
University of Northern Colorado Foundation, Inc.

Financial Report
June 30, 2022

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Independent Auditor's Report

To the Board of Directors
University of Northern Colorado Foundation, Inc.

Opinion

We have audited the financial statements of University of Northern Colorado Foundation, Inc. (the "Organization"), which comprise the statement of financial position as of June 30, 2022 and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Organization as of June 30, 2022 and the changes in its net assets, functional expenses, and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the Organization and to meet our ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter

As described in Note 4 to the financial statements, the financial statements include certain investments whose fair values have been estimated by management in the absence of readily determinable fair values. Management's estimates are based on information provided by fund managers and partnership general partners. The investments are valued at approximately \$44,000,000 (30 percent of net assets) at June 30, 2022. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Organization's ability to continue as a going concern within one year after the date that the financial statements are issued or available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

To the Board of Directors
University of Northern Colorado Foundation, Inc.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Organization's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Report on Summarized Comparative Information

We have previously audited the Organization's 2021 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated September 17, 2021. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2021 is consistent, in all material respects, with the audited financial statements from which it has been derived.

Plante & Moran, PLLC

September 15, 2022

University of Northern Colorado Foundation, Inc.

Statement of Financial Position

June 30, 2022
(with summarized comparative totals for June 30, 2021)

	2022	2021
Assets		
Cash and cash equivalents	\$ 1,686,712	\$ 636,607
Investments	130,855,204	142,766,110
Pledge receivables - Net of allowances	8,029,555	5,903,570
Accrued interest	68,280	136,844
Life insurance policies	94,771	92,690
Prepays and other assets	33,848	20,800
Note receivable	-	2,340,000
Beneficial interest in long-term trusts held by others	8,657,172	10,321,710
Property and equipment - Net	767,987	777,378
Total assets	\$ 150,193,529	\$ 162,995,709
Liabilities and Net Assets		
Liabilities		
Accounts payable and accrued expenses	\$ 1,028,963	\$ 766,996
Obligations under gift annuity agreements	99,755	104,251
Assets held for others	471,553	506,439
Total liabilities	1,600,271	1,377,686
Net Assets		
Without donor restrictions:		
Undesignated	12,021,679	15,178,343
Board designated	1,174,402	1,310,169
Total without donor restrictions	13,196,081	16,488,512
With donor restrictions	135,397,177	145,129,511
Total net assets	148,593,258	161,618,023
Total liabilities and net assets	\$ 150,193,529	\$ 162,995,709

University of Northern Colorado Foundation, Inc.

Statement of Activities

Year Ended June 30, 2022

(with summarized comparative totals for the year ended June 30, 2021)

	2022			2021
	Without Donor Restrictions	With Donor Restrictions	Total	Total
Revenue, (Losses) Gains, and Support				
Contributions - Net	\$ 33,468	\$ 11,468,342	\$ 11,501,810	\$ 7,088,542
In-kind donations	-	1,488,007	1,488,007	20,800
Net realized and unrealized (losses) gains -				
Net of fees	(2,852,221)	(9,397,020)	(12,249,241)	29,844,583
Interest, dividends, and mineral royalties	555,941	3,149,331	3,705,272	3,198,270
Change in value of charitable gift annuities				
and long-term trusts held by others	-	(1,674,833)	(1,674,833)	2,464,308
Other income	4,907	124,013	128,920	143,213
Net assets released from restrictions	14,898,856	(14,898,856)	-	-
Total revenue, (losses) gains, and support	12,640,951	(9,741,016)	2,899,935	42,759,716
Expenses				
Program services - Programs, scholarships, and capital support	14,694,312	-	14,694,312	13,888,889
Support services - Management and general	924,188	-	924,188	711,323
Total expenses	15,618,500	-	15,618,500	14,600,212
(Decrease) Increase in Net Assets - Before other losses and transfers	(2,977,549)	(9,741,016)	(12,718,565)	28,159,504
Other Losses				
Provision for uncollectible pledges and pledges replaced by contributions from donor-advised funds - Net of recoveries	(306,200)	-	(306,200)	(270,625)
Change in Net Assets - Before transfers	(3,283,749)	(9,741,016)	(13,024,765)	27,888,879
Transfers	(8,682)	8,682	-	-
Change in Net Assets	(3,292,431)	(9,732,334)	(13,024,765)	27,888,879
Net Assets - Beginning of year	16,488,512	145,129,511	161,618,023	133,729,144
Net Assets - End of year	<u>\$ 13,196,081</u>	<u>\$ 135,397,177</u>	<u>\$ 148,593,258</u>	<u>\$ 161,618,023</u>

University of Northern Colorado Foundation, Inc.

