Total support other than gross					
investment income (interest,				1	
dividends, rents, payments on				1	
securities loans (section 512(a)(5)), or royalties)					^
(2) Support from general public					0.
and 5 or more exempt					
organizations as provided in					
section 4942(j)(3)(B)(iii)					0.
(3) Largest amount of support from			i		_
an exempt organization					0.
Part XV Supplementary Info	mation (Complet	a this name and it	i the foundation b	ad \$5,000 as ma	0.
at any time during t			the foundation i	iau \$5,000 or mo	re in assets
		istructions.j			
1 Information Regarding Foundation	-				
a List any managers of the foundation who year (but only if they have contributed m			outions received by the fo	undation before the close	e of any tax
year (but only if they have contributed in	ore man po,000). (See Sec	, IIOI1 307 (a)(2).)			
IONE					
b List any managers of the foundation who			r an equally large portion	of the ownership of a par	tnership or
other entity) of which the foundation has	a 10% of greater interest.				
ONE		. 			· · · · · · · · · · · · · · · · · · ·
2 Information Regarding Contribution	on, Grant, Gift, Loan, S	Scholarship, etc., Pro	grams:		
Check here 🕨 📖 if the foundation or	•	·	-	•	
the foundation makes gifts, grants, etc. (see instructions) to individ	uals or organizations und	der other conditions, com	plete items 2a, b, c, and i	J.
a The name, address, and telephone numb	er of the person to whom	applications should be ac	ldressed:		
EE EXHIBIT C					
h. The form is which applications chould be	aubmitted and information	a and materials they sho	uld poludo:	· · · · · · · · · · · · · · · · · · ·	
b The form in which applications should be	Submitted and miornalio	ii ano materiais triey SNO	uiu IIIciade.		
EE EXHIBIT C					
c Any submission deadlines:					
EE EXHIBIT C d Any restrictions or limitations on awards,	euch ac by aggereables!	arage phanishle false in	nde of inclutions or st	or factore:	
•	Such as by geographical	ai cas, chainabie lielus, Kl	กษอ บา การเหนินเบกรี, บา ปีกา	GF IAGIUIS.	
EE EXHIBIT C					
20004 00 00 10					orm 000 DE (2000)

3 Grants and Contributions Paid During th	If real post to an individual	-ауппени		
Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of	Purpose of grant or contribution	Amount
	or substantial contributor	recipient		
a Paid during the year				170 4
EEE EXHIBIT B				170,4
		ĺ		
Total			▶ 3a	4.50 44
b Approved for future payment				170 40
_ ,				
NONE				
		1	}	
			Ì	
		Ì		
		ļ	}	
		}		
Total			▶ 3b	

Part XVI-A Analysis of Income-Producing Activities

Enter gross amounts unless otherwise indicated.	Unrelate	ed business income		ded by section 512, 513, or 514	(e)	
1 Program service revenue:	(a) Business code	(b) Amount	(C) Exclu- sion code	(d) Amount	Related or exempt function income	
· ·	Code		1000			
a RENTAL INCOME-PRI					16,309,421,	
b	-	<u></u>	 			
c						
			\vdash		····	
e	_				· · · · · · · · · · · · · · · · · · ·	
g Fees and contracts from government agencies	_				······	
2 Membership dues and assessments						
3 Interest on savings and temporary cash						
investments	531190	323,354.] , [16,100,860		
4 Dividends and interest from securities	531190	323,334.	14	16,100,860.		
5 Net rental income or (loss) from real estate:	,					
a Debt-financed property	531190	<482,480.				
b Not debt-financed property	331130	(402,400.	16	<2.395.>		
6 Net rental income or (loss) from personal	<u> </u>		10	(2,333.)		
property	[[
7 Other investment income						
8 Gain or (loss) from sales of assets other						
than inventory	531190	1.981.	01	1,284,440.		
9 Net income or (loss) from special events	552255	_,	-	3, 33, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3,		
10 Gross profit or (loss) from sales of inventory						
11 Other revenue:						
a ENERGY SERVICE REVENUE					4,721,900.	
b						
c						
d						
e						
12 Subtotal. Add columns (b), (d), and (e)	र क्रेन्टर्	<157,145	> .	17,382,905	21,031,321,	
13 Total Add line 12, columns (b), (d), and (e)		· ·		13	38,257,081,	
(See worksheet in line 13 instructions to verify calculations	١					

Part XVI-B Relationship of Activities to the Accomplishment of Exempt Purposes

HE FOUNDATION FINANCES AND ACQUIRES FACILITIES AND
MD TOOMDITTON TIMETODD IND HOQUINDS THOUGHTED IND
QUIPMENT FOR THE BENEFIT OF SCHOOLS, COLLEGES, UNIVERSITIES
ND OTHER NONPROFIT EDUCATIONAL ORGANIZATIONS AND MAKES THE
ACILITIES AND EQUIPMENT AVAILABLE TO SUCH NONPROFIT
RGANIZATIONS AT RENTAL OR INTEREST RATES LESS THAN
OMMERCIAL RATES FOR COMPARABLE FACILITIES,
T THE REQUEST OF TWO UNIVERSITIES, THE FOUNDATION RENOVATED A
ACILITY LOCATED ON THE CAMPUS OF ONE OF THEM AND USES IT TO
URNISH STEAM, HOT WATER AND CHILLED WATER TO THOSE UNIVERSITIES
T BELOW-MARKET RATES.
N A R

02-02-1

Part XVI	_		THE UNI	VERSITY FINANCING FOUND	ond Transactions	and Palations	hine With Nancha			ige is
Did the surginization directly or indirectly an appear in any of the following with any other organization described in section 501(c) of with Cole (other than section 501(c)) organizations) or in section 527, relating to political organizations? 1 Transfer is from the reporting foundation to a moncharitable exempt organization of: (1) Cash (2) Other assets 5 Did the transactions: (3) Section of solities, equipment, or other assets (4) Rendmursement arrangements (5) Losse of cona parameters (5) Losse of cona parameters (6) Pentormance of services or membership or fundrasing solicitations (7) Pentormance of services or membership or fundrasing solicitations (8) Pentormance of services or membership or fundrasing solicitations (8) Pentormance of services or membership or fundrasing solicitations (9) Pentormance of services or membership or fundrasing solicitations (9) Pentormance of services or membership or fundrasing solicitations (9) Pentormance of services or membership or fundrasing solicitations (9) Pentormance of services or membership or fundrasing solicitations (9) Pentormance of services or membership or fundrasing solicitations (9) Pentormance of services or membership or fundrasing solicitations (9) Pentormance of services or membership or fundrasing solicitations (9) Pentormance of services or membership or fundrasing solicitations (10) Interest or any of the above 5 refer (complete the following services) (column (g) the value of the goods, other assets, or services received. (10) Interest or services by the preprinting foundation in the foundation received first panel assets or services received. (10) Interest or fundation of the Code (other than asset or fundrasing) in a section 527? (10) Interest or fundation of the Code (other than asset or fundation) (10) Pentorman or transfer value of replacements, with a service organization. (11) The complete the following services assets or services organization. (12) Interest organization of prepared (other than tacepare or fiducat	L	-art A			and Transactions	and Relations	inips with Nonchai	парк	₹	
the Code (other than section 50 1(c)(3) organizations) or in section 527, relating to political organizations? a Trainsfes from the reporting foundation to a noncharitable exempt organization of. (1) Cash (2) Other sassets (3) Sasse of assets from a noncharitable exempt organization (3) Rental of Societies, equipment, or other assets (4) Rembursement arrangements (5) Loins of loan quarantees (6) Performance of services or nemburship or fundinasing solicitations (6) Performance of services or nemburship or fundinasing solicitations (6) Performance of services or nemburship or fundinasing solicitations (7) Sasset of assets to any of the above is "Yes," complete the following schedule. Obtain (6) Should always show the fair market value of the goods, other assets, or services received. (8) It may be above in the specific organization or services are the pile reporting (organization) or services are the pile reporting (organization) or services are the pile reporting (organization) or services are the pile reporting (organization) or services are the goods, other assets, or services received. (9) Items (6) Amount involved (6) Name of inoncharitable exempt organization (6) Description of relationship in section 501(c) of the Code (other than section 501(c)(3)) or in section 527? (a) Items (b) Amount involved (c) Name of inoncharitable exempt organization (d) Description of relationship in section 501(c) of the Code (other than section 501(c)(3)) or in section 527? (b) If "Yes," complete the following schedule. (a) Name of organization (b) Type of organization (d) Description of relationship in the section of repaired others than tables or of foliamatry is based on all information of which prepair than any transactions, and device and best, it is bus, cornect, and complete Description of relationship in the propagation of prepaire to device that I have examined the return, including a complete that interests are interests, and to the properation of my transactions or required before that has posed or	_	Did			no with now other organizati	una described in sec	tion 501(a) of	T	Yes	No
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Schedule B (Form 990, 990-EZ, or 990-PF)

Department of the Treasury Internal Revenue Service

Schedule of Contributors

► Attach to Form 990, 990-EZ, or 990-PF.

OMB No 1545-0047

2009

Name of the organization	n	Employer identification number
Ti	HE UNIVERSITY FINANCING FOUNDATION INC.	58-1505902
Organization type (check		
Filers of:	Section:	
Form 990 or 990-EZ	501(c)() (enter number) organization	
	4947(a)(1) nonexempt charitable trust not treated as a private foundation	on
	527 political organization	
Form 990-PF	x 501(c)(3) exempt private foundation	
	4947(a)(1) nonexempt charitable trust treated as a private foundation	
	501(c)(3) taxable private foundation	
	is covered by the General Rule or a Special Rule.)(7), (8), or (10) organization can check boxes for both the General Rule and a Sp	pecial Rule See instructions
General Rule		
x For an organizatio	in filing Form 990, 990-EZ, or 990-PF that received, during the year, \$5,000 or mo plete Parts I and II	ore (in money or property) from any one
Special Rules		
509(a)(1) and 170(c)(3) organization filing Form 990 or 990-EZ that met the 33 1/3% support test of (b)(1)(A)(vi), and received from any one contributor, during the year, a contribution (i) Form 990, Part VIII, line 1h or (ii) Form 990-EZ, line 1. Complete Parts I and II.	
aggregate contribu	c)(7), (8), or (10) organization filing Form 990 or 990-EZ that received from any on utions of more than \$1,000 for use exclusively for religious, charitable, scientific, cruelty to children or animals. Complete Parts I, II, and III.	
contributions for use If this box is check purpose. Do not co	c)(7), (8), or (10) organization filing Form 990 or 990-EZ that received from any on se exclusively for religious, charitable, etc., purposes, but these contributions did ted, enter here the total contributions that were received during the year for an expending the parts unless the General Rule applies to this organization be e, etc., contributions of \$5,000 or more during the year.	d not aggregate to more than \$1,000. exclusively religious, charitable, etc.,
but it must answer "No" on	nat is not covered by the General Rule and/or the Special Rules does not file Sch Part IV, line 2 of its Form 990, or check the box on line H of its Form 990-EZ, or ong requirements of Schedule B (Form 990, 990-EZ, or 990-PF).	
LHA For Privacy Act and I	Paperwork Reduction Act Notice, see the Instructions Sci	hedule B (Form 990, 990-EZ, or 990-PF) (2009)

for Form 990, 990-EZ, or 990-PF.

