Report of Independent Auditors and
Financial Statements for

Lewis & Clark College

May 31, 2015 and 2014

MOSS ADAMS LLP

Certified Public Accountants | Business Consultants

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REPORT OF INDEPENDENT AUDITORS

To the Board of Trustees
Lewis & Clark College

Report on the Financial Statements

We have audited the accompanying financial statements of Lewis & Clark College which comprise the statements of financial position as of May 31, 2015 and 2014 and the related statements of activities and cash flows for the years then ended, and the related notes to the financial statements.

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

Auditor's Responsibility
Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

REPORT OF INDEPENDENT AUDITORS (continued)

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Lewis & Clark College as of May 31, 2015 and 2014 and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Moss Adams LLP

Portland, Oregon
October 14, 2015

	May 31, 2015	May 31, 2014
ASSETS		
ASSETS		
Cash and cash equivalents	$ 6,324,906	$ 3,997,844
Student accounts receivable, net	335,321	159,708
Other receivables	2,343,087	2,223,743
Real estate held for sale	788,445	789,780
Prepaid expenses and other assets	1,000,819	1,201,914
Student loans receivable, net	7,425,780	7,918,943
Investments	243,422,797	241,350,471
Contributions receivable, net	2,202,299	2,860,795
Bond issuance costs, net	1,023,919	1,062,802
Property, plant, and equipment, net	179,101,934	181,001,055
Total assets	$ 443,969,307	$ 442,567,055
LIABILITIES AND NET ASSETS		
LIABILITIES		
Accounts payable	$ 1,565,665	$ 2,028,272
Accrued and other liabilities	13,688,356	12,765,676
Deferred revenues	4,312,059	4,744,833
Liability for split interest agreements	785,981	730,693
Bonds and capital lease payable	109,066,306	108,157,411
Interest rate swaps liability	10,713,046	9,347,251
U.S. government grants refundable	6,170,181	6,231,042
Total liabilities	146,301,594	144,005,178
NET ASSETS		
Unrestricted	98,123,761	99,724,758
Temporarily restricted	83,061,508	87,255,166
Permanently restricted	116,482,444	111,581,953
Total net assets	297,667,713	298,561,877
Total liabilities and net assets	$ 443,969,307	$ 442,567,055

LEWIS & CLARK COLLEGE
STATEMENTS OF ACTIVITIES
FOR THE YEAR ENDED MAY 31, 2015

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
OPERATING ACTIVITIES				
Revenues and gains:				
Tuition and fees, net of scholarships and fellowships of $46,823,244 in 2015	$ 81,796,364	$ -	$ -	$ 81,796,364
Contributions	1,830,975	-	-	1,830,975
Contracts and other exchange transactions	2,674,949	-	-	2,674,949
Investment earnings from endowment, distributed	10,438,618	-	-	10,438,618
Other investment income	78,985	-	-	78,985
Other revenue	3,177,540	-	-	3,177,540
Sales and services of auxiliary enterprises	17,353,854	-	-	17,353,854
Total revenues and gains	117,351,285	-	-	117,351,285
Net assets released from restrictions and other redesignations	4,918,144	(5,353,144)	435,000	-
TOTAL REVENUES, GAINS, AND OTHER SUPPORT	122,269,429	(5,353,144)	435,000	117,351,285
Expenses:				
Educational and general:				
Instruction	53,973,195	-	-	53,973,195
Research	3,769,634	-	-	3,769,634
Public service	949,540	-	-	949,540
Academic support	12,186,344	-	-	12,186,344
Student services	12,592,360	-	-	12,592,360
Institutional support	21,343,646	-	-	21,343,646
Total educational and general	104,814,719	-	-	104,814,719
Auxiliary enterprises	16,212,753	-	-	16,212,753
TOTAL EXPENSES	121,027,472	-	-	121,027,472
INCREASE (DECREASE) IN NET ASSETS FROM OPERATING ACTIVITIES	1,241,957	(5,353,144)	435,000	(3,676,187)
NON-OPERATING ACTIVITIES				
Contributions	600	2,854,617	4,515,733	7,370,950
Contracts and exchange transactions	-	148,378	-	148,378
Endowment losses, net of amounts distributed	(1,477,759)	(1,868,518)	(108,769)	(3,455,046)
Change in value of split interest agreements	-	25,009	58,527	83,536
Loss on interest rate swaps related to bonds	(1,365,795)	-	-	(1,365,795)
INCREASE (DECREASE) IN NET ASSETS FROM NON-OPERATING ACTIVITIES	(2,842,954)	1,159,486	4,465,491	2,782,023
INCREASE (DECREASE) IN NET ASSETS	(1,600,997)	(4,193,658)	4,900,491	(894,164)
NET ASSETS AT BEGINNING OF YEAR	99,724,758	87,255,166	111,581,953	298,561,877
NET ASSETS AT END OF YEAR	$ 98,123,761	$ 83,061,508	$ 116,482,444	$ 297,667,713

See accompanying notes.

LEWIS & CLARK COLLEGE
STATEMENTS OF ACTIVITIES
FOR THE YEAR ENDED MAY 31, 2014

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
OPERATING ACTIVITIES				
Revenues and gains:				
Tuition and fees, net of scholarships and fellowships of $42,066,670 in 2014	$ 81,172,102	$ -	$ -	$ 81,172,102
Contributions	2,108,762	-	-	2,108,762
Contracts and other exchange transactions	3,118,032	-	-	3,118,032
Investment earnings from endowment, distributed	9,664,052	-	-	9,664,052
Other investment income	479,199	-	-	479,199
Other revenue	3,219,697	-	-	3,219,697
Sales and services of auxiliary enterprises	16,048,738	-	-	16,048,738
Total revenues and gains	115,810,582	-	-	115,810,582
Net assets released from restrictions and other redesignations	5,070,691	(5,028,013)	(42,678)	-
TOTAL REVENUES, GAINS, AND OTHER SUPPORT	120,881,273	(5,028,013)	(42,678)	115,810,582
Expenses:				
Educational and general:				
Instruction	53,579,946	-	-	53,579,946
Research	4,267,313	-	-	4,267,313
Public service	1,077,524	-	-	1,077,524
Academic support	13,334,730	-	-	13,334,730
Student services	12,351,629	-	-	12,351,629
Institutional support	19,668,433	-	-	19,668,433
Total educational and general	104,279,575	-	-	104,279,575
Auxiliary enterprises	16,569,692	-	-	16,569,692
TOTAL EXPENSES	120,849,267	-	-	120,849,267
INCREASE (DECREASE) IN NET ASSETS FROM OPERATING ACTIVITIES	32,006	(5,028,013)	(42,678)	(5,038,685)
NON-OPERATING ACTIVITIES				
Contributions	462,005	3,865,406	1,801,761	6,129,172
Contracts and exchange transactions	-	134,221	-	134,221
Endowment earnings, net of amounts distributed	673,891	8,603,493	59,092	9,336,476
Change in value of split interest agreements	-	(9,390)	16,205	6,815
Gain on interest rate swaps related to bonds	1,209,477	-	-	1,209,477
INCREASE IN NET ASSETS FROM NON-OPERATING ACTIVITIES	2,345,373	12,593,730	1,877,058	16,816,161
INCREASE IN NET ASSETS	2,377,379	7,565,717	1,834,380	11,777,476
NET ASSETS AT BEGINNING OF YEAR	97,347,379	79,689,449	109,747,573	286,784,401
NET ASSETS AT END OF YEAR	$ 99,724,758	$ 87,255,166	$ 111,581,953	$ 298,561,877

See accompanying notes.

