LEWIS & CLARK COLLEGE
Portland, Oregon

FINANCIAL STATEMENTS
Including Independent Auditors' Report

As of and for the Years Ended May 31, 2020 and 2019

LEWIS & CLARK COLLEGE

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INDEPENDENT AUDITORS' REPORT

To the Board of Trustees
Lewis & Clark College
Portland, Oregon

We have audited the accompanying financial statements of Lewis & Clark College (the "College"), which comprise the statements of financial position as of May 31, 2020 and 2019, 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.

Auditors' 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 auditors' 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.

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, 2020 and 2019, 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.

Baker Tilly US, LLP

Baker Tilly US, LLP (formerly known as Baker Tilly Virchow Krause, LLP)
Minneapolis, Minnesota
October 9, 2020

LEWIS & CLARK COLLEGE

STATEMENTS OF FINANCIAL POSITION
As of May 31, 2020 and 2019

ASSETS

	2020	2019
Cash and cash equivalents	$ 27,943,880	$ 17,980,420
Student accounts receivable, net	88,358	11,410
Other receivables	2,297,208	1,669,060
Grants receivable	1,748,932	249,574
Prepaid expenses and other assets	404,687	479,422
Contributions receivable, net	4,028,204	4,667,211
Student loans receivable, net	3,317,339	4,433,351
Cash restricted for long-term investment	8,822,910	6,391,724
Investments	252,431,854	247,228,159
Funds held in trust with others	3,827,285	3,700,996
Restricted cash from bond issuance for capital projects	34,705,934	-
Property, plant, and equipment, net	165,302,326	170,485,607
TOTAL ASSETS	$ 504,918,917	$ 457,296,934

LIABILITIES AND NET ASSETS

	2020	2019
LIABILITIES		
Accounts payable	$ 1,314,169	$ 1,436,059
Accrued and other liabilities	15,162,683	13,462,612
Deferred revenues	5,863,983	3,204,078
Liability for split interest agreements	1,350,301	1,402,691
Bonds and capital lease payable, net	150,845,053	104,988,879
Interest rate swaps liability	7,347,724	5,430,130
U.S. government grants refundable	2,622,978	4,782,638
Total liabilities	184,506,891	134,707,087
NET ASSETS		
Without donor restrictions	96,030,067	104,170,423
With donor restrictions	224,381,959	218,419,424
Total net assets	320,412,026	322,589,847
TOTAL LIABILITIES AND NET ASSETS	$ 504,918,917	$ 457,296,934

See accompanying notes to financial statements.

LEWIS & CLARK COLLEGE

STATEMENT OF ACTIVITIES
For the Year Ended May 31, 2020
(with comparative totals for the year ended May 31, 2019)

	Without Donor Restrictions	With Donor Restrictions	2020 Total	2019 Total
OPERATING REVENUES, GAINS AND OTHER SUPPORT				
Tuition and fees, net of scholarships and fellowships of $63,525,922 and $60,873,917 respectively	$ 79,620,649	$ -	$ 79,620,649	$ 81,640,745
Contributions	2,288,594	4,468,884	6,757,478	7,185,679
Government grants	4,044,128	-	4,044,128	2,457,788
Contracts and other exchange transactions	455,791	-	455,791	283,310
Endowment earnings allocated for operations	2,573,109	8,468,970	11,042,079	11,135,433
Other investment gains	26,221	-	26,221	396,748
Other revenue	4,762,173	-	4,762,173	3,064,278
Sales and services of auxiliary enterprises	18,153,844	-	18,153,844	19,575,732
	111,924,509	12,937,854	124,862,363	125,739,713
Net assets released from restrictions	12,849,619	(12,849,619)	-	-
Total Operating Revenues, Gains and Other Support	124,774,128	88,235	124,862,363	125,739,713
EXPENSES				
Program expenses				
Instruction	53,442,823	-	53,442,823	51,847,246
Research	2,868,776	-	2,868,776	2,756,030
Public service	1,193,524	-	1,193,524	1,345,295
Academic support	11,784,700	-	11,784,700	11,909,644
Student services	15,788,946	-	15,788,946	15,465,410
Institutional support	22,030,781	-	22,030,781	23,885,157
Auxiliary enterprises	15,022,228	-	15,022,228	15,235,024
TOTAL EXPENSES	122,131,778	-	122,131,778	122,443,806
CHANGE IN NET ASSETS FROM OPERATING ACTIVITIES	2,642,350	88,235	2,730,585	3,295,907
NON-OPERATING ACTIVITIES				
Long-term investment returns	964,364	10,613,430	11,577,794	4,855,712
Less: Endowment earnings allocated for operations	(2,573,109)	(8,468,970)	(11,042,079)	(11,135,433)
Long-term investment returns, net of allocation	(1,608,745)	2,144,460	535,715	(6,279,721)
Contributions	200	3,383,543	3,383,743	12,529,856
Government grants	-	127,452	127,452	67,600
Contracts and exchange transactions	-	20,000	20,000	54,732
Loss on early extinguisment of debt	(9,174,161)	-	(9,174,161)	-
Change in value of split interest agreements	-	198,845	198,845	(402,240)
CHANGE IN NET ASSETS FROM NON-OPERATING ACTIVITIES	(10,782,706)	5,874,300	(4,908,406)	5,970,227
CHANGE IN NET ASSETS	(8,140,356)	5,962,535	(2,177,821)	9,266,134
NET ASSETS - Beginning of Year	104,170,423	218,419,424	322,589,847	313,323,713
NET ASSETS AT END OF YEAR	$ 96,030,067	$ 224,381,959	$ 320,412,026	$ 322,589,847