•			
Schedule B (Farm 990, 990-EZ, or 990-PF) (2009)		Page 1 of 1 of Parti
Name of or		En	ployer identification number
שנה נאודי	VERSITY FINANCING FOUNDATION INC.		58-1505902
Part I	Contributors (see instructions)		30-1303902
(a) No.	(b) Name, address, and ZIP + 4	(c) Aggregate contribution	(d) s Type of contribution
1	FLORIDA INSTITUTE OF TECHNOLOGY		Person x
	150 W. UNIVERSITY BLVD	\$\$	Payroll Noncash (Complete Part II if there
	MELBOURNE, FL 32901		is a noncash contribution)
(a)	(b)	(c)	(d)
No.	Name, address, and ZIP + 4	Aggregate contribution	Person
		\$	Payroll Noncash (Complete Part II if there
(a)	(b)	(c)	is a noncash contribution)
No.	Name, address, and ZIP + 4	Aggregate contribution	
		\$	Person Payroll Noncash (Complete Part II if there is a noncash contribution)
(a) No.	(b) Name, address, and ZIP + 4	(c) Aggregate contributions	(d) Type of contribution
		\$	Person Payroll Noncash Complete Part II if there is a noncash contribution)
(a) No.	(b) Name, address, and ZIP + 4	(c) Aggregate contributions	(d) Type of contribution
			Person Payroll Onneash Complete Part II if there is a noncash contribution)
(a) No.	(b) Name, address, and ZIP + 4	(c) Aggregate contributions	(d) Type of contribution
Į.		Ţ	I

923452 02-01-10 Schedule B (Form 990, 990-EZ, or 990-PF) (2009)

Person Payroll Noncash

(Complete Part II if there is a noncash contribution.)

of Part II

Name of organization Employer identification number

THE UNIVERSITY FINANCING FOUNDATION INC. 58-1505902

Part II	Noncash Property (see instructions)		
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
		\$	
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
		\$	
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
		\$	
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
		 \$	
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

Transferee's name, address, and ZIP + 4

(e) Transfer of gift

Transferee's name, address, and ZIP + 4	Relationship of transferor to transferee

Relationship of transferor to transferee

ALBAN	ALBANY AGSERV						RENT	П						
Asset	Description	Date Acquired	Method	Lufe	۵۰ د > ارت	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
	1 BUILDING - AGSERV	07/01/02	SIL	39.00	MM16	1,924,687.				1,924,687.	320,781.		51,580.	372,361.
	2 BUILDING - AGSERV	[] 01/0±/03	, 18.	39.00	MM 16	32,781.	 .:	•		32,781.	5,046.		841.	5,887.
	3 AGSERV-IMPROVEMENT	01/31/04	TS.	39.00		53,129.				53,129.	6,697.		1,362.	8,059.
39	CEMENT	15. (0/70/50	Ţ	39.00	<u> </u>	8,890	ا ا ا	,		8,890.	399.		228.	627.
525	TUFF AGSERVE - FURNITURE & FIXTURES	05/01/09	S.r.	7.00	HY16	17,320.	,,			17,320.			1,650.	1,650.
	TOTAL O			A		2,03	₹			2,036,807.	332,923.		55,661.	388,584.
						-								
		-			·									
			,		,									
	,	, <u> </u>	,	·	-			,						
														-
	_	•	,											
		,	,											
		\\ \(\frac{1}{2} \) \(\	, (a), (a), (b), (c), (c), (c), (c), (c), (c), (c), (c		3,3 2	*	<i>\$70</i> ~							
928111 04-24-09	•					(D) - Asset disposed	pesod		*	ITC, Salvage,	* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone	nercial Revita	lization Deduc	tion, GO Zone

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2009

	Current Year Ending Deduction Accumulated Deoreciation	49,968, 292,614.	476. 1,428.	1,222. 3,360.	3,128. 7,038.	766. 1,660.	55,560. 306,100.								
	Current Cu Sec 179 D Expense								···········				*u .		
ı	Beginning Accumulated Depreciation	242,646.	952.	2,138.	3,910.	894.	250,540.								
	Basis For Depreciation	1,577,215.	3,330.	47,643.	21,898.	29,881.	1,679,967.								
	Reduction in Basis														
ъ	Section 179 Expense			·								,			٤
RENT	Bus % Excl		; ·	·			,	; 							*
	Unadjusted Cost Or Basis	1,577,215.	, 3,330.	47,643.	21,898.	29,881.	1,679,967.								\$9
	V O C		HY16	MM1 6	HY16	MM 1 6	*	`, `				ŕ		,	-,
ļ	Lıfe	39.00	.7.00	39.00 MM	7.00	39.00				·		,			
	Method	ıs	SL	JS.	SL	SI	,				,			1))	
SP	Date Acquired	12/31/02 SL	12/22/06	04/01/07	10/12/07	11/15/07						23,		,	, , , , , , , , , , , , , , , , , , , ,
W - TSRB MIDTOWN PARK RENTAL	Description	101 BUILDING - YAMACRAW	EQUIPMENT-TUFF YAMACRAW .	DOILDING IMPROVEMENTS-YAMACRAW REPLACEMENT POLITIE		ADA DOOR-YAMACRAW	* 990-PF RENTAL TOTAL OTHER							,	,
YAMACRAW	Asset	101	396	397	398	399					_	- " '			

FORM 9	FORM 990-PF PAGE 1				}		990-PF							
Asset	Description	Date Acquired	Method	Lıfe	No c >	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
201	BUILDING - SAVANNAH	07/01/02	SI.	39.00	MM16	°000'000's				3,000,000.	500,000.		76,923.	576,923.
202	BUILDING - SAVANNAH	:07/01/03	SI	39.00	MM 16	712,950.				712,950.	100,545.		18,281.	118,826.
203	203 BUILDING - GTREP	08/01/03	SL	39.00	MM1 6	16122119.				16122119.8	,239,185.		413,388.	2,652,573.
204	BUILDING - YAMACRAW	01/01/03	SL	39.00	MM1 6	167,948.	_			167,948.	25,836.		4,306.	30,142.
205	BUILDING - YAMACRAW	01/01/03	SI	39.00	MM16	1,322,110.				1,322,110.	203,400.		33,900.	237,300.
206	BUILDING - YAMACRAW	12/31/02	SI	39.00	MM16	13546358.				13546358.2	,084,058.		347,343.	2,431,401.
207	207 BUILDING - COBB CTY	10/19/83	SL	39.00 M	MM16	5,143,413.				5,143,413.5	,143,413.		0	5,143,413.
208	BUILDING - COBB CTY	(10/03/95	SI	39.00 MM1	MM16	. 72,590.				72,590.	24,658.		1,861.	26,519.
209	BUILDING - COBB CTY	11/29/95	JS J	39.00	MM16	26,186.		-		26,186.	8,779.		671.	9,450.
210	210 BUILDING - COBB CTY	18 96/10/80	,	39.00 MM1	MM16	98,666	•			.999,86	31,414.		2,530.	33,944.
211	211 BUILDING - COBB CTY	16/07/90	SL	39,00	MM16	181,808	· · · ·			181,808.	54,001.	·	4,662.	58,663.
212	212 BUILDING - COBB CTY	01/28/97 SL	SL	31 00° 6E.	MM16	17,880	·			17,880.	5,458.	_	458.	5,916.
213	BUILDING - COBB CTY	02/11/97	SI.	39.00	MM 6	153,633.	· *			153,633.	46,940.		3,939.	50,879.
.214	214 BUILDING - COBB CTY	-		SL 2. 39.00 MM16	MM16	1,920.		,		1,920.	580.		49.	629.
215	215 BUILDING - COBB CTY	07/01/98	SL	39.00 MM16	MM 16	101,933.		<u>-</u>		101,933.	27,447.		2,614.	30,061.
216	216 BUILDING - COBB CTY	03/26/02	SI	39.00 MM16	₩ M 16	460,000.	,	·		460,000.	79,616.		11,795.	91,411.
217	BUILDING - CLAYTON	02/01/03	SI	39.00 MM16	MM1 6	30858839.				30858839.4	,681,575.		791,252.	5,472,827.
221	BUILDING - GCTR	12/01/03	SL	39.00	MM16.	6,585.				6,585.	859.		169.	1,028.
928111 04-24-09						(D) - Asset disposed	peso		•	* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone	Bonus, Comm	ercial Revital	Ization Deduct	ion, GO Zone

⁽D) - Asset disposed

^{*} ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

FORM 9	990-PF PAGE 1						990-PF							
Asset No o	Description	Date Acquired	Method	Life	NC. >	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
222	BUILDING - 10TH ST.	03/01/85	SE	18.00	HY16	14536874.				14536874.	14536874.		0	14536874.
223	FIN. & ISSUE COST	03/01/85	SL	5.00	ĤÝ1Ģ	246,386.	•	Þ	. (246,386.	246,386.		0	246,386.
224	BUILDING - 10TH ST.	01/01/86	6 SL	18,00	HY16	119,294.		, ,	\.	119,294.	119,294.		• 0	119,294.
225	Propries	-03/10/87 SE	7. SL	15.00 HY16	HX16	2,526		, , , ,	* .	2,526.	2,409.		0.	2,409.
226	JOHNSON CONTROLS	01/20/94	A ST	39.00 MM16	<u>x.</u>	62,348.	*	*		62,348.	23,185.		1,599.	24,784.
227	227 JOHNSON CONTRÔLS	03/07/94 SE	4 SL	39,00	MM16	30,162.			,	30,162.	11,209.		773.	11,982.
228	JOHNSON CONTROLS		S.r.		MM 16	22,208.	*2* *			22,208.	8,251.		569.	8,820.
229	229 ROAD IMPROVEMENTS	04/01/85 SL	5 SL	10.00 HY16	े. HY16	10,073.		* ;	-	10,073.	10,011.		.0	10,071.
230	230 ROAD IMPROVEMENTS	02/01/86 SL	SI.	10.00	HY16	4,778.	\$	×	4.0	4,778.	4,778.		0	4,778.
231	231 ANTENNA RANGE	06/01/8	ő ŠĽ	10.00 HY16	HY11 6	440,553.	h		ia s	440,553.	440,553.		.0	440,553.
232	EQUIP FULTON CTY	07/01/85 SL	SI.	15.00 HY16	HY16	210,249.	2	,		210,249.	210,249.		o	210,249.
234	TUPP EQUIPMENT	12/16/0	TS. E	3,00	HY16	14,000.				14,000.	14,000.		o	14,000.
236	236 ARCHIVES EQUIP.	02/01/03 SL	ış.	10.00	HY16	1,048,453.				1,048,453.	620,333.		104,845.	725,178.
237	FILE CABINET	04/09/87 SE	7 SL	10.00 HY16		2,299.		,		2,299.	2,299.		o	2,299.
238	OFFICE FURNITURE	12/03/01 SL	1 SL	10.00 HY16	HY16	10,749.				10,749.	7,615.		1,075.	8,690.
239	OFFICE FURNITURE	12/15/01	SI	10.00 HY	.10	6,370.				6,370.	4,545.		637.	5,182.
240	240 SOFTWARE	12/15/01	SI SI	3.00	HY16	2,253.				2,253.	2,253.		0	2,253.
241	SOFTWARE	12/15/01	1 SL	3.00	HY16	9,132.			7	9,132.	9,132.		0	9,132.
928111 04-24-09					_	(D) - Asset disposed	pesoc		*	ITC, Salvage,	Bonus, Comm	nercial Revita	* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone	ion, GO Zone