Statement of Functional Expenses

Year Ended June 30, 2022

(with summarized comparative totals for the year ended June 30, 2021)

	Program Services	Support Services	Total	
	Programs, Scholarships, and Capital Support	Management and General	2022	2021
Support paid to the University	\$ 14,694,312	\$ -	\$ 14,694,312	\$ 13,888,889
Salaries and wages	-	359,703	359,703	340,200
Professional services and consulting	-	301,322	301,322	153,696
Other employee benefits	-	100,564	100,564	95,625
Bank fees	-	35,140	35,140	37,085
Retirement plan contributions	-	18,452	18,452	26,905
Payroll taxes	-	26,153	26,153	25,391
Information technology	-	37,650	37,650	20,196
Miscellaneous	-	45,204	45,204	12,225
Total functional expenses	<u>\$ 14,694,312</u>	<u>\$ 924,188</u>	<u>\$ 15,618,500</u>	<u>\$ 14,600,212</u>

University of Northern Colorado Foundation, Inc.

Statement of Cash Flows

Year Ended June 30, 2022
(with summarized comparative totals for the year ended June 30, 2021)

	2022	2021
Cash Flows from Operating Activities		
Change in net assets	\$ (13,024,765)	\$ 27,888,879
Adjustments to reconcile change in net assets to net cash and cash equivalents from operating activities:		
Depreciation	40,056	38,016
Net realized and unrealized losses (gains) on investments	11,826,956	(29,885,364)
Provision for uncollectible pledges - Net of recoveries	306,200	270,625
Change in cash surrender value of life insurance policies	(2,081)	(7,928)
Change in value of charitable gift annuities and long-term trusts held by others	1,674,833	(2,464,308)
Contributions restricted for investment in endowments	(1,492,503)	(2,236,691)
Gain on sale of land	-	(280,800)
Changes in operating assets and liabilities that (used) provided cash and cash equivalents:		
Pledges receivable	(2,432,185)	2,299,594
Accrued interest	68,564	(58,766)
Prepays and other assets	(13,048)	(7,626)
Accounts payable and accrued expenses	261,967	234,783
Assets held for others	(34,886)	(24,087)
Net cash and cash equivalents used in operating activities	(2,820,892)	(4,233,673)
Cash Flows from Investing Activities		
Sales of investments	11,476,988	12,257,269
Purchases of investments	(11,393,038)	(16,992,075)
Purchase of property and equipment	(30,665)	-
Cash proceeds from sale of land	-	2,340,000
Payment on note receivable	2,340,000	2,340,000
Net cash and cash equivalents provided by (used in) investing activities	2,393,285	(54,806)
Cash Flows from Financing Activities		
Proceeds from contributions restricted for investment in endowments	1,492,503	2,236,691
Payments on gift annuity obligations	(14,791)	(17,716)
Net cash and cash equivalents provided by financing activities	1,477,712	2,218,975
Net Change in Cash and Cash Equivalents	1,050,105	(2,069,504)
Cash and Cash Equivalents - Beginning of year	636,607	2,706,111
Cash and Cash Equivalents - End of year	<u><u>\$ 1,686,712</u></u>	<u><u>\$ 636,607</u></u>
Significant Noncash Transactions - Issuance of note receivable on sale of land	\$ -	\$ 4,680,000

June 30, 2022

Note 1 - Nature of Business

University of Northern Colorado Foundation, Inc. (the "Organization") is a nonprofit corporation providing program, scholarship, and other support to the University of Northern Colorado (the "University"). The majority of the Organization's revenue is derived from contributions and investment income.

Note 2 - Significant Accounting Policies

Classification of Net Assets

Net assets of the Organization are classified based on the presence or absence of donor-imposed restrictions.