See accompanying notes to financial statements.

LEWIS & CLARK COLLEGE

STATEMENT OF ACTIVITIES
For the Year Ended May 31, 2019

	Without Donor Restrictions	With Donor Restrictions	2019 Total
OPERATING REVENUES, GAINS AND OTHER SUPPORT			
Tuition and fees, net of scholarships and fellowships of $60,873,917	$ 81,640,745	$ -	$ 81,640,745
Contributions	2,765,330	4,420,349	7,185,679
Government grants	2,457,788	-	2,457,788
Contracts and exchange transactions	283,310	-	283,310
Endowment earnings allocated for operations	2,648,275	8,487,158	11,135,433
Other investment gains	396,748	-	396,748
Other revenue	3,064,278	-	3,064,278
Sales and services of auxiliary enterprises	19,575,732	-	19,575,732
	112,832,206	12,907,507	125,739,713
Net assets released from restrictions	12,865,650	(12,865,650)	-
Total Operating Revenues, Gains and Other Support	125,697,856	41,857	125,739,713
EXPENSES			
Program expenses			
Instruction	51,847,246	-	51,847,246
Research	2,756,030	-	2,756,030
Public service	1,345,295	-	1,345,295
Academic support	11,909,644	-	11,909,644
Student services	15,465,410	-	15,465,410
Institutional support	23,885,157	-	23,885,157
Auxiliary enterprises	15,235,024	-	15,235,024
TOTAL EXPENSES	122,443,806	-	122,443,806
CHANGE IN NET ASSETS FROM OPERATING ACTIVITIES	3,254,050	41,857	3,295,907
NON-OPERATING ACTIVITIES			
Long-term investment returns	198,627	4,657,085	4,855,712
Less: Endowment earnings allocated for operations	(2,648,275)	(8,487,158)	(11,135,433)
Long-term investment returns, net of allocation	(2,449,648)	(3,830,073)	(6,279,721)
Contributions	100	12,529,756	12,529,856
Government grants	-	67,600	67,600
Contracts and exchange transactions	-	54,732	54,732
Redesignation of prior year net assets	(3,652,000)	3,652,000	-
Change in value of split interest agreements	-	(402,240)	(402,240)
CHANGE IN NET ASSETS FROM NON-OPERATING ACTIVITIES	(6,101,548)	12,071,775	5,970,227
CHANGE IN NET ASSETS	(2,847,498)	12,113,632	9,266,134
NET ASSETS - Beginning of Year	107,017,921	206,305,792	313,323,713
NET ASSETS AT END OF YEAR	$ 104,170,423	$ 218,419,424	$ 322,589,847

See accompanying notes to financial statements.