FORM	FORM 990-PF PAGE 1						990-PF							
Asset	n Description	Date Acquired	Method	Life	00 E >	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
242	12 TUFF FURNITURE	05/05/03 St	S.	10.00 HY	HY1 6	6,074.	y			6,074.	3,440.		607.	4,047.
24	243 TUFF FURNITURE		^ x	,10,00 HY16	й <u>х</u> 16	2,591.				2,591.	1,381.		259.	1,640.
24	244 CENTERGY FURNITURE	12/31/03 SL		10.00	HY16	285,489.		·-	`	285,489.	142,746.		28,549.	171,295.
. 24	245 CENTERGY FURNITURE	12/31/03 SE	**	10.00 HY	ну16	12,859.	,		·	12,859.	6,430.		1,286.	7,716.
24	246 CENTERGY FURNITURE	12/31/03	SL	10.00 H	HY16	17,861.				17,861.	8,930.		1,786.	10,716.
24	247 ARCHIVES FURN.	02/01/03 sr	`sr.	10.00 H	HX16	2,594,424.	-			2,594,424.	1,535,032.		259,442.	1,794,474.
24	248 CENTERGY LHI	12/31/03 SL	SL	10.00	HY16	321,394.				321,394.	160,695.		32,139.	192,834.
31	311 CRB-IMPROVEMENT	04/30/04 SL	, SL	39.00 M	MM1 6	78,019.				78,019.	9,334.		2,000.	11,334.
31	315 CENTERGY-LHI	01/31/04 SL	SL	10.00	HY16	51,951.				51,951.	25,542.		5,195.	30,737.
32	320 MIDTOWN-FURN. &FIX.	01/31/04 SE	SL	10,00		98,946.				98,946.	48,650.		9,895.	58,545.
.33	321 KENNESAW SOFTWARE	01/31/04 SL	SL	3.00	HY1 6	36,083.				36,083.	36,083.		0	36,083.
32	323 KENNESAW EQUIPMENT	03/31/04 SL	SL	5.00	HY16	.5,359.				5,359.	5,092.		267.	5,359.
32	326 MIDTOWN-EQUIPMENT	10/31/04	JS:	5.00	HXT 6	2,359.				2,359.	1,967.		392.	2,359.
32	327 OFFICE FURNITURE	07/30/99	SL	10.00 H	H <u>Y</u> 16	9,978.	· ,			9,978.	9,398.		580.	9,978.
32	328 CAP INT-BLDG IMP.	07/01/04	IS.	39.00	MM 16	100,060.	,			100,060.	11,547.		2,566.	14,113.
33	334 BUILDING-IMPROVEMENT	10/21/05	SL	39.00	MM16	54,844.				54,844.	4,452.		1,406.	5,858.
33	335 EQUIPMENT-KENNESAW	01/01/02	SL	5.00	HY16	2,384.				2,384.	1,908.		476.	2,384.
33	336 EQUIPMENT-KENNESAW	09/01/05 SL	SL	5.00	HY16	2,100.	~~			2,100.	1,400.		420.	1,820.

(D) - Asset disposed

Unadjusted Bus Section 179 Reduction in Basis For Deprecation Expense Rights Page 17, 404. Expense Basis 1, 404. Expense Basis 1, 404. Expense Basis 1, 404. Expense Basis 1, 404. B66. B90. B90. B90. B90. B90. B90. B90. B90	FORM 9	FORM 990-PF PAGE 1													
MIDTONN-EQUIPMENT 12/02/05 SL 5.00 RTG 1,495. 1,496. 1,495. 1,496. 1,495. 1,496. 1,495. 1,496. 1,495. 1,496. 1,495. 1,496.	Asset	Description	- 1	Method	Life				Section 179 Expense	Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
EDUTEMBENT -KERNERSAN (1731/105 St. 5:00 RT16 (1459). (49:551. (49	337	MIDTOWN-EQUIPMENT	12/02/05	SL	2,00	HY1 6	1,404.	ş.			1,404.	866.		281.	1,147
NETWORN-EQUIPMENT 1,11/105 1. 5.00 PMG 49,551. 49,591.	338		12/31/05	`."			•				1,499.	900.		300.	1,200,
HISC. VANCRAM HISC. VANCRAM O1/01/05 SL 5.00 HTG 2,129. GARAGE HISC. VANCRAM O1/01/05 SL 5.00 HTG 1,559. GARAGE PAINT CROSSWALK O1/01/05 SL 5.00 HTG 1,559. OALOLD HIS OF CASSWALK O1/01/06 SL 5.00 HTG 1,559. OALOLD HIS OF CASSWALK O1/01/06 SL 39.00 HTG 6,497. OALOLD HIS OF CASSWALK O1/01/06 SL 39.00 HTG 6,497. OALOLD HIS OF CASSWALK O1/01/06 SL 39.00 HTG 5,702. OALOLD HIS OALO	345	KENNESAW SOFTWARE	04/30/05		3.00	묫					9,5	້		0	49,551
SARAGE 1,959. In the constraint 1,01/05 SL 5.00 HTM6 1,959. In the constraint 1,959. I	346		12/31/05	SL	5.00	돠	2,129.				,129			426.	1,704
GARAGE 01/01/05 SL 5.00 HYLG 17.549. 17.549. 14,040. 3,599. 17 PAINT CROSSMAIX 01/01/05 SL 5.00 HYLG 1.925. 1,540. 1,540. 3,599. 17 PARKING DHILDING IMPROVEMENTS-TUPP 03/01/06 SL 39.00 MALG 5,782. 6,497. 473. 167. PARKING DHILDING IMPROVEMENTS-TUPP 12/31/06 SL 39.00 MALG 5,782. 5,782. 256. 1473. 167. PARKING DHILDING IMPROVEMENTS-TUPP 12/31/06 SL 39.00 MALG 5,782. 5,782. 256. 39.00 1460. PARKING DHILDING IMPROVEMENTS-TUPP 12/31/06 SL 7,00 HYLG 2,877. 2,867. 2,867. 1421. 4111. 1 PARENT PARENT 12/01/06 SL 7,00 HYLG 2,877. 2,867. 3,250. 1,421. 4,560. 4,666. 4,666. 4,666. 4,666. 1,408. 4,666. 1,408. 4,666. 1,408.<	350	MISC. YAMACRAW	01/01/05	SL	5.00		-				1,959.	•		391.	1,959
BUILDING IMPROVEMENTS—TUPE BUILDING IN	351	GARAGE	01/01/02	SE	5.00	HX16	.17,549.							•	17,549
BUILDING IMPROVEMENTS-TUPF 03/01/06 SL 39.00 MAM6 5,497. 6,497. 473. 167. BUILDING IMPROVEMENTS-TUPF 03/01/06 SL 39.00 MAM6 5,782. 3,631. 3,631. 264. 93. BUILDING IMPROVEMENTS-TUPF PARKING BUILDING IMPROVEMENTS-TUPF 03/01/06 SL 39.00 MAM6 5,782. 2,960. 1,421. 4 EQUIDEENT-TUPF PARENT 12/31/06 SL 7.00 HYM6 2,877. 2,877. 2,877. 359. 11,421. 4 PARENT PURITYURE & PIXTURES-TUPF PARENT PURITYURE & PIXTURES-TUPF PARENT 12/11/06 SL 7.00 HYM6 1,138. 1,138	352		01/01/02	ZS	5.00	닭	-				, 92	•		385.	1,925
BUILDING IMPROVEMENTS-TUFE 12/31/06 SL 39.00 MM16 3,631. 3631. 364. 99. PARKING BUILDING IMPROVEMENTS-TUFE 12/31/06 SL 39.00 MM16 5,782. 296. 148. 12/31/06 SL 5.00 HM16 7,105. 2,807. 356. 1,421. 4 PURNITURE & FIXTURES-TUFF PURNITURE & FIXTURE 354		03/01/06	Šī	39.00	MM16					,49	473.		167.	640	
BUILDING IMPROVEMENTS-TUPP PARKING BUILDING IMPROVEMENTS-TUPP PARKING BUILDING IMPROVEMENTS-TUPP BUILDING IMPROVEMENTS-TUPP BUILDING IMPROVEMENTS-TUPP BUILDING IMPROVEMENTS-TUPP BUILDING IL 7.00 HY16	355	BUILDING PARKING	03/01/06		39.00	<u> </u>	•					264.		93,	357
EQUIPMENT—TUPF PARENT 12/01/06 SL 7.00 HY16 7,105. 2,877. 959. 411. 1 PARENT PURNITURE & FIXTURES—TUPF PARENT PURNITURE & FIXTURES—TUPF PARENT PURNITURE & FIXTURES—TUPF PARENT 12/01/06 SL 7.00 HY16 1,158. 10,920. 1,158. 959. 411. 1,158. 1,158. 1,158. 1,158. 1,158. 1,169.	356	BUILDING PARKING	12/31/06	SL	39.00		5,782.				-	296.		148.	444
FURNITURE & FIXTURES - TUFF 09/01/06 SL 7.00 HXI6 2,877. 2,877. 959. 411. 1 PARENT PARENT 1,158 399. 1,158 399. 411. 1 PARENT PARENT 12/01/06 SL 7.00 HXI6 10,920. 3,250. 1,560. 4 PARENT 12/11/06 SL 3.00 HXI6 4,606. 3,198. 1,408. 4 SOFTWARE-TUFF PARENT 10/01/07 SL 15.00 HXI6 4,606. 3,198. 1,408. 4 LOAD TRANSFER DIVES/RESEAL 10/01/07 SL 7.00 HXI6 5,000. 5,000. 774. 714. 1 SECURITY CAMERA-TUFF PARKING 10/01/07 SL 7.00 HXI6 5,550. 991 774. 714. 1	365	EQUIPMENT-TUFF PARENT	12/01/06	SL	5.00	묫	7,105.				7,105.	2,960.		1,421.	4 381
FURNITURE & FIXTURES-TUFF PARENT PARENT PARENT PARENT PARENT PARENT PARENT PARENT PARENT PARENT PARENT PARENT PARENT PARENT PARENT PARENT PARENT 12/11/06 SL 7.00 HY16 4,606. 3,250. 1,560. 4 SOFTWARE-TUFF PARENT 12/11/06 SL 3.00 HY16 4,606. 3,198. 1,408. 1,408. 4,606. 3,198. 4,606. 3,198. 4,606	375	FURNITURE PARENT	90/10/60	SI	7.00	돠	•				2,877.	959		411	1 370
FURNITURE & FIXTURES-TUFF PARENT 12/01/06 SL 7.00 HY16 10,920. SOFTWARE-TUFF PARENT 12/11/06 SL 3.00 HY16 4,606. HYDRAULIC PASSENGER HYDRAULIC PASSENGER LOAD TRANSFER DIVES/RESEAL LOAD TRANSFER DIVES/RESEAL EXPANSION-TUFF PARKING 12/11/07 SL 7.00 HY16 5,000. SECURITY CAMERA-TUFF PARKING 10/01/07 SL 7.00 HY16 5,550.	376	FURNITURE PARENT	08/15/06		7.00	돠	1,158.				1.78	, 66°		, , , , , , , , , , , , , , , , , , ,	
SOFTWARE-TUFF PARENT 12/11/06 SL 3.00 HY16 4,606. 4,606. 3,198. 1,408. 4 606. 1,408. 4,606. 3,198. 1,408. 4,606. 3,198. 1,408. 4,606. 3,198. 1,408.	377		12/01/06	SI.	7.00	돠	10,920.				10,920.	•		1,560.	
HYDRAULIC PASSENGER HYDRAULIC PASSENGER LOAD TRANSFER DIVES/RESEAL LOAD TRANSFER DIVES/RESEAL EXPANSION-TUFF PARKING LOAD TRANSFER DIVES/RESEAL EXPANSION-TUFF PARKING LOAD TRANSFER DIVES/RESEAL EXPANSION-TUFF PARKING LOAD TRANSFER DIVES/RESEAL	383		12/11/06		3.00	HX16	4,606.				4,606.	3,198.		1,408.	4,606
LOAD TRANSFER DIVES/RESEAL 12/11/07 SL 7.00 HY16 5,000. 774. 714. 1,00 SECURITY CAMERA-TUFF PARKING 10/01/07 SL 7.00 HY16 5,550. 5,550. 991. 793. 1	405		10/01/07	SL	15.00	HXI	ຕັ	,°				6,961.		. 698,8	12,530
SECURITY CAMERA-TUFF PARKING 10/01/07 SL 7.00 HY16 5.550.	406				7.00	HX116	2,000.					774.		714.	1,488
	423	SECURITY CAMERA-TUFF PARKING	10/01/07			, HY16	5,550.	٠			5 550	991.		793	1 784