Net assets without donor restrictions: Net assets that are not subject to donor-imposed restrictions or for which the donor-imposed restrictions have expired or been fulfilled. Net assets in this category may be expended for any purpose in performing the primary objectives of the Organization.

Net assets with donor restrictions: Net assets subject to stipulations imposed by donors and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by actions of the Organization or by the passage of time. Other donor restrictions are perpetual in nature, where the donor has stipulated the principal of the fund be maintained in perpetuity.

The governing board of the Organization has identified certain assets with and without donor restrictions as board-designated endowments to be invested for a long-term period. These board-designated endowments are referred to as quasi endowments within the notes to the financial statements (see Notes 11 and 12).

Summarized Comparative Information

The financial statements include certain prior year summarized comparative information in total but not by net asset class. Such information does not include sufficient detail to constitute a complete presentation in conformity with accounting principles generally accepted in the United States of America (GAAP). Accordingly, such information should be read in conjunction with the Organization's financial statements for the year ended June 30, 2021, from which the summarized information was derived.

Cash Equivalents

The Organization considers all investments with an original maturity of three months or less when purchased to be cash and cash equivalents. It does not include cash and cash equivalents presented in investments, which are subject to investment management direction. Frequently, cash balances in commercial banks may exceed the level of insurance provided by the FDIC.

Investments

The Organization maintains pooled investment accounts for the majority of its endowments. Investment income and realized and unrealized gains and losses, net of investment and management fees, from securities in the pooled investment accounts are allocated quarterly to the individual endowments based on the relationship of the fair value of the interest of each endowment to the total fair value of the pooled investment accounts and are adjusted for additions to or deductions from those accounts.

Investments are stated at fair value, as further discussed in Note 4. Investment returns include dividend, interest, and other investment income, as well as realized and unrealized gains and losses on investments. Investment returns are reflected on the statement of activities as with or without restrictions based on the existence and nature of any donor or legally imposed restrictions on those earnings.

June 30, 2022

Note 2 - Significant Accounting Policies (Continued)

Contributions

Unconditional promises to give cash and other assets to the Organization are reported at fair value on the date the promise is received. Conditional promises to give and indications of intentions to give are reported at fair value on the date the gift becomes unconditional or is received. The gifts are reported as contributions with donor restrictions if they are received with donor stipulations that limit the use of the donated assets. When a donor restriction expires, that is, when a stipulated time restriction ends or the purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions. Donor-restricted contributions whose restrictions are met in the year in which the contributions are received are reported as contributions without donor restrictions in the accompanying financial statements.

Contributions receivable that are expected to be collected within one year are recorded at net realizable value. Unconditional promises to give that are expected to be collected in future years are recorded at the present value of their estimated future cash flows. The discounts on those amounts are computed using risk-free interest rates applicable to the years in which the promises are received. An allowance for uncollectible contributions is provided when evidence indicates amounts promised by donors may not be collectible.

Land Held for Sale and Note Receivable

In 2017, the Organization received a donation of land, and management has determined that the land meets the requirements of GAAP to be considered as held for sale. During the fiscal year ended June 30, 2021, the Organization sold the land, as described in Note 15, with consideration including cash and a note receivable.

Property and Equipment

Property and equipment are recorded at cost or, if donated, at the fair value on the date of donation. The straight-line method is used for computing depreciation and amortization. Assets are depreciated over their estimated useful lives ranging from 3 to 50 years. Assets with an initial purchase price under \$5,000 are expensed in the year purchased.

Assets Held for Others

The Organization holds and invests certain funds on behalf of the University.

Transfers

Transfers represent donor changes in gift restrictions.

Income Taxes

The Organization is a not-for-profit corporation and is exempt from tax under the provisions of Internal Revenue Code Section 501(c)(3). Accounting principles generally accepted in the United States of America require management to evaluate tax positions taken by the Organization and recognize a tax liability if the Organization has taken an uncertain position that more likely than not would not be sustained upon examination by the IRS or other applicable taxing authorities. Management has analyzed the tax positions taken by the Organization and has concluded that, as of June 30, 2022, there are no uncertain positions taken or expected to be taken that would require recognition of a liability or disclosure in the financial statements. The Organization is subject to routine audits by taxing jurisdictions; however, there are currently no audits for any tax periods in progress.