LEWIS & CLARK COLLEGE

STATEMENTS OF CASH FLOWS
For the Years Ended May 31, 2020 and 2019

	2020	2019
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in net assets	$ (2,177,821)	9,266,134
Adjustments to reconcile change in net assets to net cash used by operating activities:		
Contribution of marketable securities	(850,127)	(2,241,193)
Depreciation and amortization	9,061,117	7,809,182
Loss on early extinguishment of debt	9,174,161	-
Gain on disposal of property, plant and equipment	(291,197)	(58,482)
Unrealized loss on interest rate swaps	1,917,594	1,082,725
Actuarial gain on split interest agreement obligations	(80,456)	(97,969)
Change in value of funds held in trust by others	(126,289)	342,957
Change in contributions receivable discount	(53,070)	(71,901)
Contributions restricted for endowment, trust, and capital projects	(3,383,743)	(12,529,856)
Interest and dividends restricted for long-term investment	(117,589)	(210,931)
Net realized and unrealized gains	(13,115,399)	(5,702,486)
New split interest agreement obligations	57,650	392,561
Increase (decrease) in cash due to changes in assets and liabilities:		
Accounts and other receivables	(2,204,454)	339,402
Prepaid expense ond other assets	74,735	(56,072)
Contributions receivable	393,195	(151,348)
Accounts payable	(239,317)	169,548
Accrued and other liabilities	4,376,015	(825,572)
Deferred revenues	2,659,905	152,524
Net cash provided by operating activities	5,074,910	(2,390,776)
CASH FLOWS FROM INVESTING ACTIVITIES		
Payments on student loans receivable	1,116,012	1,245,161
Increase (decrease) in U.S. government grants refundable, net	(2,159,660)	61,033
Purchases of property, plant and equipment	(4,258,219)	(6,186,585)
Proceeds from sale of property, plant, and equipment	841,197	-
Proceeds from sales of investments	41,899,149	81,132,019
Purchases of investments	(33,137,318)	(71,396,264)
Net cash provided by investing activities	4,301,161	4,855,364
CASH FLOWS FROM FINANCING ACTIVITIES		
Contributions restricted for endowment, trust, and capital projects	3,682,625	7,996,741
Interest and dividends restricted for long-term reinvestment	117,589	210,931
Proceeds from issuance of bonds (excluding refinanced portion)	34,705,934	-
Principal payments on capital leases	(72,055)	(313,468)
Principal payments on bonds payable	(680,000)	(650,000)
Maturities of split interest obligations	(29,584)	(2,672)
Net cash provided by financing activities	37,724,509	7,241,531
Net increase in cash, cash equivalents, and restricted cash	47,100,580	9,706,119
Cash, cash equivalents, and restricted cash at beginning of year	24,372,144	14,666,025
Cash, cash equivalents, and restricted cash at end of year	$ 71,472,724	$ 24,372,144
SUPPLEMENTAL CASHFLOW DISCLOSURE:		
Cash paid for interest	$ 6,440,714	$ 6,673,335
SUPPLEMENTAL DISCLOSURE OF NONCASH INVESTING AND FINANCING ACTIVITIES		
Purchases of property, plant and equipment included in accounts payable	$ 268,167	$ 150,740
Accrued interest payable assumed by the trustee related to refinancing transaction	2,675,944	-

See accompanying notes to financial statements.

NOTE 1 – 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 – For the purposes of financial reporting, the College classifies resources into two net asset categories pursuant to any donor-imposed restrictions and applicable law. Accordingly, the net assets of the College are classified in the accompanying financial statements in the categories that follow:

With donor restrictions – Net assets subject to donor-imposed stipulations that will be met by action of the College and/or the passage of time or maintained permanently 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.

Without donor restrictions – Net assets not subject to donor-imposed stipulations.

The Board of Trustees has established policies that affect the presentation of board designations on net assets without donor restrictions. Bequests without restrictions under $100,000 are distributed to current unrestricted funds. By board approved policy, bequests without restrictions over $100,000 are added to the board designated endowment to the school with which the donor had affinity. The same methodology is applied to matured deferred gifts. The board has designated other funds for future capital projects and related initiatives and has delegated to management the authority to approve expenditures of these funds.

Revenue recognition – Revenues are reported as increases in net assets without donor restrictions unless their use is limited by donor-imposed restrictions.

Tuition and fees, net – Student tuition and fees are recognized in the fiscal year in which the academic programs are delivered, i.e. when the performance obligation is satisfied. Withdrawals that occur prior to a published deadline may receive a full or partial refund in accordance with the College's refund policy. Historically, refunds have not been significant. Payments for tuition are due, prior to the first day of the start of the academic term unless addressed by a payment plan in good standing. All payment plans must be complete prior to the end of the academic term. Generally, the College's performance obligations are satisfied equally over the academic term. The College applies the practical expedient as allowed for within the accounting standards and, therefore, does not disclose information about remaining performance obligations that have original expected durations of one year or less. All remaining performance obligations will be satisfied in connection with the completion of the 20-21 academic year. The College determines the transaction price based on standard charges for goods and services provided reduced by discounts provided, relating to institutional scholarships and fellowships in accordance with the College's policies. 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 ("ED"). Disbursements under each program are subject to disallowance by ED 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 ED.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (Continued)

Tuition and fees received in advance of services to be rendered are recorded as deferred revenues on the statements of financial position. The following table notes the activity within the deferred revenue accounts relating to tuition.