(D) - Asset disposed

FORM 9	990-PF PAGE 1			Ī	}		990-PF							
Asset No.	Description	Date Acquired	Method	Life	C Line	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	Reduction in Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
	WORKTABLE, ERGO KYBRD-FRONT													
454	OFF-KENNESAW	02/01/07	SL	7.00	HX16	1,261.		•		1,261.	345.		180.	525.
		`	. ,		· · ·				•					•
455	CABINET-KENNESAW	11/01/01	SL	7.00	HX16	1,495.	,			1,495.	250.		214.	464.
	WOODEN 4 DRAWER FILE			•										
456	CABINET-KENNESAW	11/01/07	SL	7.00	HY16	1,495.				1,495.	250.		214.	464.
	TICKLER	•												
457	SYSTEM-TECHBRIDGE-KENNESAW	10/01/07	SL	5.00	HY1 6	8,325.				8,325.	2,081.		1,665.	3,746.
								•			•			,
458	WORKSTATION#1-MIDTOWN-TUFF P	06/27/07	SI	5.00	HX1 6	1,215.				1,215.	365.		243.	608.
	CPU													-
459	WORKSTATION#2-MIDTOWN-TUFF P	06/27/07	JS.	5.00	HY16	1,215.				1,215.	365.		243.	608.
	CPU													•
460	WORKSTATION#3-MIDTOWN-TUFF P 06/27/07	06/27/07	SL	5.00	HX16	1,215.				1,215.	365.		243	608
	CPU			•										'
461	WORKSTATION#4-MIDTOWN-TUFF P 06/27/07	06/27/07	si	.5,00	HX16	1,215.				1,215.	365.		243.	608.
	CPU													
462	462 WORKSTATION#5-MIDTOWN-TUFF P 06/27/07	06/27/07	SI	5.00	нх16	1,215.		•		1,215.	365.		243.	608.
	CPU		,	,		,								
463	WORKSTATION#6-MIDTOWN-TUFF P 08/02/07 SL	08/02/07	SL	5.00	HX16	1,676.				1,676.	475.		335.	810.
	CPU WORKSTATION#7-HAL									•				•
464	BARRETT-TUFF PARENT	08/02/07 SL	SI	5.00	HX16	1,676.				1,676.	475.		335.	810.
			;	, 6,	}^} > \;		·. 	,		, ,				
465	WORKSTATION#8-MIDTOWN-TUFF P 10/15/07 SI	10/12/01	,	5.00	, HY16	,		-		1,240.	310.		248.	558.
	TUFF GT LIBRARY													
474	IMPROVEMENT-BUILDING	11/10/08 SL	SI	39.00	ξ	466,180.				466,180.	1,992.		11,953.	13,945.
- 0	ממחווייים אים מגם ממווח 200	·	 t	, ,	; (° u	<u> </u>	-	•		6	i G			
.	TOTAL FORMAL COME OF THE STATE	00/10/50	70		,	, 			•	, 202,	.000		6/4	1,179.
		07/10/00	5	30	- 5	4240401					0			1
-	FLAMI	,								. FOT / C F 7 T	.C26,001		320,440.	505,700
712		00,60,0		,						0				
)TC	AIR-COOLED	12/23/09	72	20.65	д Н Н	. 68, 985.				63,985,			· ·	
	BUILDING - TUFF FLORIDA TECH													
523		01/01/09	SL	39.00	HX16	26549393.				26549393.			680,754.	680,754.
707										L			•	
	HARRIS BUILDING	160/67/60 I	Z.	39.00	071xH	4				1,325,739.			46,960.	46,960.

(D) · Asset disposed

ORM 9	FORM 990-PF PAGE 1				ŀ		5	990-PF							
Asset No	Description	Date Acquired	Method	Lıfe	<u>ت2</u> ۷٥٤>	S. S.	Unadjusted Cost Or Basis	Bus % Exct	Section 179 Expense	Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
531	CONSTRUCTION IN PROGRESS	01/01/09	NG.	000.	нх	<u> </u>	3,797,828.			.,	3,797,828.			0	
	LAND		*/	*	,	,		4							
249	LAND - FULTON COUNTY	03/31/83	Ja '		H.		773,341.	`			773,341.			0	
250	LAND - COBB COUNTY	10/19/83	× Vá	:	¥.		1,309,083;	ý			1,309,083.			0	
251	VACANT LAND-FULTON	06/30/87	д ;		НХН		329,746.		·		329,746.			0	
252	LAND - FULTON COUNTY	07.7017.90	, i	* 3,	нх		4,656.	** 2			4,656.			0	
253	VACANT LAND-FULTON	08/01/90	цÈ		нх		4,367.		<		4,367.	_		.0	<u> </u>
254	VACANT LAND-FULTON	•	;^ -	.,	HÝ		978.			•	978.			0	
255	255 VACANT LAND-FULTON	07/01/92	ы		HX	-	1,856.				1,856.			0	
256	LAND	08/02/94	ŭ		, H.		3,025.		•		3,025.			o	
257	LAND	10/12/94	ъ.		HX		921.	- · · - · · · · · · · · · · · · · · · ·			921.			0	
258	LAND	:08/05/95	LI.	-,	ΗX	-	3,312.		·	_	3,312.			0	
259	259 LAND	96/30/90	1 3,		нх		3,009.				3,009.			ö	
260	260 LAND-962 STATE ST.	05/05/97	J		ΉŽ		1,200.				1,200.		- "	o	
261	261 LAND-962 STATE ST.	16/60/90	П		H.		700.				700.			·	
262	LAND-962 STATE ST.	76/60/10	ᆈ		HX	y	2,500.				2,500.	•••		0	
263	263 LAND-962 STATE ST.	09/24/97	، د		HY	;	124,833.				124,833.			0	
264	264 LAND-962 STATE ST.	11/19/97	\$ - - - -		HX	-	.7,500.				7,500.			0	
928111 04-24-09						<u>Ö</u>	(D) - Asset disposed	peso		*	ITC, Salvage,	* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone	ercial Revital	lization Deduc	tion, GO Zone

FORM 9	FORM 990-PF PAGE 1				}		990-PF							
Asset No	Description	Date Acquired	Method	Lıfe	0 c >	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
265	LAND-384 TENTH ST.	08/15/97	ı ا		HX	622.				622.			0	
266	266 LAND-384 TENTH ST.	08/15/97	ı		. н.	204.	£			204.			0	
267	LAND-938 CURRAN ST.	08/15/97	ъ.			225.	•	·		225.				
268	LAND-964 CENTER ST.	08/15/97	•		H	808				809			0	
269	LAND-485 EIGHTH ST.	86/08/98	а,,		HX	632.				632.			0	
270	270 LAND-938 CURRAN ST.	05/12/98	·		Ä	1,185.				1,185.	•		0	
271	LAND-374 TENTH ST	05/19/98	.a		нх	8,175.		•		8,175.			o	_
272	LAND-384 TENTH ST.	07/01/98	, La		. Н	622.				622.	- , , <u>-</u>		0	
273	LAND-388 TENTH ST.	07/01/98	ı		н	622.				622.			0	
274	274 LAND-485 EIGHTH ST.	07/01/98	ı	,	, : H4	3,486.		· ·		3,486.			o	
275	LAND-964 CENTER ST.	07/01/98 L	ia ·		нх	849.				849.			0	
276	LAND-374 TENTH ST				HX	152,673.				152,673.		•	0	-
277	LAND-384 TENTH ST.	04/30/30	ы		НХ	912.	•			912.			ó	
278	278 LAND-388 TENTH ST.	66/0E/L0	<u>ب</u>	. ` ,	HX	628.	,			628.			o	
279	LAND-485 EIGHTH ST.	01/30/99	7		нх	2,605.				2,605.			0	
280	LAND-938 CURRAN ST.	01/30/99	'n		нх	275.				275.			0	
281	LAND-964 CENTER ST.	01/30/99	ы		нх	1,116.	•			1,116.			o	
282	282 LAND-374 TENTH ST	07/30/99 L	1		нх	2,110.				2,110.			0	
928111 04-24-09						(D) - Asset disposed	peso		*	ITC, Salvage,	* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone	ercial Revitali	zation Deducti	on, GO Zone