LEWIS & CLARK COLLEGE
STATEMENTS OF CASH FLOWS

	Years Ended May 31, 2015	Years Ended May 31, 2014
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in net assets	$ (894,164)	$ 11,777,476
Adjustments to reconcile change in net assets to net cash used by operating activities:		
Contribution of marketable securities	(1,491,938)	(486,417)
Depreciation and amortization	7,728,331	7,126,458
Write-off of pledge receivable	25,020	10,000
Gain on disposal of property, plant, and equipment	(118,010)	(40,406)
Loss in market value of real estate held for sale	1,335	50,220
Unrealized loss (gain) on interest rate swaps related to bonds	1,365,795	(1,209,477)
Actuarial gain on split interest agreement obligations	(30,068)	(52,640)
Change in contributions receivable discount	4,570	(38,142)
Contributions restricted for endowment, trust, and capital projects	(4,656,916)	(1,873,636)
Interest and dividends restricted for long-term investment	(127,748)	(139,946)
Net realized and unrealized gains	(8,540,903)	(5,749,780)
Increase (decrease) in cash due to changes in assets and liabilities:		
Accounts and other receivables	(294,957)	(234,090)
Prepaid expense and other assets	201,095	257,930
Contributions receivable	628,906	2,040,180
Accounts payable	(462,607)	(1,030,396)
Accrued and other liabilities	922,680	(506,219)
New split interest agreement obligations	164,824	93,125
Deferred revenues	(432,774)	995,663
Net cash from operating activities	(6,007,529)	10,989,903
CASH FLOWS FROM INVESTING ACTIVITIES		
Payments received on student loans receivable, net	493,163	48,220
Payments on U.S. government grants refundable, net	(60,861)	(34,007)
Purchases of land, property, plant and equipment	(5,253,199)	(9,679,043)
Proceeds from sales of property, plant, and equipment	489,777	2,700,460
Proceeds from sales of investments	66,484,025	51,284,009
Purchases of investments	(58,523,510)	(64,417,541)
Net cash from investing activities	3,629,395	(20,097,902)
CASH FLOWS FROM FINANCING ACTIVITIES		
Contributions restricted for endowment, trust, and capital projects	4,656,916	1,873,636
Interest and dividends restricted for long-term reinvestment	127,748	139,946
Maturities of split interest obligations	(79,468)	-
Net cash from financing activities	4,705,196	2,013,582
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	2,327,062	(7,094,417)
CASH AND CASH EQUIVALENTS, beginning of year	3,997,844	11,092,261
CASH AND CASH EQUIVALENTS, end of year	$ 6,324,906	$ 3,997,844
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION		
Cash paid for interest	$ 7,815,578	$ 7,878,002
SUPPLEMENTAL DISCLOSURE OF NONCASH INVESTING AND FINANCING ACTIVITIES		
Acquisition of equipment through capital lease financing	$ 892,335	$ -

Note 1 – Organization and Summary of Significant Accounting Policies

General – Lewis & Clark College (the College) is a private, nonprofit institution of higher education based in Portland, Oregon. The College provides education and training services for undergraduate students through the College of Arts and Sciences, for graduate students through the Graduate School of Education and Counseling, and for law students through the Lewis & Clark Law School. The College performs research, training, and other services under grants and contracts with sponsoring organizations, which are primarily departments and agencies of the United States government.

Basis of accounting – The financial statements of the College have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America.

Basis of presentation – Net assets, revenues, expenses, gains, and losses are classified based on the existence or absence of donor-imposed restrictions. The definitions used to classify and report net assets are as follows:

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

Temporarily restricted net assets – net assets subject to donor-imposed restrictions that will be met either by actions of the College or the passage of time.

Permanently restricted net assets – net assets subject to donor-imposed restrictions that are permanently maintained by the College. Generally, the donors of these assets permit the College to use all or part of the income earned on related investments for general or specific purposes.

Revenue recognition – Revenues are reported as increases in unrestricted net assets unless their use is limited by donor-imposed restrictions.

Tuition and fees – Student tuition and fees are recorded as revenue in the term that the last day of classes occur. Student tuition and fees received in advance of services to be rendered are recorded as deferred revenue. The majority of the College's students rely on funds received from various federal financial aid programs under Title IV of the Higher Education Act of 1965, as amended, to pay for a substantial portion of their tuition. These programs are subject to periodic review by the United States Department of Education (DOE). Disbursements under each program are subject to disallowance by the DOE and repayment by the College. In addition, as an educational institution, the College is subject to licensure from various accrediting and state authorities and other regulatory requirements of the DOE.

Note 1 – Organization and Summary of Significant Accounting Policies (continued)

Contributions – Contributions, including unconditional promises to give, are recognized as revenue in the period received and are reported as increases in the appropriate category of net assets. Unconditional promises to give are initially recorded at fair value using the present value of future cash flows, discounted using a risk adjusted rate. Subsequent measurements of unconditional promises to give do not represent fair value. Conditional promises to give are not recognized until they become unconditional, that is when the conditions on which they depend are substantially met. Contributions of assets other than cash are recorded at their estimated fair value. Contributions to be received in future periods are discounted at an appropriate discount rate. Amortized discounts are recorded as additional contribution revenue and are subject to donor-imposed restrictions.

Grants and contracts – Revenues from grants and contracts are reported as increases in unrestricted net assets, as allowable expenditures under such agreements are incurred.

Investment return – Investment income and realized and unrealized gains and losses are recorded and reported as increases or decreases to the appropriate net asset category. Income and net gains on investments of endowment and similar funds are reported as follows:

- Increases in permanently restricted net assets if the terms of the gift or the College's interpretation of relevant state law require they be added to the principal of a permanently restricted net asset.
- Increases in temporarily restricted net assets if the terms of the gift impose restrictions on the timing or the use of the income.
- Increases in unrestricted net assets in all other cases.

Auxiliary enterprises – Auxiliary enterprises include income primarily from student housing, the bookstore, food services, transportation services, conventions and conferences, athletics, and student performance groups. Accordingly, the auxiliary enterprise expenses include all costs incurred in providing those services. Athletic and student performance group revenues consist only of ticket sales, while the expenses include all costs related to the administration and operation of the College's athletic and student performance group programs.

The College's measure of operations presented in the Statement of Activities includes revenues from tuition and fees, grants and contracts, unrestricted contributions, investment income from unrestricted investments except those gains and losses earned by unrestricted funds functioning as endowments that have not been appropriated for expenditure in the current year, amounts appropriated for expenditure from restricted endowments in the current year, and revenues from auxiliary enterprises and other sources, as well as net assets released from restriction based upon the satisfaction of those restrictions. Operating expenses are reported by functional categories, after allocating costs for plant maintenance, information services, interest on long term indebtedness and depreciation.

Note 1 – Organization and Summary of Significant Accounting Policies (continued)

Non-operating activities presented in the Statement of Activities include gifts for buildings and other depreciable assets, unconditional promises to give, investment gains and losses on loan funds and permanently restricted endowments, gains and losses earned by unrestricted funds functioning as endowments that have not been appropriated for expenditure in the current year, changes in the value of split-interest agreements, and gains and losses from changes in the value of assets due to the fluctuation of exchange rates.

Cash and cash equivalents – The College considers all highly-liquid debt instruments purchased with original maturities of three months or less to be cash equivalents. Cash equivalents are invested in money market accounts or commercial paper and are stated at cost.

Student accounts and loans receivable – Student accounts receivable are recorded at the invoiced amount and do not bear interest. At May 31, 2015 and 2014, student accounts receivable totaled $335,321 and $159,708 net of allowance for doubtful accounts of $120,000 and $180,000, respectively. Student loans receivable totaled $7,425,780 and $7,918,943, respectively, net of allowance for doubtful accounts of $485,200 for each year. The allowance for doubtful accounts represents the College's best estimate of the amount of probable credit losses in the College's existing accounts receivable and student loans receivable. The College determines the allowance by performing on-going evaluations of its students and their ability to make payments. The College determines the adequacy of the allowance based on length of time past due, historical experience, and judgment of economic conditions. Account and loan balances are charged off against the allowance after all means of collection have been exhausted and the potential recovery is considered remote. The College follows federal guidelines for determining when student loans are delinquent or past due for both federal and institutional loans.