June 30, 2022

Note 2 - Significant Accounting Policies (Continued)

Functional Allocation of Expenses

Costs of providing the program and support services have been reported on a functional basis in the statement of activities. Due to the nature of the Organization's operations, all direct support paid to the University is reflected as program expense. Management has determined that all activities, except direct support paid to the University, should be classified as part of the support services function as management and general expenses.

Use of Estimates

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

Subsequent Events

The financial statements and related disclosures include evaluation of events up through and including September 15, 2022, which is the date the financial statements were available to be issued.

Note 3 - Liquidity and Availability of Resources

The following reflects the Organization's financial assets available to meet cash needs for general expenditures within one year of June 30, 2022, after being reduced by amounts not available for general use because of contractual or donor-imposed restrictions:

Cash and cash equivalents	\$ 1,686,712
Investments	130,855,204
Pledge receivables - Net of allowances	8,029,555
Beneficial interests in long-term trusts held by others	8,657,172
Other financial assets	<u>163,051</u>
Financial assets - At year end	149,391,694
Less those unavailable for general expenditures within one year due to: Contractual or donor-imposed restrictions:	
Restricted by donor with time or purpose restrictions	135,397,177
Obligations under gift annuity	99,755
Assets held for others	471,553
Board designations	<u>1,174,402</u>
Financial assets available to meet cash needs for general expenditures within one year	<u>\$ 12,248,807</u>

At year end, the Organization held over \$132 million in cash and investments. The Organization monitors current-use accounts, totaling approximately \$26 million at June 30, 2022, which support scholarships and programs at the University. The Organization's investment portfolio has approximately \$86 million of investments with liquidity of one to two days that can be accessed to meet all the current needs if called upon.

The Organization also realizes there could be unanticipated liquidity needs.

Certain investments contain lock-up provisions that would reduce the total investments that could be made available (see Note 4 for disclosures about investments).

June 30, 2022

Note 3 - Liquidity and Availability of Resources (Continued)

Although the Organization does not intend to spend from its quasi endowments other than amounts appropriated for general expenditure as part of its annual budget approval and appropriation process, amounts from its quasi endowments (as disclosed within Note 12) could be made available if necessary.

Note 4 - Fair Value Measurements

Accounting standards require certain assets and liabilities be reported at fair value in the financial statements and provide a framework for establishing that fair value. The framework for determining fair value is based on a hierarchy that prioritizes the inputs and valuation techniques used to measure fair value.

Fair values determined by Level 1 inputs use quoted prices in active markets for identical assets that the Organization has the ability to access.

Fair values determined by Level 2 inputs use other inputs that are observable, either directly or indirectly. These Level 2 inputs include quoted prices for similar assets in active markets and other inputs, such as interest rates and yield curves, that are observable at commonly quoted intervals.

Level 3 inputs are unobservable inputs, including inputs that are available in situations where there is little, if any, market activity for the related asset. These Level 3 fair value measurements are based primarily on management's own estimates using pricing models, discounted cash flow methodologies, or similar techniques taking into account the characteristics of the asset.

In instances where inputs used to measure fair value fall into different levels in the above fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. The Organization's assessment of the significance of particular inputs to these fair value measurements requires judgment and considers factors specific to each asset.

There were no changes in the Organization's valuation techniques during the year.

Notes to Financial Statements

June 30, 2022

Note 4 - Fair Value Measurements (Continued)

The following table sets forth by level within the fair value hierarchy the Organization's investments measured on a recurring basis at fair value:

Assets Measured at Fair Value on a Recurring Basis at June 30, 2022					
	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	Net Asset Value (NAV)	Balance at June 30, 2022
Cash equivalent mutual funds, subject to investment management direction	\$ 917,689	\$ -	\$ -	\$ -	\$ 917,689
Equities:					
Large cap	22,571,475	-	-	-	22,571,475
International	18,438,635	-	-	-	18,438,635
Small/Mid cap	10,296,536	-	-	-	10,296,536
Emerging markets	5,990,689	-	-	-	5,990,689
Fixed income:					
Floating rate corp. loans	5,978,973	-	-	-	5,978,973
Domestic	5,761,601	-	-	-	5,761,601
Opportunistic	-	470,808	-	-	470,808
Student-managed funds	-	1,660,322	-	-	1,660,322
Stock/Bond mixed mutual funds	934,270	-	-	-	934,270
Alternative investments:					
Real assets	4,099,032	-	-	-	4,099,032
Low-correlated hedge	-	-	-	23,922,937	23,922,937
Private equity	-	-	-	7,993,993	7,993,993
Illiquid credit	-	-	-	7,763,179	7,763,179
Real estate	8,515,638	-	-	4,539,427	13,055,065
Beneficial interest in long-term trusts held by others	-	-	8,657,172	-	8,657,172
Total assets	\$ 83,504,538	\$ 2,131,130	\$ 8,657,172	\$ 44,219,536	\$ 138,512,376

The Organization also has assets that, under certain conditions, are subject to measurement at fair value on a nonrecurring basis. These assets include a limited partnership investment, the value of which was \$1,000,000 as of June 30, 2022. This limited partnership investment cannot be redeemed by the Organization. The value of the investment in this category is based on the initial partnership contribution and is valued based on Level 3 inputs within the fair value hierarchy.

Net investment losses consist of the following for the year ended June 30, 2022:

Interest, dividends, and mineral royalties	\$ 3,705,272
Realized and unrealized loss on investments	(11,826,956)
Less investment management fees	(422,285)
Total	\$ (8,543,969)

Notes to Financial Statements

June 30, 2022

Note 4 - Fair Value Measurements (Continued)

Changes in Level 3 assets measured at fair value on a recurring basis for the year ended June 30, 2022 are as follows:

	Beneficial Interest in Long- term Trusts Held by Others
Balance at July 1, 2021	\$ 10,321,710
Unrealized losses	(1,664,538)
Balance at June 30, 2022	<u>\$ 8,657,172</u>

The fair value of beneficial interests in long-term trusts held by others at June 30, 2022 was determined based on the underlying investments held by the trusts, less the net present value of future cash outflow to lifetime recipients.

Investments in Entities that Calculate Net Asset Value per Share

The Organization holds shares or interests in investment companies at year end where the fair value of the investment held is estimated based on net asset value per share (or its equivalent) of the investment company.

At year end, the fair value, unfunded commitments, and redemption rules of those investments are as follows:

	NAV Investments Held at June 30, 2022			
	Fair Value	Unfunded Commitments	Redemption Frequency, if Eligible	Redemption Notice Period
Low-correlated hedge - Equity (a)	\$ 6,219,607	\$ -	Monthly, quarterly, semiannually*	60-100 days
Low-correlated hedge - Multistrategy (a)	17,703,330	-	Quarterly, semiannually*	95 days**
Illiquid credit (b)	7,763,179	702,668	Upon fund termination	N/A
Private equity (c)	7,993,993	3,194,847	Upon fund termination	N/A
Real estate (d)	<u>4,539,427</u>	<u>1,179,334</u>	Upon fund termination	N/A
Total	<u>\$ 44,219,536</u>	<u>\$ 5,076,849</u>		

*Subject to restrictions

**Annual one-year lock-up

(a) The low-correlated hedge class invests in investments that pursue multiple strategies to diversify risks and reduce volatility. The investments composite portfolio for this class includes investments in public equities, private equities, public equity derivatives, Treasuries, and fixed-income derivatives. The fair values of the investments in this class have been estimated using net asset value per share of the investments.

(b) The illiquid credit class invests in funds that pursue investment opportunities with long-term potential, including those that may be early-stage domestic private companies. The investments cannot be redeemed because the investments include holdings that are part of an illiquid market. The fair values of the investments in this class have been estimated using net asset value per share of the investments.

(c) The private equity class includes several private equity funds that invest, either directly or indirectly, in both domestic and international private companies. The fair values of the investments in this category have been estimated using net asset value per share of the investments.

June 30, 2022**Note 4 - Fair Value Measurements (Continued)**

(d) The real estate class includes several real estate funds that primarily invest in U.S. commercial real estate. The fair values of the investments in this class have been estimated using net asset value of the Organization's ownership interest in partners' capital.