	Balance at May 31, 2019	Refunds issued	Revenue recognized included in May 31, 2019 balance	Cash received in advance of performance	Balance at May 31, 2020
Tuition and fees	$ 3,204,078	$ -	$ (3,204,078)	$ 4,684,777	$ 4,684,777
Other contracts	-	-	-	1,179,206	1,179,206
Total deferred revenues	$ 3,204,078	$ -	$ (3,204,078)	$ 5,863,983	$ 5,863,983

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 at the date of receipt. 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.

Government grants – Revenues from government grants are considered to be contributions as the transactions are non-reciprocal in nature and contain a right of return. As such, revenues from grants are recognized when the conditions are met, that is as allowable expenditures under such agreements are incurred, and reported as increases in net assets without donor restrictions. As restrictions were met in the same period, these grants were reported as changes in net assets without donor restrictions.

Contracts and exchange transactions – Revenues from contracts and exchange transactions are recognized as related performance obligations are satisfied and reported as increases in net assets without donor restriction.

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

- Increases in donor 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 restricted net asset held in perpetuity or if the terms of the gift impose restrictions on the timing or the use of the income.
- Increases in net assets without donor restriction in all other cases.

Auxiliary enterprises – Auxiliary enterprises include income primarily from student housing, food services, transportation services, and conventions or conferences. Revenue for auxiliary enterprises is recognized when the related service is performed. Accordingly, the auxiliary enterprise expenses include all costs incurred in providing those services.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (Continued)

The College's measure of operations presented in the statement of activities includes revenues from tuition and fees, grants, contracts, contributions, investment income from investments except those gains and losses earned by funds without donor restriction 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, interest on long-term indebtedness and depreciation.

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 donor restricted endowments, gains and losses earned by funds without donor restriction 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 investments, except those held for long-term investment, 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 receivable – Student accounts receivable are recorded at the invoiced amount and do not bear interest. At May 31, 2020 and 2019, student accounts receivable totaled $88,358 and $11,410, net of an allowance for doubtful accounts of $150,000 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. 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 balances are charged off against the allowance after all means of collection have been exhausted and the potential recovery is considered remote.

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 are determined from valuations prepared by independent appraisers at the time of gift and, subsequently, 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, 2020 and 2019, no allowance for uncollectible receivables was recorded.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (Continued)

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.

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, 2020 and 2019, the College distributed $258,745 and $249,183, respectively, in split-interest beneficiary payments.

Funds held in trust with others – The College has been designated as beneficiary of trusts managed by outside parties. These trusts generate income that is distributed to the College on a periodic basis. Those trusts are generally invested in marketable securities, real estate, or contracts collateralized by real estate.

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 management 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.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (Continued)

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.

The College recognizes interest accrued and penalties related to unrecognized tax benefits as an administrative expense. During the years ended May 31, 2020 and 2019, the College recognized no interest and penalties.

The College had no unrecognized tax benefits at May 31, 2020 and 2019. 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.

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.

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, 2020. Contributions made by members of the College's Board of Trustees totaled approximately $1,124,000 and $4,595,000 for the years ending May 31, 2020 and 2019, respectively.

Reclassifications – Certain amounts appearing in the 2019 financial statements have been reclassified to conform with the 2020 presentation. The reclassifications have no effect on the reported amounts of total net assets or changes in total net assets.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (Continued)

New accounting pronouncements not yet effective – In February 2016, the Financial Accounting Standards Board ("FASB") issued Accounting Standards Update ("ASU") No. 2016-02, *Leases*. ASU No. 2016-02 was issued to increase transparency and comparability among entities. Lessees will need to recognize nearly all lease transactions (other than leases that meet the definition of a short-term lease) on the statement of financial position as a lease liability and a right-of-use asset (as defined). Lessor accounting under the new guidance will be similar to the current model. For public business entities, including not-for-profit organizations that have issued, or are a conduit bond obligor for, securities that are traded, listed or quoted on an exchange or an over-the-counter market, ASU No. 2016-02 was set to be effective for fiscal years beginning after December 15, 2018 (fiscal year 2020). In response to the current business and capital market disruptions caused by the COVID-19 Pandemic, in June 2020, the FASB issued an ASU that provides a limited deferral of the effective date of ASU No. 2016-02 for not-for-profit entities that have not yet issued financial statements reflecting its adoption. The Update is now effective for fiscal years beginning after December 15, 2019 (fiscal year 2021). Upon adoption, lessees and lessors will be required to recognize and measure leases at the beginning of the earliest period presented using a modified retrospective approach, which includes a number of optional practical expedients that entities may elect to apply. The College is assessing the impact this standard will have on its financial statements.