Real estate held for sale – Real estate held for sale consists of the following:

- 59.50 acres of undeveloped land in Yamhill County – A trust and the College are actively seeking a buyer for the property. At May 31, 2015 and 2014, the property was valued at $788,445 and $789,780, respectively. The 2015 estimate was based on the property tax assessment. As of May 31, 2015, the College has recorded a cumulative write down of $5,113,755 on this property. A loss on write down was recognized in the amount of $1,335 and $50,220 in the fiscal years ended May 31, 2015 and 2014, respectively.

Inventories – Inventories consist primarily of books and supplies and are recorded at the lower of cost (first-in, first-out) or market and are included in other assets in the statement of financial position.

Note 1 – Organization and Summary of Significant Accounting Policies (continued)

Investments – Investments are stated at fair value. The fair value of all debt and equity securities with a readily determinable fair value are based on quotations from national securities exchanges. The alternative investments, which are not readily marketable, are carried at estimated fair values as provided by the investment managers. The College reviews and evaluates the values provided by the investment managers and agrees with the valuation methods and assumptions used in determining the fair value of the alternative investments. Those estimated fair values may differ significantly from the values that would have been used had a ready market for these securities existed. The value of real estate investments is determined from valuations prepared by independent appraisers at the time of gift and these investments are carried at cost. Management will assess these investments for impairment when circumstances indicate a decline in value is other than temporary.

The College invests in a variety of investment securities which are exposed to various risks such as interest rate, credit, and overall market volatility risks. Due to the level of risk associated with certain investment securities, it is reasonably possible that changes in the values of investment securities will occur in the near-term and such changes could materially affect the amounts reported in the financial statements.

Contributions receivable – An allowance for uncollectible receivables is provided based upon management's judgment, including such factors as prior collection history and type of receivable. Accounts are charged off when all collection efforts have been exhausted. At May 31, 2015 and 2014, no allowance for uncollectible receivables was recorded.

Bond issuance costs – Bond issuance costs are amounts paid by the College in connection with bond financing. Amortization is calculated using the straight-line method, which approximates the effective interest method, over the life of the bonds.

Split-interest agreements – The College uses the actuarial method of recording certain split-interest agreements. Under this method, the present value of the payments to beneficiaries is determined based upon life expectancy tables when the gift is received. The present value of those payments is recorded as a liability and the remainder as net assets. Discount rates ranging from 1.00% to 8.60% were used to calculate the present value of the liability based on the estimated life expectancies of the beneficiaries. The discount rates represent the Federal Applicable Rates that were effective when the gift agreements were established. Periodic adjustments are made between the liability and the net assets to record actuarial gains or losses. There were five new agreements during the year ended May 31, 2015.

The College is named as beneficiary of various trust funds where the College's ultimate receipt of the funds is uncertain because of stipulations in the trust agreement. These trust funds are comprised of agreements which name third parties as co-beneficiaries. The College has reflected appropriate liabilities for such trusts in the accompanying statements of financial position. For the years ended May 31, 2015 and 2014, the College distributed $153,748 and $185,877, respectively, in split-interest beneficiary payments.

Note 1 – Organization and Summary of Significant Accounting Policies (continued)

Fair value measurements – Accounting literature defines fair value as the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The valuation techniques used are based on observable and unobservable inputs. Observable inputs reflect market data obtained from independent sources, while unobservable inputs reflect the College's market assumptions. These two types of inputs create the following fair value hierarchy:

> **Level 1** – Inputs are unadjusted, and represent quoted prices in active markets for identical assets or liabilities at the measurement date.
>
> **Level 2** – Inputs (other than quoted prices included in level 1) are either directly or indirectly observable for the asset or liability through correlation with market data at the measurement date.
>
> **Level 3** – Inputs reflect management's best estimate of what market participants would use in pricing the asset or liability at the measurement date. Consideration is given to the risk inherent in the valuation technique and/or the risk inherent in the inputs to the model. Securities classified within level 3 investments are based on valuations provided by the external investment managers. The valuations consider variables such as financial performance of investments, recent sales prices of investments, and other pertinent information. The Investment Committee, in conjunction with the Vice President for Business & Finance and external investment advisors, reviews the valuation of the investments on a quarterly basis. The Investment Committee reports to the Board of Trustees.

A financial instrument is defined as a contractual obligation that ultimately ends with the delivery of cash or an ownership interest in an entity. Disclosures included in these notes regarding the fair value of financial instruments have been derived using external market sources, estimates using present value, or other valuation techniques. Most financial assets and liabilities for which the carrying amount approximates fair value are considered by the College to be level 1 measurements in the fair value hierarchy.

Determination of the fair value of loan fund receivables, which are primarily federally sponsored student loans with U.S. governmental mandated interest rates and repayment terms and subject to significant restrictions as to their transfer or disposition, could not be made without incurring excessive costs. The College issued OFA (Oregon Facilities Authority) bonds that are reported at an amortized cost of $108,173,971 and $108,157,411, respectively, in the Statement of Financial Position. These OFA bonds have an approximate fair value of $124,517,000 and $121,503,000 as of May 31, 2015 and 2014, respectively. The College determined these OFA bonds to be level 2 measurements in the fair value hierarchy. See Note 8 for other disclosures of debt obligations.

Income taxes – The College is a tax-exempt organization and is not subject to federal or state income taxes, except for unrelated business income, in accordance with Section 501(c)(3) of the Internal Revenue Code. In addition, the College qualified for the charitable contribution deduction under Section 170(b)(1)(A) and has been classified as an organization that is not a private foundation.

Note 1 – Organization and Summary of Significant Accounting Policies (continued)

Unrelated business income tax, if any, is insignificant and no tax provision has been made in the accompanying financial statements.

The College recognizes interest accrued and penalties related to unrecognized tax benefits as an administrative expense. During the years ended May 31, 2015 and 2014, the College recognized no interest and penalties.

The College had no unrecognized tax benefits at May 31, 2015 and 2014. The College files an exempt organization income tax return and an unrelated business income tax return in the U.S. federal jurisdiction and unrelated business income tax returns in various state jurisdictions. With few exceptions, the College is no longer subject to U.S. federal or state/local income tax examinations by tax authorities for years before 2011.

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, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Redesignation of net assets – Certain amounts previously received from donors have been transferred among net asset categories due to changes in donor designations.

Related party transactions – Members of the College's Board of Trustees and senior management may, from time to time, be associated, either directly or indirectly, with companies doing business with the College. For senior management, the College requires annual disclosure of significant financial interests in, or employment or consulting relationships with, entities doing business with the College. These annual disclosures cover both senior management and their immediate family members. When such relationships exist, measures are taken to appropriately manage the actual or perceived conflict in the best interests of the College. The College has a written conflict of interest policy that requires, among other things, that no member of the Board of Trustees can participate in any decision in which he or she (or an immediate family member) has a material financial interest. When such relationships exist, measures are taken to mitigate any actual or perceived conflict, including requiring that such transactions be conducted at arm's length, for good and sufficient consideration, based on terms that are fair and reasonable to and for the benefit of the College, and in accordance with applicable conflict of interest laws. No such associations are considered to be financially significant at May 31, 2015.