FORM 9	FORM 990-PF PAGE 1		_	}	-	99	990-PF							
Asset No	Description	Date Acquired N	Method	Life	No No	Unadjusted B Cost Or Basis	Bus Section 179 % Expense Excl		Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
283	LAND-384 TENTH ST.	01/01/00	h	АН	, > ,	708.				708.			0	
284	284 LAND-388 TENTH ST.	00/10//0	, ,	XH /	<u>ूर्</u>	597.	•			597.			0.	
285	LAND-485 EIGHTH ST.	01/01/00	<u>-</u>	Н	- 51	2,378.			<u></u>	2,378.			0	_
286	286 LAND-938 CURRAN ST.	07/01/00	ų	λH,	Э.	211.				211.			o	
287	LAND-964 CENTER ST.	07/01/00 I		НХ	<u>>₁</u>	964.				964.			0	
288	LAND-374 TENTH ST	07/01/00 E	 د ز	ĦŶ	- , N	1,895.				1,895.			0	
289	LAND - COBB COUNTY	01/01/00	<u></u>	HY		5,385.	-			5,385.				
290	290 LAND - TENTH STREET	07/01/00 L		Ή	, , — Sa -	4,950.				4,950.			0	
291	LAND-384 TENTH ST.	07/01/01	L)	Ή	<u>></u>	675.				675.	<u>, </u>		0	
292	LAND-388 TENTH ST.	07/01/01	ч	НУ	54	539.				539.			0	
293	LAND 962 STATE ST.	07/01/01	<u></u>	НУ	>1	1,758.				1,758.			0	
294	294 LAND 938 CURRAN ST.	07/01/01	LI.	HY		286.			•	286.			0	
295	295 LAND-964 CENTER ST.	01/01/01	- -	HY	>-	901.				901.			o	
296	LAND-374 10TH ST.	07/01/01 I	, ,	H.		551.		•		551.			0	
297	297 LAND-CLAYTON CTY.	10/10/20	Li Li	Ή		1,464,072.			ਜ_	,464,072.			0.	
298	LAND-384 TENTH ST.	07/01/02 L		Ж		1,033.				1,033.			0	
299	299 LAND-388 TENTH ST.	07/01/02 L		Ж	- 51	826.				826.			0	_
300	300 LAND-962 STATE ST.	07/01/02 L	٠	HY	, J	2,620.	·/ ,			2,620.		-	0	
928111 04-24-09					<u>O</u>	(D) - Asset disposed	ре		*	rc, Salvage,	* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone	ercial Revital	Ization Deducti	on, GO Zone

FORM 9	FORM 990-PF PAGE 1		-	f	ŀ	51	990-PF							
Asset No	Description	Date Acquired	Method	Lıfe	Noc>	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
301	LAND-938 CURRAN ST.	01/01/0	ы		ЖЖ	142.				142.			0	
302	302 LAND-964 CENTER ST.	07/01/02	rı	,	H	1,228.	. * *			1,228.			0	
303	303 LAND-374 TENTH ST	07/01/02	٦.		нX	2,245.				2,245.			0	
304	304 LAND-SAV TECH DTAE	07/01/02	ī.	,	HY	527,633.				527,633.			0	
305	305 LAND-SAVANNAH	07/01/02 L	'n		HY	908'896				963,306.		·	0	
306	306 LAND-384 TENTH ST.	07/01/03	ה		ΉX	1,041.			••	1,041.		-	0	
307	307 LAND-388 TENTH ST.	07/01/03	ri Li		НX	832.				832.			0	
308	308 LAND-962 STATE ST.	07/01/03	ı		ΉX	2,757.				2,757.	•		0	
309	309 LAND-938 CURRAN ST.	07/01/03	a :		H,	479				479.	• •		0	
310	310 LAND-964 CENTER ST.	07/01/03	, ,	,	HΑ	1,285.				1,285.			0	
387	387 LAND-YAMACRAW	07/01/01 L	ı j	*** ****		6,489,619	:		<u> </u>	6,489,619.			0	
•	* 990-PF PG 1 TOTAL - LAND				Di	12229693.		•		12229693.	.0		·	Ö
	GRAND TOTAL 990-PF PG 1	\$2777.11 	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	3		155625687.			<u> </u>	155625687.	33830926.		3,253,832.	37084758.
		;	•											
		·			•	·					_			
928111 04-24-09]	(D) · Asset disposed	pesoc		*	ITC, Salvage,	I I I I I I I I I I I I I I I I I I I	iercial Revita	Ilization Deduci	lion, GO Zone

THE UNIVERSITY FINANCING FOUNDATION, INC E I N 58-1505902 ADDITIONAL INFORMATION FOR FORM 990-PF, PART IX-B SCHEDULE OF LOW INTEREST RATE LOANS MADE IN 2009

	BENEFICIARY	<u>AMOUNT</u>
VLP3, LLC		40,963
TEP 1, LLC		1,082,400
TOTAL		1,123,363

The University Financing Foundation, Inc. Contributions Expense Detail 12/31/2009

EIN: 58-1505902

Source Name	Description	Amount	Address
Allerican Canda Society American Kidney Fund ARCHE	2009 Matching gift-C. Ruskin Gift in Memoriam- Amelia Ann Smith 2009 Grant	100 00 100 00 7,200 00	2840 Electric Rd SW, Suite 106A, Roanoke, VA 24018 6110 Executive Boulevard, Suite 1010, Rockville, MD 20852 50 Hurt Plaze, Suite 710, Atlanta, GA 30303
Assoc of Univ Research Parks Assoc of Univ Research Parks Assoc of Univ Research Parks	Gold Corp Partner 2009-Pymt 1 of 3 Gold Corp Partner 2009-Pymt 2 of 3 Gold Corp Partner 2009-Pymt 3 of 3	5,000 00 5,000 00 5,000 00 15,000 00	c/o Wachova Bk, Lockbox 758936, Baltmore, MD 21275-8936
Atlanta Botanıcal Gardən 2009 Matching gıft- T Hall Atlanta Symphony Orchestra 2009 Matching contribution-Buckhaed Christian Ministry 2009 matching gıft- K Smit Children's Healthcare of Atlanta Christian Missionary Fellowship International 2009 Matching gift- R Rusk Christian Motorcyclists Association 2009 Matching gift- R Rusk Christian Motorcyclists Association 2009 Matching gift- L Beall Florda Institute of Technology 2009 Matching gift- L Beall Florda Institute of Technology 2009 Hack XVII Sporting, Frends of the Georgia Archive Georgia Archive Georgia Advanced Tech Vertures 2005 Grant for tax exempt is Georgia College & Stete Univ Foundation 2009 Matching gift- L Beall Georgia Goal Scholarship Prog 2009 Matching gift- L Beall Georgia Goal Scholarship Prog 2009 Matching gift- L Beall	2009 Matching grft- T Hall 2009 Matching grft- K Smith 2009 matching grft- K Smith 2009 matching grft- K Smith 2009 Matching grft- C Ruskin 2009 Matching grft- T Kemp 12009 Matching grft- L Beall 2009 Hard Sporting Affar- Contributor 2009 Legacy membership donation 2005 Grant for tax exempt aswings-Yr 4 2009 Matching grft- L Beall 2009 Matching grft- L Beall 2009 Matching grft- L Beall	1,500 00 2,500 00 200 00 200 00 200 00 100 00 1,000 00 50,000 00 100 00 2,000 00	1345 Piedmont Avenue NE, Atlanta, GA 30309 1280 Peachtree St NW, Suite 7074, Atlanta, GA 30309 2847 Piedmont Rd NE, Atlanta GA 30305 1687 Tulile Circle, Atlanta, GA 30329 PO Box 9, Haffeld, AR 71945 PO Box 27568, Knoxville, TN 37927 150 W University Bivd, Melbourne, FL 32901 PO Box 711, Morrow, GA 30260-0711 PO Box 7711, Morrow, GA 30260-0711 PO Sin Street, Suite 320, Atlanta, GA 30308 Campus Box 96, Milledgeville, GA 31061 Five Concourse Pkwy, Suite 200, Atlanta, GA 30328
Georgia State University Foundation Georgia State University Foundation	2009 Donation 2009 Matching Gift- J. Aderhold	50,000 00 5,000 00 55,000 00	P O Box 3963, Atlanta, GA 30302
'Georgia Tech Foundation, Inc Georgia Tech Foundation, Inc	Silver Sponsorhip- Petit Undergrad Resrch Program 2009 Matching gift- T Hall III	2,500 00 2,500 00 5,000 00	760 Spring St NW, 4th Floor, Atlanta, GA 30308
GFIC Give a Kid A Chance Kim King Foundation Pancreatic Cancer Action Network Pike School Corporation, inc Project Interconnections inc	Hole Sponsor-18th College Scholarsh Golf Classic 9/28/99 Matching grft. Sherry Billings Donation for 2009 Kim King Foundation Golf Tourn 2009 Matching contribution- Katherne Smith 2009 Matching grft. Lisa Beall 2009 Matching donation- K. Smith	550 00 1,000 00 250 00 100 00 200 00	Resurgens Plaza, 945 East Paces Ferry Road, Surte 1730 Atlanta, GA 30326 PO Box 196, Canton, GA 30169 75 Frith Street, Surte 1300, Allanta, GA 30308 2141 Rosecrans Ave #7000, El Segundo, CA 90245 1115 Parklane Rd, McComb, MS 39648 2198 Dresden Drive, Chamblee, GA 30341 High Missium of Ad
Robert W Woodruff Arts Center	2009 Matching donation- T Hall III	1,000 00	1280 Peachtree St NE, Atlanta, GA 30309
Savannah State University Shepherd Center Foundation Inc St Joseph's Mercy Foundation The Abarandra Study's Jones Foundation ULI Atlanta District Council Univ of Southern Miss Foundation Univ System of GA Foundation	2009 Bill Davis Golf Tournament donation 2009 Matching gift- Thomas Hall In memoran- Clara Chronos (Dr. N. Chronos mother) 2009 Matching gift- Katherine Smith 2009 Contributor Sponsorship 2009 Matching gift- Lea Beall 2009 Regents' Award - Gold Sponsorship 2009 Matching donation- K. Byrne Total 2009 Contributions	250 00 2,500 00 100 00 1,000 00 10,000 00 10,000 00 1170,400 00	University Placement D 09xx 20439, Savannah, GA 31404 2020 Peachtree Rd, Atlanta, GA 30309 5673 Peachtree Dunwoody Rd, Suite 650, Atlanta, GA 30342 1266 W Paces Ferry Road #322, Atlanta, GA 30327-2306 300 Gallena Parkway, SE, Suite 100, Atlanta, GA 30339 118 College Drive #10026, Hattiesburg, MS 39406 394 South Milledge Ave, Athens, GA 30602 P 0 Box 520, Colorado Springs, CO 80901-0520

F. hibit B

The University Financing Foundation, Inc. E.I.N 58-1505902 December 31, 2009

<u>ADDITIONAL INFORMATION FOR FORM 990-PF TAX YEAR 2009 PART XV</u>, LINE 2:

The University Financing Foundation, Inc. rarely makes outright grants or gifts but rather assists nonprofit educational and governmental organizations in obtaining equipment and facilities, and in achieving other objectives, for below-market rental, interest and other charges. This may occasionally involve an outright gift or grant, and to that end the following information is furnished.

2a. Name address and telephone number of the person to whom application should be addressed:

Thomas H. Hall
President
The University Financing Foundation, Inc.
3333 Busbee Drive, Suite 150
Kennesaw, Georgia 30144

Telephone: 404-214-9440

2b. The form in which applications should be submitted and information and materials they should include:

No specific restrictions exist. Application for assistance may be by telephone, letter or fax, and should include a general description of the requirement and its projected cost. Application will lead to further investigation, discussion and evaluation of the request.

2c. Any submission deadline:

No submission deadlines exist.

2d. Any restrictions or limitations on awards, such as by geographical areas, charitable fields, kinds of institutions, or other factors:

Projects proposed for assistance must be either of an education or research nature, may be accepted from public or private non-profit colleges or universities only, and must be from institutions within the United States of America. The Foundation prefers to assist with financing or leasing of real property (buildings), or research equipment, however, no valid need will be rejected out of hand.