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 has evaluated subsequent events through October 9, 2020, 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% and 5% 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, 2020 and 2019, student loans funded through the Perkins loan program were $3,317,339 and $4,433,351, respectively, net of an allowance for doubtful accounts. 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, 2020 and 2019 to account for those amounts advanced by the College.

The Extension Act amended section 461 of the Higher Education Act to end the College's authority to make new Perkins Loans after June 30, 2018. The College is not required to assign the outstanding Perkins Loans to the Department of Education or liquidate their Perkins Loan Revolving Funds due to the wind-down of the Perkins Loan Program. However, the College may choose to liquidate at any time in the future. As of May 31, 2020, the College continues to service the Perkins Loan Program.

Funds advanced by the Federal government of $2,622,978 and $4,782,638 at May 31, 2020 and 2019, 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 decrease in the liability to the government. During the year ended May 31, 2020, the College returned to the government $1,615,789 in excess cash.

NOTE 3 – CONTRIBUTIONS RECEIVABLE

Conditional contributions – At May 31, 2020 and 2019, the College had outstanding conditional promises to give of approximately $601,000 and $274,000. 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. At May 31, 2020 and 2019, the College had approximately $2,280,000 and $2,140,000, respectively, of conditional contributions outstanding on various grants, whereby, the conditions will be met upon incurring certain qualifying expenditures.

Unconditional contributions – Payments due beyond one year were discounted using an adjusted risk-free interest rate commensurate with the period over which the contribution will be received. The weighted average rate was 0.95% and 1.45% for the years ended May 31, 2020 and 2019, respectively.

Amounts due are as follows:

	2020	2019
Amounts receivable in less than one year	$ 1,902,808	$ 1,634,935
Amounts receivable in one to five years	2,229,097	3,232,016
	4,131,905	4,866,951
Unamortized discount	(103,701)	(199,740)
Total contributions receivable	$ 4,028,204	$ 4,667,211

NOTE 4 – SPLIT INTEREST AGREEMENTS

As of May 31, 2020 and 2019, the College had various 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, 2020 and 2019, the fair value of the total assets held was $2,190,436 and $2,160,820, respectively. The reserve was $1,006,598 and $1,024,215, respectively, leaving $1,183,838 and $1,136,605 of net assets in excess, respectively. During the fiscal years ended May 31, 2020 and 2019, distributions to annuitants totaled $138,412 and $109,103, 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, 2020 and 2019, the College's actuarially determined future payments and other obligations were as follows:

	2020	2019
Gift annuity reserve	$ 1,006,598	$ 1,024,215
Present value of future payments - annuity trusts	-	1,396
Present value of future payments - fixed rate unitrust	343,703	377,080
Total liability for split-interest agreements	$ 1,350,301	$ 1,402,691

NOTE 5 – 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.

Assets held in charitable remainder trusts – Assets held in charitable remainder trusts are comprised of marketable securities, mutual funds and real property. Marketable securities and mutual funds 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.

Funds held in trust with others - Assets held in trust by others for which quoted prices are not readily available. The fair values are estimated using an income approach by calculating the present value of the future distributions expected to be received based on a combination of Level 2 inputs (interest rates and yield curves) and significant unobservable inputs (entity specific estimates of cash flows). Since the College has an irrevocable right to receive the income earned from the trusts' assets, the fair value of the College's beneficial interest is estimated to approximate the fair value of the trusts' assets.

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.

There were no changes in fair value methods or assumptions during the years ended May 31, 2020 or 2019.