Note 1 – Organization and Summary of Significant Accounting Policies (continued)

Subsequent events – Subsequent events are events or transactions that occur after the date of the statements of financial position but before financial statements are issued. The College recognizes in the financial statements the effects of all subsequent events that provide additional evidence about conditions that existed at the date of the statements of financial position, including the estimates inherent in the process of preparing the financial statements. The College's financial statements do not recognize subsequent events that provide evidence about conditions that did not exist at the date of the statements of financial position but arose after the date of the statements of financial position and before financial statements are available to be issued.

The College has evaluated subsequent events through October 14, 2015, which is the date the financial statements were issued.

Note 2 – Student Loans Receivable

Student loans receivable represents loans from the Perkins loan funds that are generally payable with interest between 3.00% and 5.00% over approximately 11 years following college attendance. Principal payments, interest, and losses due to cancellation are shared by the College and the U.S. government in proportion to their share of funds provided. The program provides for cancellation of loans if the student is employed in certain occupations following graduation. Losses from employment cancellations are absorbed in full by the U.S. government. At May 31, 2015 and 2014, student loans funded through the Perkins loan program were $7,413,420 and $7,897,489, respectively.

The availability of funds for loans under the Perkins program is dependent on reimbursements to the pool from repayments on outstanding loans. Funds advanced by the Federal government of $6,170,181 and $6,231,042 at May 31, 2015 and 2014, respectively, are ultimately refundable to the government and are classified as liabilities in the statements of financial position. Outstanding loans cancelled under the program result in a reduction of the funds available for loan and a decrease in the liability to the government.

At May 31, 2015 and 2014, the following amounts were past due under student loan programs:

	1-60 Days	61-90 Days	91+ Days	Total Past Due
May 31, 2015	$ 265,689	$ 29,500	$ 286,327	$ 581,516
May 31, 2014	129,760	99,903	386,075	615,738

Amounts due under the Perkins loan program are guaranteed by the government; however, a reserve in the amount of $485,200 was recorded at May 31, 2015 and 2014 to account for those amounts advanced by the College.

Note 3 – Promises to Give

Conditional promises – At May 31, 2015 and 2014, the College had received conditional promises to give of approximately $3,014,350. These conditional promises are not recognized as assets and, if they are received, will generally be restricted for specific purposes stipulated by the donors primarily for endowment, general operational support, or plant facilities.

Unconditional promises – At May 31, 2015 and 2014, the College had uncollected unconditional promises to give of $2,358,394 and $3,012,320, respectively, which are shown as contributions receivable, net of unamortized discounts of $156,095 and $151,525, respectively. Contributions receivable after one year were discounted using an adjusted risk free interest rate commensurate with the period over which the contribution will be received for the years ended May 31, 2015 and 2014. The weighted average rate was 2.63% and 1.89% for the years ended May 31, 2015 and 2014, respectively.

Amounts due are as follows:

	May 31,	
	2015	2014
Amounts receivable in less than one year	$ 480,000	$ 1,469,320
Amounts receivable in one to five years	1,878,394	1,543,000
	2,358,394	3,012,320
Unamortized discount	(156,095)	(151,525)
Total contributions receivable	$ 2,202,299	$ 2,860,795

Note 4 – Investments

At May 31, the values of investments by type are as follows:

	2015	2014
Pooled investments		
Equity securities		
International mutual funds	$ 14,614,792	$ 8,368,348
Domestic mutual funds	6,184,940	3,737,685
Commodity mutual funds	1,387,211	1,890,440
Marketable domestic equity securities	-	5,124,799
Real Estate Investment Trust	4,228,310	5,201,901
Debt securities		
Domestic high yield mutual funds	-	4,089,641
Domestic fixed income mutual funds	4,352,243	4,175,498
International fixed income mutual funds	8,266,782	9,038,266
Commingled Trusts		
Marketable international equity securities	50,004,596	55,388,199
Marketable domestic equity securities	26,409,315	20,191,584
U.S. Treasury securities	15,496,335	15,048,411
Marketable international fixed income securities	7,930,196	8,469,203
Alternative Investments		
Hedge funds		
Long/short equity	13,799,701	13,244,499
Multi strategy	33,129,347	39,717,170
Credit opportunities	7,314,704	7,205,975
Global macro	6,956,565	5,968,228
Domestic private equity funds	4,346,493	4,713,686
International private equity funds	5,177,640	4,658,286
Venture capital funds	10,609,225	6,171,109
Natural resources funds	5,492,410	4,865,734
Real estate funds	2,419,240	1,477,588
Real estate and others (reported at cost)	-	18,465
Total pooled investments	$ 228,120,045	$ 228,764,715

Note 4 – Investments (continued)

	2015	2014
Separate investments		
Assets held in charitable remainder trusts		
Fixed income mutual funds	$ 758,163	$ 1,041,578
Equity mutual funds	1,085,899	1,701,977
Marketable fixed income securities	748,311	757,638
Real estate and others (reported at cost)	13,063	13,063
Equity securities		
Marketable domestic equity securities	-	250
Domestic mutual funds	74,251	-
Balanced mutual funds	1,769,095	1,651,582
Debt securities		
Domestic fixed income mutual funds	10,342,865	6,444,871
Collateralized debt securities	-	489,659
Real estate and others (reported at cost)	511,105	485,138
Total separate investments	15,302,752	12,585,756
Total investments	$ 243,422,797	$ 241,350,471

At May 31, the values of investments by category are as follows:

	2015	2014
Endowment		
Pooled investments	$ 228,120,045	$ 228,764,715
Separately invested	2,247,533	2,013,576
Total endowment	230,367,578	230,778,291
Annuity and life income contracts		
Separately invested	2,605,436	3,514,256
Total annuity and life income contracts	2,605,436	3,514,256
Separately invested		
Construction funds	-	489,659
Operations	10,301,639	6,445,121
Other	148,144	123,144
Total separately invested	10,449,783	7,057,924
Total investments by category	$ 243,422,797	$ 241,350,471

Note 5 – Split Interest Agreements

As of May 31, 2015 and 2014, the College had 18 and 14 gift annuity contracts issued and outstanding, respectively. The College maintains a reserve adequate to meet the actuarially determined future payments of these contracts. As of May 31, 2015 and 2014, the fair value of the total assets held was $894,798 and $759,860, respectively. The reserve was $609,532 and $547,095, respectively, leaving $285,266 and $212,765 of net assets in excess, respectively. During the fiscal years ended May 31, 2015 and 2014, distributions to annuitants totaled $60,043 and $52,468, respectively.

The College acts as trustee for a variety of split-interest agreements, mainly in the form of charitable remainder trusts, including both annuity trusts and uni-trusts. At May 31, 2015 and 2014, the College's actuarially determined future payments and other obligations were as follows:

	2015	2014
Gift annuity reserve	$ 609,532	$ 547,095
Present value of future payments – annuity trusts	70,679	73,733
Present value of future payments – fixed rate unitrusts	105,770	109,865
Total liability for split-interest agreements	$ 785,981	$ 730,693

Note 6 – Fair Value of Assets and Liabilities

The College used the following methods and significant assumptions to estimate fair value for its assets and liabilities measured and carried at fair value in the financial statements:

Investments – Investments are comprised of marketable securities, commingled trusts, hedge funds, and alternative investments. Marketable security fair values are based on quoted market prices. If a quoted market price is not available, fair value is estimated using quoted market prices for similar securities. Commingled trusts and hedge funds are valued using net asset value. Alternative investments are valued at fair value using significant unobservable inputs. The value of these investments is determined by fund managers and valuation experts, using relevant market data. Such valuations generally reflect discounts for illiquidity and consider variables such as financial performance of investments, recent sales prices of similar investments, and other pertinent information. The private investments have a high concentration of pre-initial public offering securities, subjecting these investments to market value volatility. The valuation methods utilized by the fund managers and valuation experts are subject to regular review by management.