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FORM 990-PF INTEREST	ON SAVINGS AND TE	MPORARY CAS	H INVESTMENTS	STATEMENT	1
SOURCE				AMOUNT	
ALBANY AGSERV ATDC VARIOUS SOURCES YAMACRAW				318,4 318,4 16,100,7 4,8	51.
FOTAL TO FORM 990-PF, I	PART I, LINE 3, C	OLUMN A		16,424,2	14.
FORM 990-PF	RENTAL I	NCOME		STATEMENT	2
KIND AND LOCATION OF PR	ROPERTY		ACTIVITY NUMBER	GROSS RENTAL INCO	OME
ALBANY AGSERV YAMACRAW PARKING GARAGE	E N PARK RENTAL SPA	CE	1 2 3	124,83 578,29 288,43	50.
			4	45,35	53.
ATACKAW - TSRB MIDTOWN ATDC LLC FOTAL TO FORM 990-PF, F	PART I, LINE 5A		4	1,036,8	
ATDC LLC	PART I, LINE 5A RENTAL EX	PENSES	4		71.
ATDC LLC FOTAL TO FORM 990-PF, F	RENTAL EX	PENSES ACTIVITY NUMBER	AMOUNT	1,036,8	71.
TOTAL TO FORM 990-PF, FORM 990-PF DESCRIPTION DEPRECIATION OTHER EXPENSES	RENTAL EX	ACTIVITY	AMOUNT 55,661. 71,572.	1,036,8	3
TOTAL TO FORM 990-PF, E COTAL TO FORM 990-PF DESCRIPTION DEPRECIATION OTHER EXPENSES OTHER EXPENSES OTHER EXPENSES	RENTAL EX	ACTIVITY NUMBER	AMOUNT 55,661. 71,572. 143,448. 24,212. 372,867.	1,036,8° STATEMENT TOTAL	333.
TOTAL TO FORM 990-PF, E FORM 990-PF DESCRIPTION DEPRECIATION OTHER EXPENSES OTHER EXPENSES OTHER EXPENSES OTHER EXPENSES OTHER EXPENSE OTHER EXPENSE	RENTAL EX	ACTIVITY NUMBER 1	AMOUNT 55,661. 71,572. 143,448. 24,212. 372,867. 55,560. 38,914. 582,922.	1,036,87 STATEMENT TOTAL	333.
TOTAL TO FORM 990-PF, E OTAL TO FORM 990-PF, E OESCRIPTION DEPRECIATION OTHER EXPENSES OTHER EXPENSES OTHER EXPENSES OTHER EXPENSES OTHER EXPENSES OTHER EXPENSES OTHER EXPENSES OTHER EXPENSES OTHER EXPENSES	RENTAL EX - SUBTOTAL -	ACTIVITY NUMBER 1	AMOUNT 55,661. 71,572. 143,448. 24,212. 372,867. 55,560. 38,914.	1,036,87 STATEMENT TOTAL 127,23	333.
ATDC LLC FOTAL TO FORM 990-PF, F	RENTAL EX - SUBTOTAL - - SUBTOTAL -	ACTIVITY NUMBER 1 2	AMOUNT 55,661. 71,572. 143,448. 24,212. 372,867. 55,560. 38,914. 582,922. 47,275.	1,036,87 STATEMENT TOTAL 127,23 540,52	333. 330.

FORM 99	0-PF G	AIN OR (LOSS)	FROM SALE C)F	ASSETS	STA	PEMENT (
DESCRIP	(A) TION OF PROPERTY				MANNER ACQUIRED	DATE ACQUIRED	DATE SOLI
CAPITAL	LEASE - ATLANTA			•	PURCHASED		
	(B) GROSS SALES PRICE	(C) COST OR OTHER BASIS	(D) EXPENSE O SALE	F	(E) DEPREC	. GAIN	(F) OR LOSS
	718,689.	523,253.		0.	·	0.	195,436
DESCRIP	(A) TION OF PROPERTY				MANNER ACQUIRED	DATE ACQUIRED	DATE SOLI
CAPITAL	LEASE - ATDC	_		-	PURCHASED		
	(B) GROSS SALES PRICE	(C) COST OR OTHER BASIS	(D) EXPENSE O SALE	F	(E) DEPREC.	GAIN	(F) OR LOSS
	353,319.	272,513.		0.		0.	80,806.
DESCRIP'	(A) FION OF PROPERTY				MANNER ACQUIRED	DATE ACQUIRED	DATE SOLI
CAPITAL CENTER	LEASE - GWINNET	r]	PURCHASED		
	(B) GROSS SALES PRICE	(C) COST OR OTHER BASIS	(D) EXPENSE O SALE	F	(E) DEPREC.	GAIN	(F) OR LOSS
_	641,113.	447,161.		0.		0.	193,952.

DESCRIP	(A) TION OF PROPERTY	<u>. </u>		MANNER ACQUIRED	DATE ACQUIRED	DATE SOLD
CAPITAL	LEASE - MOREHOU	ISE		PURCHASED		
	(B) GROSS	(C) COST OR	(D) EXPENSE OF	(E)		(F)
_	SALES PRICE	OTHER BASIS	SALE	DEPREC	. GAIN	OR LOSS
	398,877.	340,771.	0	•	0.	58,106.
DESCRIP	(A) TION OF PROPERTY			MANNER ACQUIRED	DATE ACQUIRED	DATE SOLD
	LEASE - BUILDIN YAMACRAW	G AND		PURCHASED		
	(B)	(C)	(D)	(E)		(F)
_	GROSS SALES PRICE	COST OR OTHER BASIS	EXPENSE OF SALE	DEPREC	GAIN	OR LOSS
	734,747.	341,646.	0	•	0.	393,101.
DESCRIP	(A) FION OF PROPERTY			MANNER ACQUIRED	DATE ACQUIRED	DATE SOLD
CAPITAL	LEASE - TEPB			PURCHASED		
	(B) GROSS	(C) COST OR	(D) EXPENSE OF	(E)		(F)
_	SALES PRICE	OTHER BASIS	SALE	DEPREC.	GAIN	OR LOSS
	714,938.	616,890.	0	•	0.	98,048.
DESCRIPT	(A) TION OF PROPERTY			MANNER ACQUIRED	DATE ACQUIRED	DATE SOLD
SALE OF THEATER	INTEREST IN RIA	LTO		PURCHASED	VARIOUS	12/01/09
	(B)	(C)	(D)	(E)		(F)
	GROSS SALES PRICE	COST OR OTHER BASIS	EXPENSE OF SALE	DEPREC.	GAIN	OR LOSS
_	3,250,000.	2,373,534.	0	•	0.	876,466.

DESCRIP	(A) TION OF PROPERTY			MANNER ACQUIRED	DAT ACQUI		E SOLD
UNREALI	ZED LOSS	_		PURCHASED	VARIC	OUS VA	RIOUS
	(B) GROSS	(C) COST OR	(D) EXPENSE OF	(E)		(F)	
	SALES PRICE	OTHER BASIS	SALE	DEPREC.	G	SAIN OR	LOSS
	0.	611,475.	0.		0.	<61	1,475.>
DESCRIP	(A) TION OF PROPERTY			MANNER ACQUIRED	DAT ACQUI		E SOLD
CAPITAL	LEASE - ATDC	_		PURCHASED			
	(B)	(C)	(D)	(E)		(F)	
	GROSS SALES PRICE	COST OR OTHER BASIS	EXPENSE OF SALE	DEPREC.	G	AIN OR	LOSS
	1,981.	0.	0.		0.		1,981.
NET GAI	N OR LOSS FROM SA	LE OF ASSETS				1,28	6,421.
CAPITAL	GAINS DIVIDENDS	FROM PART IV					0.
TOTAL TO	O FORM 990-PF, PA	ART I, LINE 6A			==	1,28	6,421.
FORM 990)-PF	OTHER	INCOME			STATEME	NT 5
DESCRIPT	PION		(A) REVENUE PER BOOKS	(B) NET INV MENT IN	EST-	(C ADJU: NET II	STED
	INCOME-PRI SERVICE REVENUE	-	16,309,42 4,721,90		0.	16,309 4,72	9,421.
TOTAL TO	FORM 990-PF, PA	RT I, LINE 11	21,031,32	1.	0.	21,03	1,321.

FORM 990-PF	LEGAL	FEES	S ^r .	PATEMENT 6
DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
LEGAL FEES	619,566.	0.	0.	619,566.
TO FM 990-PF, PG 1, LN 16A =	619,566.	0.	0.	619,566.
FORM 990-PF	ACCOUNTI	NG FEES	Si	PATEMENT 7
DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
ACCOUNTING FEES	253,074.	0.	0.	253,074.
TO FORM 990-PF, PG 1, LN 16B	253,074.	0.	0.	253,074.
FORM 990-PF C	OTHER PROFES	SIONAL FEES	SI	PATEMENT 8
<u> </u>	(A) EXPENSES PER BOOKS	SIONAL FEES (B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	CATEMENT 8 (D) CHARITABLE PURPOSES
DESCRIPTION	(A) EXPENSES	(B) NET INVEST-	(C) ADJUSTED	(D) CHARITABLE
DESCRIPTION OTHER	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
DESCRIPTION OTHER TO FORM 990-PF, PG 1, LN 16C	(A) EXPENSES PER BOOKS 79,520.	(B) NET INVEST- MENT INCOME 0.	(C) ADJUSTED NET INCOME 0.	(D) CHARITABLE PURPOSES 79,520.
FORM 990-PF CONTINUE OF THER TO FORM 990-PF, PG 1, LN 16C FORM 990-PF	(A) EXPENSES PER BOOKS 79,520.	(B) NET INVEST- MENT INCOME 0.	(C) ADJUSTED NET INCOME 0.	(D) CHARITABLE PURPOSES 79,520.
DESCRIPTION OTHER TO FORM 990-PF, PG 1, LN 16C FORM 990-PF	(A) EXPENSES PER BOOKS 79,520. 79,520. TAXE	(B) NET INVEST- MENT INCOME 0. 0. (B) NET INVEST-	(C) ADJUSTED NET INCOME 0. 0. ST (C) ADJUSTED	(D) CHARITABLE PURPOSES 79,520. 79,520. CATEMENT 9 (D) CHARITABLE

FORM 990-PF	OTHER E	XPENSES	S	TATEMENT 10
DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
AMORTIZATION OF DEBT ISSUE				
COST & BOND DISCOUNT	589,506.	0.	0.	589,506.
COMPUTER EXPENSE	16,769.	0.	0.	16,769.
CONSULTING FEES	70,833.	0.	0.	70,833.
INSURANCE	107,969.	0.	0.	107,969.
LICENSES EXPENSE	1,297.	0.	0.	1,297.
PARKING	6,803.	0.	0.	6,803.
PENALTIES & FINES	5,731.	0.	0.	5,731.
PROFESSIONAL DEVELOPMENT	7,722.	0.	0.	7,722.
SUPPLIES	23,943.	0.	0.	23,943.
TELEPHONE & CABLE	39,122.	0.	0.	39,122.
MEALS AND ENTERTAINMENT	34,845.	0.	0.	34,845.
CONDO FEES-UNALLOCATED	1,256,657.	0.	0.	1,256,657.
MANAGEMENT FEES	336,609.	0.	0.	336,609.
MANAGEMENT FEES ADMINISTRATION	•	0.	0.	505,882.
CAPITAL REPLACEMENT FUND	505,882.	0.	0.	209,095.
	209,095.	0.	0.	92,298.
SUPPLEMENTAL RESERVE FUND	92,298.	0.	0.	·
CLEANING LANDSCAPING	278,616.	0.	0.	278,616.
REPAIRS AND MAINTENANCE	13,208. 289,601.	0.	0.	13,208. 289,601.
SECURITY	-	0.	0.	259,263.
TRAINING & SEMINAR	259,263.	0.	0.	22,204.
UTILITIES	22,204.	0.	0.	113,341.
	113,341. 3,129,967.	0.	0.	3,129,967.
ENERGY SERVICES-STEAM, WATER TRUSTEE FEES	48,955.	0.	0.	48,955.
	15,552.		0.	
EQUIPMENT RENTAL	<u>•</u>	0.		15,552.
LOSS ON RETIREMENT DEBT	251,772.	0.	0.	251,772.
INVESTMENT EXPENSE	8,580.	8,580.	8,580.	0.
TO FORM 990-PF, PG 1, LN 23	7,736,140.	8,580.	8,580.	7,727,560.
FORM 990-PF OTHER INCREASES	TN NET ACC	TTS OR FIND RA	I.ANCES ST	TATEMENT 11
OIM JOUR OTHER INCREASES	TH HEI ADDI			
DESCRIPTION				AMOUNT
JNREALIZED LOSS ON INVESTMENT				1,577,671.
MINORITY INTEREST				363,321.
INVESTMENT EXPENSE FROM GA VE	NTURE PARTNE	ERS K-1		8,581.
COTAL TO FORM 990-PF, PART II	I. LINE 3			1,949,573.