NOTE 5 – FAIR VALUE OF ASSETS AND LIABILITIES (Continued)

The following is a summary categorization of the College's assets and liabilities based on the level of inputs utilized in determining the value of such assets and liabilities:

	At May 31, 2020			
	Level 1	Level 2	Level 3	Total
Investments				
Equity securities				
International mutual funds	$ 5,022,877	$ -	$ -	$ 5,022,877
Domestic mutual funds	6,106,264	-	-	6,106,264
Balanced mutual funds	2,076,228	-	-	2,076,228
Domestic equity securities	135,835	-	-	135,835
Real estate investment trust	4,823,675	-	-	4,823,675
Debt securities				
U.S. Treasury securities	-	916,576	-	916,576
Municipal fixed income securities	-	1,182,269	-	1,182,269
Domestic fixed income mutual funds	20,265,193	-	-	20,265,193
Domestic fixed income securities	-	4,516,525	-	4,516,525
Assets held in charitable remainder trusts				
Fixed income mutual funds	1,725,284	-	-	1,725,284
Equity mutual funds	2,133,104	-	-	2,133,104
Marketable municipal fixed income	-	489,666	-	489,666
Total investments in the fair value hierarchy	42,288,460	7,105,036	-	49,393,496
Alternative investments measured using NAV (practical expedient)	-	-	-	202,944,221
Total investments measured at fair value	42,288,460	7,105,036	-	252,337,717
Funds held in trust with others	-	-	3,827,285	3,827,285
Interest rate swaps liability	-	(7,347,724)	-	(7,347,724)
Total assets and liabilities at fair value	$ 42,288,460	$ (242,688)	$ 3,827,285	$ 248,817,278

Total Investments at fair value	$ 252,337,717
Real estate investments (at cost)	94,137
Total Investments	$ 252,431,854

NOTE 5 – FAIR VALUE OF ASSETS AND LIABILITIES (Continued)

	At May 31, 2019			
	Level 1	Level 2	Level 3	Total
Investments				
Equity securities				
International mutual funds	$ 1,071,036	$ -	$ -	$ 1,071,036
Domestic mutual funds	10,088,880	-	-	10,088,880
Balanced mutual funds	2,036,519	-	-	2,036,519
Domestic equity securities	42,648	-	-	42,648
Real estate investment trust	5,167,037	-	-	5,167,037
Debt securities				
U.S. Treasury securities	-	1,389,300	-	1,389,300
Municipal fixed income securities	-	1,655,164	-	1,655,164
Domestic fixed income mutual funds	21,315,901	-	-	21,315,901
Domestic fixed income securities	-	4,021,735	-	4,021,735
Assets held in charitable remainder trusts				
Fixed income mutual funds	1,652,342	-	-	1,652,342
Equity mutual funds	2,277,317	-	-	2,277,317
Marketable fixed income securities	-	613,189	-	613,189
Total investments in the fair value hierarchy	43,651,680	7,679,388	-	51,331,068
Alternative investments measured using NAV (practical expedient)	-	-	-	195,802,954
Total investments measured at fair value	43,651,680	7,679,388	-	247,134,022
Funds held in trust with others	-	-	3,700,996	3,700,996
Interest rate swaps liability	-	(5,430,130)	-	(5,430,130)
Total assets and liabilities at fair value	$ 43,651,680	$ 2,249,258	$ 3,700,996	$ 245,404,888

Total Investments at fair value	$ 247,134,022
Real estate investments (at cost)	94,137
Total Investments	$ 247,228,159

Changes in Level 3 assets measured at fair value on a recurring basis for the year ended May 31, 2020 are as follows:

	Beginning Balance	Total Gain	Additions	Ending Balance
Funds held in trust by others	$ 3,700,996	$ 126,289	$ -	$ 3,827,285

Change in unrealized gains for the period included in changes in net assets for assets held at the end of the reporting period reported as change in fair value of split interest agreements of $126,289.

NOTE 5 – FAIR VALUE OF ASSETS AND LIABILITIES (Continued)

Changes in Level 3 assets measured at fair value on a recurring basis for the year ended May 31, 2019 are as follows:

	Beginning Balance	Total Gain	Additions	Ending Balance
Funds held in trust by others	$ -	$ (342,957)	$ 4,043,953	$ 3,700,996

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, 2020	Fair Value May 31, 2019	Unfunded Commitments	Redemption Frequency	Redemption Notice Period	Other Restrictions
Commingled trusts (a)						
Marketable international equity securities	$ 51,673,268	$ 60,424,931	$ -	Range from monthly to quarterly	6 - 30 days	3 year lockup
Marketable domestic equity securities	29,485,013	28,968,588	-	Quarterly	60 days	None
U.S. Treasury securities	12,968,487	12,590,898	-	Daily	2 - 5 days	None
Hedge funds (b)						
Global macro funds	19,059	2,919,989	-	Range from daily to quarterly	1 - 33 days	Funds delivered 90 days after redemption request
Multi-strategy funds	8,173,513	8,408,705	-	Range from quarterly to annually	30 - 90 days	Rolling one to two year lockup
Long/Short funds	16,659,992	13,882,413	-	Range from monthly to annually	30 - 90 days	Rolling 12 month lockup
Credit opportunities funds	5,808,570	5,065,000	-	Range from quarterly to bi-annually	60 - 90 days	Rolling one to two year lockup
Private equity funds (c)	12,270,996	8,111,780	15,373,918	N/A*	N/A*	N/A*
International private equity funds (c)	7,247,000	6,858,035	1,473,676	N/A*	N/A*	N/A*
Venture capital funds (c)	45,941,622	36,891,547	16,388,670	N/A*	N/A*	N/A*
Natural resources funds (d)	8,553,629	8,136,052	2,673,191	N/A*	N/A*	N/A*
Real estate funds (e)	4,143,072	3,545,016	5,940,126	N/A*	N/A*	N/A*
	$ 202,944,221	$ 195,802,954	$ 41,849,581			