Note 6 – Fair Value of Assets and Liabilities (continued)

Assets held in charitable remainder trusts – Assets held in charitable remainder trusts are comprised of marketable securities and real property. Marketable security fair values are based on quoted market prices and discounted, when appropriate. If a quoted market price is not available, fair value is estimated using quoted market prices for similar securities. The real estate investments are held at cost and management assesses these investments for impairment when circumstances indicate a decline in value is other than temporary.

Interest rate swap agreements – The fair values of interest rate swap agreements are the estimated amount the College would receive or pay to terminate the agreement at the reporting date, taking into consideration the current interest rates and creditworthiness of counter parties.

Note 6 – Fair Value of Assets and Liabilities (continued)

There were no changes in fair value methods or assumptions during the years ended May 31, 2015 or 2014. The following is a summary categorization, as of May 31, 2015 and 2014, of the College's assets and liabilities based on the level of inputs utilized in determining the value of such investments:

	At May 31, 2015			
	Level 1	Level 2	Level 3	Totals
Investments				
Equity securities				
International mutual funds	$ 14,614,792	$ -	$ -	$ 14,614,792
Real estate investment trust	4,228,310	-	-	4,228,310
Marketable domestic equity securities	-	-	-	-
Domestic mutual funds	6,259,191	-	-	6,259,191
Commodity mutual funds	1,387,211	-	-	1,387,211
Balanced mutual funds	1,769,095	-	-	1,769,095
Debt securities				
Domestic fixed income mutual funds	14,695,108	-	-	14,695,108
International fixed income mutual funds	8,266,782	-	-	8,266,782
Domestic high yield mutual funds				-
US Treasury securities				-
Collateralized debt securities				-
Commingled Trusts				
Marketable international equity securities	-	44,935,756	5,068,840	50,004,596
Marketable domestic equity securities	-	26,409,315	-	26,409,315
U.S. Treasury securities	-	15,496,335	-	15,496,335
Marketable international fixed income securities	-	7,930,196	-	7,930,196
Real estate investment trust				-
Hedge fund investments				
Multi-strategy funds	-	-	33,129,347	33,129,347
Long/short equity funds	-	-	13,799,701	13,799,701
Credit opportunities funds	-	-	7,314,704	7,314,704
Global macro funds		2,502,922	4,453,643	6,956,565
Domestic private equity funds	-	-	4,346,493	4,346,493
International private equity funds	-	-	5,177,640	5,177,640
Natural resources funds	-	-	5,492,410	5,492,410
Venture capital funds	-	-	10,609,225	10,609,225
Real estate funds	-	-	2,419,240	2,419,240
Assets held in charitable remainder trusts				
Equity mutual funds	1,085,899	-	-	1,085,899
Fixed income mutual funds	758,163	-	-	758,163
Marketable fixed income securities	-	748,311	-	748,311
Total investments	53,064,551	98,022,835	91,811,243	242,898,629
Interest rate swaps liability	-	(10,713,046)	-	(10,713,046)
Total assets and liabilities measured at fair value	$ 53,064,551	$ 87,309,789	$ 91,811,243	$ 232,185,583

Note 6 – Fair Value of Assets and Liabilities (continued)

	At May 31, 2014			
	Level 1	Level 2	Level 3	Totals
Investments				
Equity securities				
International mutual funds	$ 8,368,348	$ -	$ -	$ 8,368,348
Real estate investment trust	5,201,901	-	-	5,201,901
Marketable domestic equity securities	5,125,049	-	-	5,125,049
Domestic mutual funds	3,737,685	-	-	3,737,685
Commodity mutual funds	1,890,440	-	-	1,890,440
Balanced mutual funds	1,651,582	-	-	1,651,582
Debt securities				
Domestic fixed income mutual funds	10,620,369	-	-	10,620,369
International fixed income mutual funds	9,038,266	-	-	9,038,266
Domestic high yield mutual funds	4,089,641	-	-	4,089,641
US Treasury securities	-	-	-	-
Collateralized debt securities	-	489,659	-	489,659
Commingled Trusts				
Marketable international equity securities	-	50,563,539	4,824,660	55,388,199
Marketable domestic equity securities	-	20,191,584	-	20,191,584
U.S. Treasury securities	-	15,048,411	-	15,048,411
Marketable international fixed income securities	-	8,469,203	-	8,469,203
Real estate investment trust	-	-	-	
Hedge fund investments				
Multi-strategy funds	-	-	39,717,170	39,717,170
Long/short equity funds	-	42,896	13,201,603	13,244,499
Credit opportunities funds	-	-	7,205,975	7,205,975
Global macro funds	-	1,716,869	4,251,359	5,968,228
Domestic private equity funds	-	-	4,397,534	4,397,534
International private equity funds	-	-	4,974,438	4,974,438
Natural resources funds	-	-	4,865,734	4,865,734
Venture capital funds	-	-	6,171,109	6,171,109
Real estate funds	-	-	1,477,588	1,477,588
Assets held in charitable remainder trusts				
Equity mutual funds	1,041,578	-	-	1,041,578
Fixed income mutual funds	1,701,977	-	-	1,701,977
Marketable fixed income securities	-	757,638	-	757,638
Total investments	52,466,836	97,279,799	91,087,170	240,833,805
Interest rate swaps liability	-	(9,347,251)	-	(9,347,251)
Total assets and liabilities measured at fair value	$ 52,466,836	$ 87,932,548	$ 91,087,170	$ 231,486,554

Note 6 – Fair Value of Assets and Liabilities (continued)

The following tables provide a reconciliation of assets measured at fair value using significant unobservable inputs (Level 3) on a recurring basis during the years ended May 31, 2015 and 2014:

Level 3 Instruments

	Multi-strategy funds	Long/short equity funds	Credit opportunities funds	Global macro funds	Domestic private equity funds	International private equity funds	Natural resources funds	Venture capital funds	Misc Private Equity funds	Real estate funds	Total
Beginning balances, May 31, 2014	$ 39,717,170	$ 13,201,603	$ 7,205,975	$ 4,251,359	$ 4,397,534	$ 4,974,438	$ 4,865,734	$ 6,171,109	$ 4,824,660	$ 1,477,588	$ 91,087,170
Gains and losses (realized/unrealized)	(1,095,468)	98,098	(909,384)	202,284	75,173	5,766	(531,532)	1,889,378	244,180	199,602	178,097
Purchases and issuances	-	2,500,000	2,500,000	-	189,797	651,570	1,357,000	2,693,000	-	1,246,729	11,138,096
Sales and settlements	(5,492,355)	(2,000,000)	(1,481,887)	-	(316,011)	(454,134)	(198,792)	(144,262)	-	(504,679)	(10,592,120)
Ending balances, May 31, 2015	$ 33,129,347	$ 13,799,701	$ 7,314,704	$ 4,453,643	$ 4,346,493	$ 5,177,640	$ 5,492,410	$ 10,609,225	$ 5,068,840	$ 2,419,240	$ 91,811,243
The total amount of gains (losses) for the period included in changes in net assets attributable to the change in unrealized gains (losses) relating to assets still held at May 31, 2015	$ 4,112,412	$ 1,299,701	$ 1,196,591	$ 453,643	$ (627,909)	$ 533,622	$ (289,593)	$ 2,632,256	$ 244,180	$ 201,969	$ 9,756,872