FORM 990-PF U.S. AND STATE/O	TTY GOVERNMENT	r obligations	STATEMENT 12
DESCRIPTION	U.S. OTHER GOV'T	BOOK VALUE	FAIR MARKET VALUE
DEBT SECURITIES	x	11,179,719.	11,179,719
TOTAL U.S. GOVERNMENT OBLIGATIONS		11,179,719.	11,179,719.
TOTAL STATE AND MUNICIPAL GOVERNMEN	T OBLIGATIONS		
TOTAL TO FORM 990-PF, PART II, LINE	10A	11,179,719.	11,179,719.
FORM 990-PF DEPRECIATION OF ASSE	TS HELD FOR IN	IVESTMENT	STATEMENT 13
DESCRIPTION	COST OR OTHER BASIS	ACCUMULATED DEPRECIATION	BOOK VALUE
BUILDING - AGSERV	1,924,687.	•	
BUILDING - AGSERV	32,781.	•	
AGSERV-IMPROVEMENT	53,129.	•	
BUILDING - YAMACRAW	1,577,215.		· · · · · · · · · · · · · · · · · · ·
WINDOWS REPLACEMENT	8,890.		•
EQUIPMENT-TUFF YAMACRAW	3,330.		
BUILDING IMPROVEMENTS-YAMACRAW	47,643.	3,360.	44,283.
REPLACEMENT ROLLUP	21 000	7 020	14 060
DOOR-YAMACRAW	21,898.		
ADA DOOR-YAMACRAW	29,881.	1,660.	28,221.
TUFF AGSERVE - FURNITURE & FIXTURES	17,320.	1,650.	15,670.
TOTAL TO FM 990-PF, PART II, LN 11	3,716,774.	694,684.	3,022,090.
FORM 990-PF OTHER	R INVESTMENTS		STATEMENT 14
DESCRIPTION	VALUATION METHOD	BOOK VALUE	FAIR MARKET VALUE
EQUITY SECURITIES	COST	745,123.	745,123.
BOA INVESTMENTS	COST	4,365.	4,365.
	COST	6,518,025.	6,518,025.
JBS INVESTMENTS	COSI	0,510,025	

FORM 990-PF DEPRECIATION OF	ASSETS NOT HELD FOR	INVESTMENT	STATEMENT 15
DEGODIDATON	COST OR	ACCUMULATED	BOOK VALUE
DESCRIPTION	OTHER BASIS	DEPRECIATION	BOOK VALUE
BUILDING - SAVANNAH	3,000,000.	576,923.	2,423,077.
BUILDING - SAVANNAH	712,950.	118,826.	594,124.
BUILDING - GTREP	16,122,119.	2,652,573.	13,469,546.
BUILDING - YAMACRAW	167,948.	30,142.	137,806.
BUILDING - YAMACRAW	1,322,110.	237,300.	1,084,810.
BUILDING - YAMACRAW	13,546,358.	2,431,401.	11,114,957.
BUILDING - COBB CTY	5,143,413.	5,143,413.	0.
BUILDING - COBB CTY	72,590.	26,519.	46,071.
BUILDING - COBB CTY	26,186.	9,450.	16,736.
BUILDING - COBB CTY	98,666.	33,944.	64,722.
BUILDING - COBB CTY	181,808.	58,663.	123,145.
BUILDING - COBB CTY	17,880.	5,916.	11,964.
BUILDING - COBB CTY	153,633.	50,879.	102,754.
BUILDING - COBB CTY	1,920.	629.	1,291.
BUILDING - COBB CTY	101,933.	30,061.	71,872.
BUILDING - COBB CTY	460,000.	91,411.	368,589.
BUILDING - CLAYTON	30,858,839.	5,472,827.	25,386,012.
BUILDING - GCTR	6,585.	1,028.	5,557.
BUILDING - 10TH ST.	14,536,874.	14,536,874.	0.
FIN. & ISSUE COST	246,386.	246,386.	0.
BUILDING - 10TH ST.	119,294.	119,294.	0.
BUILDING - 10TH ST.	2,526.	2,409.	117.
JOHNSON CONTROLS	62,348.	24,784.	37,564.
JOHNSON CONTROLS	30,162.	11,982.	18,180.
JOHNSON CONTROLS	22,208.	8,820.	13,388.
ROAD IMPROVEMENTS	10,073.	10,071.	2.
ROAD IMPROVEMENTS	4,778.	4,778.	0.
ANTENNA RANGE	440,553.	440,553.	0.
EQUIP FULTON CTY	210,249.	210,249.	0.
TUFF EQUIPMENT	14,000.	14,000.	0.
ARCHIVES EQUIP.	1,048,453.	725,178.	323,275.
FILE CABINET	2,299.	2,299.	0.
OFFICE FURNITURE	10,749.	8,690.	2,059.
OFFICE FURNITURE	6,370.	5,182.	1,188.
SOFTWARE	2,253.	2,253.	0.
SOFTWARE	9,132.	9,132.	0.
TUFF FURNITURE	6,074.	4,047.	2,027.
TUFF FURNITURE	2,591.	1,640.	951.
CENTERGY FURNITURE	285,489.	171,295.	114,194.
CENTERGY FURNITURE	12,859.	7,716.	5,143.
CENTERGY FURNITURE	17,861.	10,716.	7,145.
ARCHIVES FURN.	2,594,424.	1,794,474.	799,950.
CENTERGY LHI	321,394.	192,834.	128,560.
LAND - FULTON COUNTY	773,341.	0.	773,341.
LAND - COBB COUNTY	1,309,083.	0.	1,309,083.
	220 746	0.	220 746
VACANT LAND-FULTON	329,746.	0.	329,746.

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VACANT LAND-FULTON	4,367.	0.	4,367.
VACANT LAND-FULTON	978.	0.	978.
VACANT LAND-FULTON	1,856.	0.	1,856.
LAND	3,025.	0.	3,025.
LAND	921.	0.	921.
LAND	3,312.	0.	3,312.
LAND	3,009.	0.	3,009.
LAND-962 STATE ST.	1,200.	Ö.	1,200.
LAND-962 STATE ST.	700.	0.	700.
LAND-962 STATE ST.	2,500.	0.	2,500.
			124,833.
LAND-962 STATE ST.	124,833.	0.	-
LAND-962 STATE ST.	7,500.	0.	7,500.
LAND-384 TENTH ST.	622.	0.	622.
LAND-384 TENTH ST.	204.	0.	204.
LAND-938 CURRAN ST.	225.	0.	225.
LAND-964 CENTER ST.	809.	0.	809.
LAND-485 EIGHTH ST.	632.	0.	632.
LAND-938 CURRAN ST.	1,185.	0.	1,185.
LAND-374 TENTH ST	8,175.	0.	8,175.
LAND-384 TENTH ST.	622.	0.	622.
LAND-388 TENTH ST.	622.	0.	622.
LAND-485 EIGHTH ST.	3,486.	0.	3,486.
LAND-964 CENTER ST.	849.	0.	849.
LAND-374 TENTH ST	152,673.	0.	152,673.
LAND-384 TENTH ST.	912.	0.	912.
LAND-388 TENTH ST.	628.	0.	628.
LAND-485 EIGHTH ST.	2,605.	0.	2,605.
LAND-938 CURRAN ST.	275.	0.	275.
LAND-964 CENTER ST.	1,116.	0.	1,116.
LAND-374 TENTH ST	2,110.	0.	2,110.
LAND-384 TENTH ST.	708.	0.	708.
LAND-388 TENTH ST.	597.	0.	597.
LAND-485 EIGHTH ST.	2,378.	0.	2,378.
LAND-938 CURRAN ST.	211.	0.	211.
LAND-964 CENTER ST.	964.	0.	964.
LAND-374 TENTH ST	1,895.	0.	1,895.
LAND - COBB COUNTY	5,385.	0.	5,385.
LAND - TENTH STREET	4,950.	0.	4,950.
LAND-384 TENTH ST.	675.	0.	675.
LAND-388 TENTH ST.	539.	0.	539.
LAND 962 STATE ST.	1,758.	0.	1,758.
LAND 938 CURRAN ST.	286.	0.	286.
	901.	0.	901.
LAND-964 CENTER ST.			
LAND-374 10TH ST.	551.	0.	551.
LAND-CLAYTON CTY.	1,464,072.	0.	1,464,072.
LAND-384 TENTH ST.	1,033.	0.	1,033.
LAND-388 TENTH ST.	826.	0.	826.
LAND-962 STATE ST.	2,620.	0.	2,620.
LAND-938 CURRAN ST.	142.	0.	142.
LAND-964 CENTER ST.	1,228.	0.	1,228.
LAND-374 TENTH ST	2,245.	0.	2,245.
LAND-SAV TECH DTAE	527,633.	0.	527,633.
LAND-SAVANNAH	963,306.	0.	963,306.
LAND-384 TENTH ST.	1,041.	0.	1,041.

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THE UNIVERSITY FINANCING FOUNDATION, INC.