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

NOTE 5 – FAIR VALUE OF ASSETS AND LIABILITIES (Continued)

(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 28% multi-strategy, 26% distressed opportunities, 46% 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 major 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 funds-of-funds, which invest in 15-30 natural resource funds created to invest in the exploration or development of energy-related reserves.

(e) The 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, buildings, equity-like investments in mortgages or land leases that include substantial participation in revenues, capital appreciation, and private-operating companies.

NOTE 6 – LIQUIDITY AND AVAILABILITY

The following reflects the College's total assets as of the statement of financial position date, reduced by amounts not available for general use because of lack of liquidity (non-financial assets), contractual or donor-imposed restrictions within one year of the statement of financial position date. Amounts not available include amounts set aside for long-term investment in the board-designated funds that could be drawn upon if the governing board approves that action. However, amounts already appropriated from either the donor-restricted endowment or board designated endowment for general expenditures within one year of the statement of financial position date have not been removed in the table below.

	May 31, 2020	May 31, 2019
Total assets at year-end	$ 504,918,917	$ 457,296,934
Less those unavailable for general expenditures within one year due to:		
Non-Financial Assets		
Other receivables	(1,176,576)	(883,239)
Prepaid expenses and other assets	(404,687)	(479,422)
Property, plant and equipment, net	(165,302,326)	(170,485,606)
Contractual or donor-imposed restrictions		
Split interest agreements	(4,753,925)	(4,754,667)
Funds held in trust with others	(3,827,285)	(3,700,996)
Contributions receivable (non-endowment)	(2,324,279)	(2,557,125)
Contributions receivable restricted to endowment	(1,523,925)	(1,930,086)
Federal Perkins loan fund assets	(4,167,239)	(6,649,561)
Donor restricted endowment funds	(200,133,184)	(191,538,806)
Donor restricted non-endowment funds	(8,311,588)	(6,322,235)
Board designations:		
Quasi-endowment funds	(45,735,414)	(48,263,587)
Restricted cash from bond issuance for capital projects	(34,705,934)	-
Other board-designated funds	(10,516,563)	(9,816,339)
Subsequent year appropriation of endowment earnings	11,215,882	11,020,382
Financial assets available to meet cash needs for general expenditure within one year	$ 33,251,874	$ 20,935,647

NOTE 6 – LIQUIDITY AND AVAILABILITY (Continued)

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, 2020). The scheduled maturity on the line of credit is October 31, 2020. As of May 31, 2020 and 2019, no amounts were outstanding on the line of credit. The agreement establishes various positive and negative covenants, including liquid asset requirements.

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 and related improvements are 20 to 50 years; and furniture and equipment are 4 to 7 years.

	May 31, 2020		
	Cost	Accumulated Depreciation	Net Book Value
Land	$ 18,528,127	$ -	$ 18,528,127
Land improvements	18,859,283	11,921,296	6,937,987
Buildings and improvements	224,914,603	94,563,429	130,351,174
Art and artifacts collection	2,707,121	-	2,707,121
Furniture and equipment	30,629,561	25,281,245	5,348,316
Construction in progress	1,429,601	-	1,429,601
	$ 297,068,296	$ 131,765,970	$ 165,302,326

	May 31, 2019		
	Cost	Accumulated Depreciation	Net Book Value
Land	$ 18,528,127	$ -	$ 18,528,127
Land improvements	18,792,629	11,228,030	7,564,599
Buildings and improvements	222,774,190	87,984,453	134,789,737
Art and artifacts collection	2,664,192	-	2,664,192
Furniture and equipment	29,432,347	23,606,755	5,825,592
Construction in progress	1,113,360	-	1,113,360
	$ 293,304,845	$ 122,819,238	$ 170,485,607

NOTE 8 – BONDS AND CAPITAL LEASE PAYABLE

Capital Leases

At May 31, 2020, the College had no equipment leased under capital lease, and no outstanding future minimum lease payments or other obligations associated with capital lease agreements. The principal outstanding on capital leases at May 31, 2019 was $72,055.