Level 3 Instruments

	Multi-strategy funds	Long/short equity funds	Credit opportunities funds	Global macro funds	Domestic private equity funds	International private equity funds	Natural resources funds	Venture capital funds	Misc Private Equity funds	Real estate funds	Total
Beginning balances, May 31, 2013	$ 32,740,865	$ 9,768,891	$ 6,427,249	$ 4,112,764	$ 4,742,644	$ 4,203,397	$ 3,756,591	$ 3,676,765	$ -	$ 1,623,541	$ 71,052,707
Gains and losses (realized/unrealized)	2,976,305	32,712	778,726	138,595	(160,758)	267,106	(181,706)	1,018,141	824,660	144,763	5,838,544
Purchases and issuances	4,000,000	8,500,000	-	-	616,534	913,397	1,585,000	1,538,398	4,000,000	203,881	21,357,210
Sales and settlements	-	(5,100,000)	-	-	(800,886)	(409,462)	(294,151)	(62,195)	-	(494,597)	(7,161,291)
Ending balances, May 31, 2014	$ 39,717,170	$ 13,201,603	$ 7,205,975	$ 4,251,359	$ 4,397,534	$ 4,974,438	$ 4,865,734	$ 6,171,109	$ 4,824,660	$ 1,477,588	$ 91,087,170
The total amount of gains (losses) for the period included in changes in net assets attributable to the change in unrealized gains (losses) relating to assets still held at May 31, 2014	$ 4,831,901	$ 1,201,603	$ 2,105,975	$ (317,772)	$ (703,802)	$ 527,856	$ 241,939	$ 742,878	$ 824,660	$ 2,368	$ 9,457,605

The College's policy is to recognize transfers in and out as of the actual date of the event or change in circumstances that caused the transfer. There were no transfers between levels in the fair value hierarchy during the years ended May 31, 2015 or 2014.

Note 6 – Fair Value of Assets and Liabilities (continued)

The College uses the Net Asset Value (NAV) to determine the fair value of all the underlying investments which (a) do not have a readily determinable fair value and (b) prepare their financial statements consistent with the measurement principles or have the attributes of an investment company. The following table lists investments in other investment companies (in partnership format) by major category:

	Fair Value May 31, 2015	Unfunded Commitments	Redemption Frequency	Redemption Notice Period	Other Restrictions
Commingled trusts (a)					
Marketable international equity securities	$ 50,004,596	$ -	Range from monthly to quarterly	6-30 days	3 year lockup
U.S. Treasury securities	15,496,335	-	Daily	2-5 days	None
Marketable domestic equity securities	26,409,315	-	Quarterly	60 days	None
Marketable international fixed income securities	7,930,196	-	Monthly	10 days	Funds delivered between 5 and 15 days after valuation date
Hedge Funds (b)					
Multi-Strategy Funds (b)	33,129,347	-	Range from quarterly to annually	30 – 90 days	Rolling one to two year lockup
Long/Short Funds (b)	13,799,701	-	Range from monthly to annually	30 – 90 days	Rolling 12 month lockup
Credit Opportunities Funds (b)	7,314,704	-	Range from annually to bi-annually	90 days	Rolling one to two year lockup
Global Macro Funds (b)	6,956,565	-	Range from daily to quarterly	1-33 days	Funds delivered 90 days after redemption request
Domestic private equity funds (c)	4,346,493	3,217,482	N/A *	N/A *	N/A *
International private equity funds (c)	5,177,640	897,000	N/A *	N/A *	N/A *
Natural resources funds (d)	5,492,410	6,344,500	N/A *	N/A *	N/A *
Venture capital funds (c)	10,609,225	13,127,000	N/A *	N/A *	N/A *
Real estate funds (e)	2,419,240	4,086,121	N/A *	N/A *	N/A *
	$ 189,085,767	$ 27,672,103			

* These funds are in private equity structure, with no ability to be redeemed.

(a) These are directional investments, invested in domestic and international debt and equity securities. These funds invest mostly in long-term securities, and some invest both long and short-term. The investments are public securities, and the funds are held in partnership or trust format.

(b) Hedge fund strategies and allocations include 53% multi-strategy, 12% distressed opportunities, 35% long/short.

(c) This category includes investments in both dedicated private equity or venture capital funds and in fund-of-funds, which invest in 15-30 private equity or venture capital funds. Private equity funds, through negotiation or tender offer, attempt to take over a majority percentage of a company's equity, with the purpose of acquiring its assets and operations. Venture capital funds invest in non-marketable securities of new companies or companies considered to be in the early stages of growth.

(d) This category invests in fund-of-funds, which invest in 15-30 natural resource funds created to invest in the exploration or development of energy-related reserves.

(e) This category includes investments in fund-of-funds, which invest in 15-30 private real estate funds. Private real estate funds take ownership positions in land and buildings, equity-like investments in mortgages or land leases that include substantial participation in revenues, capital appreciation, and private operating companies.

Note 6 – Fair Value of Assets and Liabilities (continued)

Funds noted above held at year end have remaining lives ranging from 1 to 15 years with estimated commitments due as follows as of May 31, 2015:

		Amount
Years ending May 31,	2016	$ 8,578,353
	2017	14,112,772
	2018	4,150,815
	2019	830,163
		$ 27,672,103

Investment returns for the years ended May 31 are summarized as follows:

	2015	2014
Interest and dividend income	$ 368,022	$ 1,124,753
Net realized and unrealized gains on investments carried at fair value	6,694,535	18,354,974
Total investment return	7,062,557	19,479,727
Less: Operating investment return	10,517,603	10,143,251
Non-operating investment return (losses)	$ (3,455,046)	$ 9,336,476

Interest, dividends, realized, and unrealized income on the College's unrestricted endowment funds is included in operating activities in the statements of activities as those investment types are used for activities closely related to the College's educational and residential mission, as well as any necessary ancillary activities. All other investment return is considered non-operating.

Note 7 – Property, Plant, and Equipment

Property, plant, and equipment are stated at cost at the date of acquisition or fair value on the date contributed. New equipment with a cost of $10,000 or more, and expenditures for major repairs and improvements exceeding $20,000 for equipment and buildings are capitalized; conversely, maintenance, repairs, and routine replacements are charged to expense as incurred. All plant assets except land and art and artifacts collections are depreciated over their estimated useful lives using the straight-line method. Estimated useful lives of land improvements and buildings are 50 to 100 years; building improvements are 20 years; and furniture and equipment are 5 to 7 years.

	May 31, 2015		
	Cost	Accumulated Depreciation	Net Book Value
Land	$ 17,865,336	$ -	$ 17,865,336
Land improvements	15,710,609	8,702,432	7,008,177
Buildings and improvements	210,088,735	68,014,898	142,073,837
Art & artifacts collection	2,562,692	-	2,562,692
Furniture and equipment	46,165,574	38,571,220	7,594,354
Construction in progress	1,997,538	-	1,997,538
	$ 294,390,484	$ 115,288,550	$ 179,101,934

	May 31, 2014		
	Cost	Accumulated Depreciation	Net Book Value
Land	$ 18,132,443	$ -	$ 18,132,443
Land improvements	15,487,853	8,003,958	7,483,895
Buildings and improvements	207,067,229	62,907,597	144,159,632
Art & artifacts collection	2,546,669	-	2,546,669
Furniture and equipment	44,259,570	36,855,197	7,404,373
Construction in progress	1,274,043	-	1,274,043
	$ 288,767,807	$ 107,766,752	$ 181,001,055

Note 8 – Bonds and Capital Lease Payable

Capital Lease

At May 31, 2015, the College leased certain equipment under capital lease obligations. Future minimum payments associated with capital lease agreements for succeeding years are as follows:

Years ending May 31,	2016	$ 263,264
	2017	263,264
	2018	263,264
	2019	263,264
Total minimum payments		1,053,056
Less amount representing interest		(160,721)
		$ 892,335

Bonds Payable

At May 31, bonds payable consist of the following:

	2015	2014
State of Oregon Revenue Bonds, 2011 Series A, fixed interest rates ranging from 4.00% to 5.75%, secured by a Uniform Commercial Code security interest in the unrestricted revenues of the College, payable in annual installments beginning October 2015, with maturity in 2041	$ 108,173,971	$ 108,157,411

On March 7, 2011, the College entered into a loan agreement and trust indenture with the State of Oregon Facilities Authority that provided for the issuance of $108,610,000 2011 Series A Revenue Bonds with mandatory final redemption on October 1, 2041. The bonds were issued to refund all of the College's 2008 Series A Bonds, and to finance the costs associated with construction of a new residence hall for students. Included in the outstanding balances at May 31, 2015 and 2014 are unamortized discounts of $436,029 and $452,589, respectively.