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LAND-388 TENTH ST.	832.	0.	832.
LAND-962 STATE ST.	2,757.	0.	2,757.
LAND-938 CURRAN ST.	479.	0.	479.
LAND-964 CENTER ST.	1,285.	0.	1,285.
CRB-IMPROVEMENT	78,019.	11,334.	66,685.
CENTERGY-LHI	51,951.	30,737.	21,214.
MIDTOWN-FURN.&FIX.	98,946.	58,545.	40,401.
KENNESAW SOFTWARE	36,083.	36,083.	0.
KENNESAW EQUIPMENT	5,359.	5,359.	0.
MIDTOWN-EQUIPMENT	2,359.	2,359.	0.
OFFICE FURNITURE	9,978.	9,978.	0.
CAP INT-BLDG IMP.	100,060.	14,113.	85,947.
BUILDING-IMPROVEMENT	54,844.	5,858.	48,986.
EQUIPMENT-KENNESAW	2,384.	2,384.	0.
EQUIPMENT-KENNESAW	2,100.	1,820.	280.
MIDTOWN-EQUIPMENT	1,404.	1,147.	257.
EQUIPMENT-KENNESAW	1,499.	1,200.	299.
KENNESAW SOFTWARE	49,551.	49,551.	0.
MIDTOWN-EQUIPMENT	2,129.	1,704.	425.
MISC. YAMACRAW	1,959.	1,959.	0.
GARAGE	17,549.	17,549.	Ö.
PAINT CROSSWALK	1,925.	1,925.	0.
BUILDING IMPROVEMENTS-TUFF	1,525.	1,525.	•
PARKING	6,497.	640.	5,857.
BUILDING IMPROVEMENTS-TUFF	0,43/.	040.	3,037.
PARKING	3,631.	357.	3,274.
BUILDING IMPROVEMENTS-TUFF	3,031.	337.	5,274.
PARKING	5,782.	444.	5,338.
EQUIPMENT-TUFF PARENT	7,105.	4,381.	2,724.
FURNITURE & FIXTURES-TUFF	7,103.	4,501.	4,744.
PARENT	2,877.	1,370.	1,507.
FURNITURE & FIXTURES-TUFF	2,077.	1,370.	1,507.
PARENT	1,158.	564.	594.
FURNITURE & FIXTURES-TUFF	1,130.	204.	274.
PARENT	10,920.	4,810.	6,110.
SOFTWARE-TUFF PARENT	4,606.	4,606.	0.
LAND-YAMACRAW	6,489,619.	4,000.	6,489,619.
HYDRAULIC PASSENGER	0,409,019.	0.	0,409,019.
ELEVATOR-COBB RESEARCH	83,531.	12,530.	71,001.
LOAD TRANSFER DIVES/RESEAL	63,331.	12,330.	/1,001.
	5,000.	1,488.	3,512.
EXPANSION-TUFF PARKING	•	1,784.	3,766.
SECURITY CAMERA-TUFF PARKING	5,550.	1,/04.	3,700.
WORKTABLE, ERGO KYBRD-FRONT	1 261	E 2 E	736.
OFF-KENNESAW	1,261.	525.	/30.
WOODEN 4 DRAWER FILE	1 405	A C A	1 021
CABINET-KENNESAW	1,495.	464.	1,031.
WOODEN 4 DRAWER FILE	1 105	464	1 021
CABINET-KENNESAW	1,495.	464.	1,031.
TICKLER	2 225	2 546	4 550
SYSTEM-TECHBRIDGE-KENNESAW	8,325.	3,746.	4,579.
CPU WORKSTATION#1-MIDTOWN-TUFF	4 04 5	600	600
PARENT	1,215.	608.	607.
CPU WORKSTATION#2-MIDTOWN-TUFF	4 04 5		C 0.5
PARENT	1,215.	608.	607.

THE UNIVERSITY FINANCING FOUNDA	TION, INC.		58-1505902
CPU WORKSTATION#3-MIDTOWN-TUFF PARENT	1 215	608.	607.
CPU WORKSTATION#4-MIDTOWN-TUFF	1,215.	000.	607.
PARENT	1,215.	608.	607.
CPU WORKSTATION#5-MIDTOWN-TUFF PARENT	1,215.	608.	607.
CPU WORKSTATION#6-MIDTOWN-TUFF	1,215.	000.	007.
PARENT	1,676.	810.	866.
CPU WORKSTATION#7-HAL BARRETT-TUFF PARENT	1,676.	810.	866.
CPU WORKSTATION#8-MIDTOWN-TUFF	1,070.	010.	000.
PARENT	1,240.	558.	682.
TUFF GT LIBRARY IMPROVEMENT-BUILDING	466,180.	13,945.	452,235.
TUFF PARENT-COMPUTERS	3,369.	1,179.	2,190.
BUILDING - CENTRAL UTILITY	·	·	•
PLANT TUFF SAVTECH - 100 TON	12,497,164.	507,363.	11,989,801.
AIR-COOLED CHILLER	63,985.	0.	63,985.
BUILDING - TUFF FLORIDA TECH			·
STUDENT HOUSING BUILDING - TUFF FLORIDA TECH	26,549,393.	680,754.	25,868,639.
HARRIS BUILDING	7,325,739.	46,960.	7,278,779.
CONSTRUCTION IN PROGRESS	3,797,828.	0.	3,797,828.
TOTAL TO FM 990-PF, PART II, LN 14	4 155,625,687.	37,084,758.	118,540,929.
FORM 990-PF	OTHER ASSETS		STATEMENT 16
DESCRIPTION	BEGINNING OF YR BOOK VALUE	END OF YEAR BOOK VALUE	FAIR MARKET VALUE
ACCRUED INTEREST RECEIVABLE ACCRUED RENT RECEIVABLE	1,343,990.	1,604,733. 2,185,496.	1,604,733.
LEASE RECEIVABLE	1,462,549. 201,067,416.	198,427,770.	2,185,496. 198,427,770.
TO FORM 990-PF, PART II, LINE 15	203,873,955.	202,217,999.	202,217,999.
FORM 990-PF OTF	HER LIABILITIES		STATEMENT 17
DESCRIPTION		BOY AMOUNT	EOY AMOUNT
BONDS PAYABLE		275,166,700.	324,191,218.
MINORITY INTEREST		695,181.	112,755.
	า		
SUNTRUST BANK LOAN	•	64,575,000.	64,475,000.
TOTAL TO FORM 990-PF, PART II, LIN	IE 22	359,574,333.	395,862,676.
DESCRIPTION BONDS PAYABLE MINORITY INTEREST NOTES PAYABLE LINE OF CREDIT LIABILITY TO COMPLETE LEASED ASSET SUNTRUST BANK LOAN		275,166,700. 695,181. 969,702. 16,150,000. 2,017,750. 64,575,000.	EOY AMOUNT 324,191,218 112,755 883,703 6,200,000 0 64,475,000

= +	BSTANTIAL CONTRIBU VII-A, LINE 10	JTORS	STAT	EMENT 18
NAME OF CONTRIBUTOR	ADDRESS			
FLORIDA INSTITUTE OF TECHNOLOGY	150 W. UNIVERS			
	ST OF OFFICERS, DI		STATI	EMENT 19
NAME AND ADDRESS	TITLE AND AVRG HRS/WK		EMPLOYEE BEN PLAN CONTRIB	
THOMAS H. HALL III 75 FIFTH STREET NW, SUITE 1050 ATLANTA, GA 30308	PRESIDENT, CEO,			15,600.
J. FRANK SMITH, JR. 75 FIFTH STREET NW, SUITE 1050 ATLANTA, GA 30308	CHAIRMAN, TREAS	SURER, ASST 654,454.		
JOHN E. ADERHOLD 75 FIFTH STREET NW, SUITE 1050 ATLANTA, GA 30308	VICE CHAIR, SEC 2.00		22,896.	0.
KEVIN T. BYRNE 75 FIFTH STREET NW, SUITE 1050 ATLANTA, GA 30308	VP, COO, ASST T		ASST SEC'Y 87,710.	
LISA A. BEALL 3333 BUSBEE DRIVE, STE 150 KENNESAW, GA 30144	CONTR, ASST TRE		ECRETARY 52,984.	0.
THOMAS W. VENTULETT III 75 FIFTH STREET NW, SUITE 1050 ATLANTA, GA 30144	DIRECTOR 1.00	13,900.	11,200.	0.
MICHAEL G. WASSERMAN 75 FIFTH STREET NW, SUITE 1050 ATLANTA, GA 30144	ASSISTANT SECRE	TARY	0.	0.
rotals included on 990-pf, page 6	- , PART VIII	2,803,865.	493,990.	25,200.

Fo	rm 8868 (Rev. 4-2009)			Page 2
•	If you are filing for an Additional (Not Automatic) 3-Month Extension, complete only Part II and check this	box		×
	ite. Only complete Part II if you have already been granted an automatic 3-month extension on a previously file	•	m 8868.	
•	If you are filing for an Automatic 3-Month Extension, complete only Part I (on page 1).			
P	Additional (Not Automatic) 3-Month Extension of Time. Only file the original (no	copie	s needed).	
7	Name of Exempt Organization	🗗 En	nployer Identificati	on number
	De or			
pri	THE UNIVERSITY FINANCING FOUNDATION, INC.	\$	58-1505902	
este	Number, street, and room or suite no. If a P.O. box, see instructions.	For	r IRS use only	
	dare for the 3333 BUSBEE DRIVE, NO. 150	<u></u>		
	City, town or post office, state, and ZIP code. For a foreign address, see instructions.	******		
	KENNESAW, GA 30144	4/26 1 . Tu	14 3 series 1	<u>* </u>
Ch	eck type of return to be filed (File a separate application for each return):	<u> </u>		
<u> </u>	Form 990 Form 990-EZ Form 990-T (sec. 401(a) or 408(a) trust) Form 1041-A	$\overline{}$	Form 5227 🔲	Form 8870
<u>ــ</u>	Form 990 BL X Form 990-PF Form 990-T (trust other than above) Form 4720	ا نـــا	Forn 6069	
STO	OP! Do not complete Part II if you were not already granted an automatic 3-month extension on a previo	usly fi	led Form 8868.	
_	THOMAS H. HALL		· ··	
• 1	he books are in the care of > 3333 BUSBEE DRIVE, STE 150 - KENNESAW, GA 30144			
	Telephone No. ► 404-214-9440 FAX No ►			
	the organization does not have an office or place of business in the United States, check this box			
	· · ·	iis is fo	or the whole group,	check this
box				
4	I request an additional 3 month extension of time until NOVEMBER 15, 2010 .			
5	For calendar year 2009, or other tax year beginning, and ending			
6	If this tax year is for less than 12 months, check reason: Initial return		Change in account	ting period
7	State in detail why you need the extension			
	ADDITIONAL TIME IS NEEDED TO GATHER INFORMATION NECESSARY TO FILE			
	A COMPLETE AND ACCURATE RETURN.		<u>,</u>	
8a	If this application is for Form 990-BL, 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any	1	1	
	nonrefundable credits. See instructions.	8a	\$	0.
b	If this application is for Form 990-PF, 990-T, 4720, or 6069, enter any refundable credits and estimated	1.20		
	tax payments made. Include any prior year overpayment allowed as a credit and any amount paid	1. E. S.		
	previously with Form 8868.	8b	S	0.
С	Balance Due. Subtract line 8b from line 8a. Include your payment with this form, or, if required, deposit	_		_
	with FTD coupon or, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions.	8c	s	0.
ladar	Signature and Verification penalties of perjury, I declare that I have examined this form, including accompanying schedules and statements, and to the	hart of	l mu knoudadna aad b	الملاء
is tr	perantes of pergry, 1 octave viat 1 have examined this form, incloding accompanying schedules and statements, and to the ie, correct, and complete, and that I am authorized to prepare this form.	nc2(0)	i my knowledge and b	euei,
innat	ure Dale R. Bourn Title & CPA	Date	- 8/1ch	
131144			Form 8868 (R	ev. 4-2009)