Note 5 - Pledges Receivable

Included in contributions receivable are several unconditional promises to give. They are included as follows at June 30, 2022:

Amounts due in:	
Less than one year	\$ 2,761,191
One to five years	5,464,000
More than five years	<u>62,000</u>
Subtotal	8,287,191
Less allowance for uncollectible pledges	(21,325)
Less present value discount	<u>(236,311)</u>
Total	<u><u>\$ 8,029,555</u></u>

Unconditional promises to give (pledges receivable) are from various entities, including foundations, corporations, and individuals. The discount factor utilized in the present value calculation is the five-year U.S. Treasury note rate as of June 30 of the fiscal year in which the commitment is made, ranging from 0.29 percent to 3.01 percent.

Approximately 78 percent of the Organization's pledges receivable as of June 30, 2022 consist of pledges from two donors.

Note 6 - Life Insurance Policies

The Organization is the owner and beneficiary of various donated life insurance policies with total cash surrender values of \$94,771 and face values of approximately \$116,000 as of June 30, 2022.

Note 7 - Property and Equipment

Property and equipment are summarized as follows:

Building and improvements	\$ 1,310,556
Equipment	<u>23,143</u>
Total cost	1,333,699
Accumulated depreciation	<u>565,712</u>
Net property and equipment	<u><u>\$ 767,987</u></u>

Depreciation expense for 2022 was \$40,056.

Notes to Financial Statements

June 30, 2022

Note 8 - Charitable Gift Annuity Contracts

The Organization has entered into several charitable gift annuity contracts. These contracts require the Organization to make fixed payments to the beneficiaries over their lifetimes. Under a charitable gift annuity contract, the assets received by the Organization are not held in trust separately from other investments of the Organization. On the date each charitable gift annuity was established, the Organization recorded a contribution equal to the difference between the amount transferred from the donor and the present value of the future cash flows expected to be paid to the specified beneficiaries using a discount rate equal to the current applicable federal rate. At the end of these contracts, the majority of these assets are to be endowed and are included in net assets with donor restrictions as follows at June 30, 2022:

Assets held under gift annuity contracts (included in investments)	\$ 145,856
Annuity obligations	(99,755)
Net present value of assets held under contracts	<u>\$ 46,101</u>

Note 9 - Beneficial Interest in Assets Held by Third Parties

The Organization has been named irrevocable remainder beneficiary for several trusts administered by third-party corporate trustees. For these arrangements, beneficial interest in long-term trusts held by others and contribution revenue are recorded at the estimated present value of the remainder interest when the Organization has sufficient information to record it. These arrangements are revalued annually to reflect changes in the remainder interest estimates. The Organization does not permit use of the funds by the University until the expiration of the lifetime recipient's interest. The fair value of these trusts as of June 30, 2022 was \$4,307,168.

The Organization has been named irrevocable beneficiary of several perpetual trusts administered by third-party corporate trustees. For these arrangements, beneficial interest in long-term trusts held by others and contribution revenue are recorded at the fair value of the Organization's share of the trust when the Organization has sufficient information to record it. Distributions received from the trustees are recorded as interest income, and the change in fair value at year end is recorded in change in value of charitable gift annuities and long-term trusts held by others. The fair value of these trusts as of June 30, 2022 was \$4,350,004.

Note 10 - Assets Held for Others

Assets held in trust for the University represent certain assets held for long-term investment purposes by the Organization. The fair value of these assets was \$471,553 at June 30, 2022.

Note 11 - Net Assets

Net assets without donor restrictions consist of the following as of June 30, 2022:

Board-designated net assets:	
Programs	\$ 679,846
Quasi endowments	388,518
President's University Excellence programs	<u>106,038</u>
Total	<u>\$ 1,174,402</u>

June 30, 2022

Note 11 - Net Assets (Continued)

Net assets with donor restrictions as of June 30, 2022 are available for the following purposes:

Programs	\$ 67,640,268
Scholarships	63,822,541
Capital improvements	1,801,190
Multiple designations	949,297
President's discretion	569,015
Time restricted	474,807
Other	140,059
Total	<u>\$ 135,397,177</u>