Interest expense for all bonds payable was $7,816,416 and $7,876,149 for the years ended May 31, 2015 and 2014, respectively.

Note 8 – Bonds and Lease Payable (continued)

Dates fixed for redemption occur annually on October 1, and continue through 2041. Future principal and interest payments are as follows as of May 31, 2015:

	2011 Bonds Repayment Requirements	
	Principal	Interest
Years ending May 31, 2016	$ 580,000	$ 5,944,200
2017	600,000	5,920,600
2018	625,000	5,896,100
2019	650,000	5,870,600
2020	680,000	5,844,000
Thereafter	105,038,971	86,965,431
	$ 108,173,971	$ 116,440,931

The agreement contains certain restrictive covenants as to additional indebtedness, as defined in the agreement.

Note 9 – Interest Rate Swaps

The College had used variable-rate debt to finance the acquisition of property, plant, and equipment as indicated in Note 8. These debt obligations had exposed the College to variability in interest payments due to changes in interest rates.

The College had swapped virtually 100% of its variable-rate cash flow exposure on these debt obligations for fixed-rate cash flows by entering into receive-variable, pay-fixed interest rate swaps. Under the interest rate swaps, the College received variable-rate interest payments and made fixed interest rate payments, thereby creating substantially fixed interest rate payments on the related debt obligations. The College does not enter into derivative instruments for investment purposes. The College’s existing swaps were contracted as cash flow hedges.

In March 2011, the College novated a 30-year swap to the Bank of New York, at an annual fixed rate of 3.85%. The notional amount at May 31, 2015 and 2014 was equal to $10,000,000. Also in March 2011, the College novated a 30-year swap to Deutsche Bank, at an annual fixed rate of 3.85%. The notional amount at May 31, 2015 and 2014 was equal to $10,000,000. In January 2007, the College executed a 25-year swap with the Bank of New York at an annual fixed rate of 3.42%. The notional amount at May 31, 2015 and 2014 was equal to $32,975,000 and $34,600,000, respectively.

In each of these swaps, the College’s variable-rate receipts are tied to a percentage of one-month LIBOR.

Note 9 – Interest Rate Swaps (continued)

Changes in the fair market value of the interest rate swaps are reported as unrealized gains or losses on interest rate swaps in unrestricted other revenue or expense in the statements of activities. As of May 31, 2015 and 2014, the valuation of the swap resulted in an unrealized loss of $1,365,795 for 2015 and an unrealized gain of $1,209,477 for 2014, respectively. Providing the College holds the swaps to maturity, the value of the derivatives will be zero. These swapping transactions can be terminated at market rates at any time during the term of the swap.

Note 10 – Temporarily Restricted Net Assets

Temporarily restricted net assets are restricted for the following purposes:

	May 31,	
	2015	2014
The portion of perpetual endowment funds subject to a time restriction under UPMIFA		
Without purpose restrictions	$ 2,927,188	$ 2,988,170
With purpose restrictions:		
Scholarships	40,509,112	42,035,885
Faculty & staff compensation	12,648,042	13,102,107
Facilities	11,460,720	11,803,831
Departmental	5,952,453	6,097,314
Total temporarily restricted endowment net assets	73,497,515	76,027,307
Split interest agreements	569,832	410,852
Student loans	1,556,797	1,565,362
Restricted for specific projects	7,437,364	9,251,645
Total temporarily restricted net assets	$ 83,061,508	$ 87,255,166

Note 11 – Permanently Restricted Net Assets

Permanently restricted net assets consist of:

	May 31, 2015	May 31, 2014
The portion of perpetual endowment funds that is required to be retained permanently either by explicit donor stipulation or by UPMIFA	$ 107,158,301	$ 101,107,226
Total endowments	107,158,301	101,107,226
Trusts held for endowment	2,036,437	3,200,521
Property held for College use in perpetuity	7,287,706	7,274,206
Total permanently restricted net assets	$ 116,482,444	$ 111,581,953

The income from these investments together with the income on net endowment investment gains is spendable for instruction, scholarships, distribution to trust beneficiaries, and operations.

Note 12 – Endowments

The College's endowment consists of approximately 600 individual funds established for a variety of purposes. Its endowment includes both donor-restricted endowment funds and funds designated by the Board of Trustees to function as endowments. As required by Generally Accepted Accounting Principles (GAAP), net assets associated with endowment funds, including funds designated by the Board of Trustees to function as endowments, are classified and reported based on the existence or absence of donor-imposed restrictions.

From time to time, the fair value of assets associated with individual donor restricted endowment funds may fall below the level that the donor or the Uniform Prudent Management of Institutional Funds Act (UPMIFA or the Act) requires the College to retain as a fund of perpetual duration. In accordance with GAAP, deficiencies of this nature that are reported in unrestricted net assets were $160,000 and $205,789 as of May 31, 2015 and 2014, respectively. These deficiencies resulted from unfavorable market fluctuations that occurred shortly after the investment of new permanently restricted contributions and continued appropriation for certain programs that were deemed prudent by the Board of Trustees.

The College invests its endowment investment portfolio and allocates the related earnings for expenditure in accordance with the total return concept. A distribution of endowment return that is independent of the cash yield and appreciation of investments earned during the year is provided for program support. The College has adopted an endowment spending policy designed specifically to stabilize annual spending levels and to preserve the real value of the endowment portfolio over time.

Note 12 – Endowments (continued)

The spending policy attempts to achieve these two objectives by using a long-term targeted spending rate combined with a smoothing rule, which adjusts spending gradually to changes in the endowment market value.

The College uses a spending rate of 4.50% of the sixteen quarter rolling average endowment market value in addition to a supplemental amount approved by the Board not to exceed 1.50%. The supplemental spending will be reduced by 0.10% per year until the maximum is 0.50%. The actual spending rate, including supplemental spending, in 2015 and 2014 was 5.50% of a maximum allowable spending of 5.50% and 5.60% of a maximum allowable spending of 5.70%, respectively.

Effective January 1, 2008, the state of Oregon enacted UPMIFA, the provisions of which apply to endowment funds existing on or established after that date. The Board of Trustees of the College has interpreted the Act as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. As a result of this interpretation, the College classifies as permanently restricted net assets (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment, and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund.

The remaining portion of the donor-restricted endowment fund that is not classified in permanently restricted net assets is classified as temporarily restricted net assets until those amounts are appropriated for expenditure by the College in a manner consistent with the standard of prudence prescribed by the Act. In accordance with the Act, the College considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

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

Endowment net assets consist of the following at May 31, 2015:

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
Donor-restricted endowment funds	$ (160,000)	$ 73,497,515	$ 107,158,301	$ 180,495,816
Board-designated endowment funds	44,447,023	-	-	44,447,023
Total funds	$ 44,287,023	$ 73,497,515	$ 107,158,301	$ 224,942,839

Note 12 – Endowments (continued)

Endowment net assets consist of the following at May 31, 2014:

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
Donor-restricted endowment funds	$ (205,789)	$ 76,027,307	$ 101,107,226	$ 176,928,744
Board-designated endowment funds	47,432,415	-	-	47,432,415
Total funds	$ 47,226,626	$ 76,027,307	$ 101,107,226	$ 224,361,159

Changes in the endowment net assets for the year ended May 31, 2015 are as follows:

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
Endowment net assets, May 31, 2014	$ 47,226,626	$ 76,027,307	$ 101,107,226	$ 224,361,159
Investment return				
Investment income	39,105	483,152	-	522,257
Net appreciation (realized and unrealized)	717,490	6,452,203	-	7,169,693
Total investment return	756,595	6,935,355	-	7,691,950
Contributions	600	-	4,450,431	4,451,031
Matured trusts and other transfers	(23,371)	23,371	1,625,644	1,625,644
Pledge write-off	-	-	(25,000)	(25,000)
Appropriation of endowment assets for expenditure	(3,719,216)	(9,442,729)	-	(13,161,945)
Change in underwater endowments	45,789	(45,789)	-	-
Endowment net assets, end of year May 31, 2015	$ 44,287,023	$ 73,497,515	$ 107,158,301	$ 224,942,839

Note 12 – Endowments (continued)

Changes in the endowment net assets for the year ended May 31, 2014 are as follows:

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
Endowment net assets, May 31, 2013	$ 44,881,255	$ 67,660,821	$ 98,665,422	$ 211,207,498
Investment return				
Investment income	209,186	491,265	-	700,451
Net appreciation (realized and unrealized)	5,976,074	15,239,959	-	21,216,033
Total investment return	6,185,260	15,731,224	-	21,916,484
Contributions	462,005	-	1,801,762	2,263,767
Matured trusts and other transfers	-	402,099	640,042	1,042,141
Appropriation of endowment assets for expenditure	(4,672,710)	(7,396,021)	-	(12,068,731)
Change in underwater endowments	370,816	(370,816)	-	-
Endowment net assets, end of year May 31, 2014	$ 47,226,626	$ 76,027,307	$ 101,107,226	$ 224,361,159

Note 13 – Pension Plan

The College participates in a contributory retirement plan covering substantially all personnel. All employees are eligible to make voluntary deferrals to the plan immediately upon employment. All regular employees working at least half time receive College contributions after one year of employment. The plan is administered by the Teachers' Insurance and Annuity Association and College Retirement Equities Fund.

Once an employee becomes eligible for the employer contribution, the College makes monthly payments of 9.00% of the employee's compensation. There is no requirement for the employee to make a contribution in order to receive the College's contribution. All funds vest immediately. Aggregate pension expense for the years ended May 31, 2015 and 2014, was approximately $3,930,000 and $3,883,000, respectively.

Note 14 – Post-Retirement Healthcare Benefits

In addition to providing pension benefits, the College provides certain healthcare benefits for retired employees. Employees who retire with at least five years of full-time service may purchase a Medicare supplement through the Retiree Medical Insurance Program. The College pays a portion of the premium.

The College recognizes the funded status of defined benefit post-retirement plans be recognized as either an asset or liability on the statements of financial position. The benefit plan is not funded in separate accounts and costs are paid from the College's general cash accounts on a pay-as-you-go basis.

Obligations and funded status at May 31 are as follows:

	2015	2014
Amounts recognized in the statements of financial position:		
Accrued postretirement healthcare benefits liability	$ 2,112,783	$ 2,030,988
Amounts recognized in the accompanying statements of activities:		
Transition obligation	$ -	$ 33,968
Net gain	(465,152)	(392,218)
Total	$ (465,152)	$ (358,250)

	2015	2014
Change in benefit obligation:		
Benefit obligation, beginning of year	$ 2,030,988	$ 1,778,949
Service cost	134,729	112,573
Interest cost	81,927	78,998
Actuarial (gain) loss	(86,131)	109,457
Benefits paid	(48,730)	(48,989)
Benefit obligation, end of year	$ 2,112,783	$ 2,030,988
Reconciliation of funded status:		
End of year	$ 2,112,783	$ 2,030,988
Unrecognized net actuarial loss	-	-
Net amount recognized	$ 2,112,783	$ 2,030,988

Note 14 – Post-Retirement Healthcare Benefits (continued)

The net periodic benefit costs for the years ended May 31 included the following components:

	2015	2014
Net periodic benefit cost:		
Service cost	$ 134,729	$ 112,573
Interest cost	81,927	78,998
Amortization of prior service cost	33,968	33,970
Amortization of actuarial loss	(13,197)	(36,793)
Net periodic benefit cost	$ 237,427	$ 188,748

The discount rate used in determining the accumulated post-retirement benefit obligation was 3.90% at May 31, 2015 and 4.10% at May 31, 2014. To determine the accumulated post-retirement benefit obligation at May 31, 2015 and 2014, the College's portion of each eligible employee's total premium was assumed to remain at $55 per month ($660 per year). During the years ended May 31, 2015 and 2014, the College made healthcare insurance premium payments for the participants of approximately $52,305 and $66,228, respectively.

The healthcare insurance premium payments for the participants are expected to be paid as follows as of May 31, 2015:

Years ending May 31,	2016	$ 52,305
	2017	100,722
	2018	107,951
	2019	116,893
	2020	123,435
	2021 through 2025 in the aggregate	710,352
		$ 1,211,658

Note 15 – Commitments and Contingencies

The College has placed its liability insurance coverage with the College Liability Insurance Company, Ltd. (CLIC), established by ten similar western colleges and universities for the purpose of providing liability insurance to higher education institutions. As a portion of its capital, CLIC has placed a $2,000,000 standby letter of credit, of which the College is contingently liable for a pro rata portion based upon premium contributions from covered institutions. In the event the losses of CLIC exceed its capital and secondary coverage, the maximum contingent liability exposure to the College is approximately $176,758. As of May 31, 2015 and 2014, no amounts were outstanding against the standby letter of credit.

Note 15 – Commitments and Contingencies (continued)

The College has placed a portion of its medical insurance coverage with Pioneer Educators Health Trust (the Trust, formerly Oregon Independent Colleges Employee Benefits Trust). The Trust was formulated by seven similar western colleges and universities for the purpose of providing medical, dental, and vision insurance to higher education institutions. Under the agreement, member institutions are required to make contributions to the fund at such times and in an amount as determined by the Trustees for the various benefit programs sufficient to provide the benefits, pay the administrative expenses of the Trust which are not otherwise paid by the College directly, and to establish and maintain a minimum reserve as determined by the Trustee. In the event losses of the Trust exceed its capital and secondary coverage, the maximum contingent liability exposure to the College is approximately $1,252,528. This exposure will fluctuate based on factors including changes in actuarial assumptions, medical trend rates, and reinsurance amounts. The level of reinsurance is not expected to fluctuate significantly in the future.

The College has an operating line of credit totaling $10,000,000 at a bank for the purpose of financing short-term operating cash flow requirements. Interest is due monthly at the prime interest rate (3.25% at May 31, 2015). The scheduled maturity on the line of credit is October 31, 2015. As of May 31, 2015 and 2014, no amounts were outstanding on the line of credit. No loans were taken from the line of credit during the years ended May 31, 2015 and 2014. The agreement establishes various positive and negative covenants, including liquid asset requirements.

The College receives and expends monies under federal grant programs and is subject to audits by governmental agencies. Management believes that any liabilities resulting from such audits will not have a material impact on the College.

The College is involved in legal proceedings, claims, and litigation arising in the ordinary course of operations. In the opinion of management, these matters will not materially affect the College's financial position as of May 31, 2015.

Note 16 – Concentration of Credit Risk

Financial instruments that potentially subject the College to concentrations of credit risk consist principally of cash and cash equivalents. The College places substantially all of its cash and liquid investments with financial institutions; however, cash balances may periodically exceed federally insured limits.