Note 12 - Donor-restricted and Board-designated Endowments

In order to create an endowed fund with the Organization, a donor must give a minimum initial gift, as defined in the Organization's policies. The Organization's endowment consists of approximately 580 individual funds established for a variety of purposes. The endowment includes donor-restricted endowment funds, quasi endowments, and board-designated endowment funds. Donor-restricted endowment funds are permanent charitable funds whose principal is treated in accordance with a defined spending policy or that must be preserved in perpetuity as a condition imposed by the donor. Quasi endowments are those purpose-restricted gifts that are intended to be maintained in perpetuity or to be spent over a specified time period, usually several years; however, under specific circumstances defined by the donor, the principal may be invaded fully to meet the defined purpose. Board-designated endowments are unrestricted funds designated by the board of directors to function as endowments. As required by GAAP, net assets associated with endowment funds, including funds designated by the board of directors to function as endowments, are classified and reported based on the existence or absence of donor-imposed restrictions. Most endowed funds are included in the Organization's investment pool.

Interpretation of Relevant Law

The Organization is subject to the Colorado Uniform Prudent Management of Institutional Funds Act (UPMIFA) and, thus, classifies amounts in its donor-restricted endowment funds as net assets with donor restrictions because those net assets are time restricted until the board of directors appropriates such amounts for expenditures. Most of those net assets also are subject to purpose restrictions that must be met before reclassifying those net assets to net assets without donor restrictions. The board of directors of the Organization has interpreted UPMIFA as not requiring the maintenance of purchasing power of the original gift amount contributed to an endowment fund, unless a donor stipulates the contrary. As a result of this interpretation, when reviewing donor-restricted endowment funds, a fund may be considered to be underwater if the fair value of the fund is less than the sum of (a) the original value of initial and subsequent gift amounts donated to the fund and (b) any accumulations to the fund that are required to be maintained in perpetuity in accordance with the direction of the applicable donor gift instrument. The Organization has interpreted UPMIFA to permit spending from underwater funds in accordance with the prudent measures required under the law. Additionally, in accordance with UPMIFA, the Organization considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

- The duration and preservation of the fund
- The purpose of the Organization and the donor-restricted endowment fund
- General economic conditions
- The possible effect of inflation and deflation
- The expected total return from income and the appreciation of investments
- Other resources of the Organization
- The investment policies of the Organization

Notes to Financial Statements

June 30, 2022

Note 12 - Donor-restricted and Board-designated Endowments (Continued)

	Endowment Net Asset Composition by Type of Fund as of June 30, 2022		
	Without Donor Restrictions	With Donor Restrictions	Total
Board-designated quasi-endowment funds	\$ 1,173,294	\$ -	\$ 1,173,294
Donor-restricted quasi-endowment funds	-	4,503,355	4,503,355
Donor-restricted endowment funds:			
Original donor-restricted gift amount and amounts required to be maintained in perpetuity by the donor	-	64,459,258	64,459,258
Accumulated investment gains	-	30,423,166	30,423,166
Total donor-restricted endowment funds	-	94,882,424	94,882,424
Total funds	\$ 1,173,294	\$ 99,385,779	\$ 100,559,073
Changes in Endowment Net Assets for the Fiscal Year Ended June 30, 2022			
	Without Donor Restrictions	With Donor Restrictions	Total
Endowment net assets - Beginning of year	\$ 1,309,114	\$ 111,859,751	\$ 113,168,865
Investment return:			
Investment (loss) income - Net of expenses	(722)	1,402,774	1,402,052
Net realized and unrealized losses	(109,281)	(9,392,003)	(9,501,284)
Total investment return	(110,003)	(7,989,229)	(8,099,232)
Additions	18,458	1,492,503	1,510,961
Reinvested funds	-	112,678	112,678
Appropriation of endowment assets for expenditure	(44,275)	(8,931,383)	(8,975,658)
Donor reclassifications	-	2,990,250	2,990,250
Other	-	(148,791)	(148,791)
Endowment net assets - End of year	\$ 1,173,294	\$ 99,385,779	\$ 100,559,073

Underwater Endowment Funds

As of June 30, 2022, endowments of approximately \$830,000 were considered to be underwater according to the Organization's endowment policy.

Return Objectives and Risk Parameters

The Organization has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment while seeking the proper balance between preservation of capital and maintaining the purchasing power of the endowment assets. Under this policy, as approved by the board of directors, the endowment assets are invested in a manner that is intended to achieve a return that provides for growth over distributions and fees while assuming prudent risk. Actual returns in any given year may vary from this amount.

June 30, 2022

Note 12 - Donor-restricted and Board-designated Endowments (Continued)

Strategies Employed for Achieving Objectives

To satisfy its long-term rate-of-return objectives, the Organization relies on a total return strategy in which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). The Organization targets a diversified asset allocation to achieve its long-term return objectives within prudent risk constraints. In consultation with the investment consultant, the investment committee of the Organization is responsible for selecting the managers and asset mix for the endowments of the Organization, keeping within the asset allocation ranges outlined in the board-approved investment policy statement.

Spending Policy and How the Investment Objectives Relate to Spending Policy

As of June 30, 2022, the Organization's endowment policy, approved by the board of directors, is to generally appropriate for distribution each year 4.00 percent of the preceding three-year rolling average of the fiscal year-end fair value of each fund. Newly established endowments are invested for one full fiscal year before the distributions begin. However, when any endowment's fair value drops more than 1.00 percent below the sum of all gifts to the endowment, the distribution rate is 1.00 percent.

The Organization assesses a management fee on all endowment funds. In general, for endowments valued \$1,000,000 or greater, the management fee was calculated at 1.25 percent of their fair values during the year ended June 30, 2022. In general, for endowments valued less than \$1,000,000, quasi endowments, and gift annuities, the management fee was calculated at 1.75 percent of their fair values during the year ended June 30, 2022. However, in the case when any endowment's fair value drops more than 1.00 percent below the sum of all gifts to the endowment, the management fee is 1.00 percent.

For the year ended June 30, 2022, the Organization assessed management fees of \$1,596,419.

Note 13 - Retirement Plans

The Organization has a Savings Incentive Match Plan for Employees individual retirement account retirement plan (SIMPLE IRA). Employees are eligible to participate in the SIMPLE IRA immediately, which allows for pretax salary deferrals into the SIMPLE IRA. The Organization will match up to 3 percent of the employee's gross salary, depending on the employee's deferral amount. For the year ended June 30, 2022, the Organization contributed a total of \$18,452, which included \$8,260 in retirement supplement payments and \$10,192 in employee deferral matches up to 3 percent.

Note 14 - Related Party Transactions

The following is a description of transactions between the Organization and related parties:

Accounts Payable

At June 30, 2022, the Organization had accounts payable to the University for programs, scholarships, and other expenses totaling \$987,861.

Leased Land

The building used by the Organization for its administrative offices is located on land that is leased to the Organization by the University. The land is leased to the Organization at \$1 per year for 99 years.

Note 15 - Land Held for Sale and Note Receivable

In December 2017, the Organization received a gift of land from a donor. The Organization sold the land, and the net proceeds from the sale were to be used to support the University according to the gift agreement.

June 30, 2022

Note 15 - Land Held for Sale and Note Receivable (Continued)

On July 24, 2020, the land held for sale was sold for \$7,020,000, including cash proceeds of \$2,340,000 and the issuance of a note receivable of \$4,680,000, due in two equal, annual installments over the subsequent two years. The carrying value of the land at the time of sale was \$6,739,200, resulting in a gain of \$280,800.

The resulting note receivable was collateralized by the land, accrued interest at 3 percent annually, and was due in annual installments of \$2,340,000 plus interest on that portion. The first annual installment was paid during the year ended June 30, 2021. The remaining receivable and accrued interest was paid in full during the current fiscal year.

In order to improve marketability of the land, the Organization decided to facilitate establishing three metropolitan districts that, through tax assessment of future property owners, will fund improvements to the land, including water, sewer, and street infrastructures. At the beginning of the year, a current and a past member of the Organization's board of directors and the president of the Organization were on the metropolitan districts' board of directors. As the land was sold and the note receivable paid off, the membership on the metropolitan districts' board of directors has transitioned to the buyers. As of June 30, 2022, there are no members on the metropolitan district board related to the Organization.