Bonds Payable

In March 2020, the College entered into a loan agreement and trust indenture with the State of Oregon Facilities Authority that provided for the issuance of $152,030,000 2020 Series A (Federally Taxable) Revenue Bonds with mandatory final redemption on October 1, 2050. The bonds were issued for the purpose of refinancing the outstanding balance of the Series 2011 bonds previously issued by the Authority and lent to the College in March 2011 and for the acquisition, construction, renovation, furnishing and equipping of future capital improvement projects on the campus of the College. With respect to the Series 2020 bonds, a portion of proceeds was placed in an escrow account held to defease the Series 2011 bonds in October 2021. The balance in that escrow account, which is not recorded on the College’s financial statements, at May 31, 2020 was $116,135,237. The outstanding principal balance on the Series 2011 bonds, which is not recorded on the College’s financial statements, was $105,475,000 at May 31, 2020. 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.

The following is a summary of the bond issuance:

Par amount of bonds issued	$152,030,000
Reserve funds used	174
Funds deposited to escrow account for capital projects	(34,702,352)
Funds deposited to escrow for funding of defeased bonds	(116,135,237)
Funds used towards costs of issuance including underwriter’s discount	(1,192,585)

Interest is payable on the Series 2020 bonds semi-annually on each October 1 and April 1 at rates ranging from 1.927% to 3.441%. Serial bonds are payable in amounts ranging from $2,480,000 to $3,525,000 on October 1, 2026 through October 1, 2030. Term bonds are payable in amounts of $20,010,000, $28,205,000, and $90,055,000 are scheduled to mature on October 1, 2035, 2040, and 2050, respectively.

Interest expense for all bonds payable was $5,612,434 and $5,866,267 for the years ended May 31, 2020 and 2019, respectively. Total interest expense, including payments connected to the interest rate swaps, was $6,481,173 and $6,706,970 for the years ended May 31, 2020 and 2019, respectively.

NOTE 8 – BONDS AND CAPITAL LEASE PAYABLE (Continued)

At May 31, bonds payable consist of the following:

	2020	2019
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 revenues (without donor restrictions) of the College, payable in annual principal installments which began October 2015, with maturity in 2041	$ -	$ 106,155,000
State of Oregon Revenue Bonds, 2020 Series A, fixed interest rates ranging from 1.927% to 3.441%, secured by a Uniform Commercial Code security interest in revenues (without donor restrictions) of the College, payable in annual principal installments which begin October 2026, with maturity in 2050	152,030,000	-
Less unamortized discount	-	(369,789)
Less bond issuance costs	(1,184,947)	(868,387)
Total bonds payable, net	$ 150,845,053	$ 104,916,824

	2020 Bonds Repayment Requirements	
	Principal	Interest
Years Ending May 31		
2021	$ -	$ 5,006,279
2022	-	4,818,878
2023	-	4,818,878
2024	-	4,818,878
2025	-	4,818,878
Thereafter	152,030,000	84,464,829
	$ 152,030,000	$ 108,746,620

The agreement contains certain restrictive covenants as to additional indebtedness, as defined in the agreement. As of May 31, 2020, the College is in compliance with these covenants.

NOTE 9 – INTEREST RATE SWAPS

In the past, the College had used variable-rate debt to finance the acquisition of property, plant, and equipment. 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's existing swaps were contracted as cash flow hedges.

NOTE 9 – INTEREST RATE SWAPS (Continued)

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, 2020 and 2019 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, 2020 and 2019 was equal to $24,275,000 and $26,100,000, respectively.

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

Changes in the fair market value of the interest rate swaps are reported as unrealized gains or losses on interest rate swaps and are included in investment returns in the statement of activities. As of May 31, 2020 and 2019, the valuation of the swap resulted in unrealized losses of $1,917,594 and $1,082,725, 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 – NET ASSETS

Net assets without donor restrictions consist of the following:

	2020	2019
Operations	$ 1,751,419	$ (7,432,605)
Invested in property, plant and equipment	52,708,437	68,424,272
Funds held for long-term investment (Endowment)	41,570,211	43,178,756
Total net assets without donor restrictions	$ 96,030,067	$ 104,170,423

Net assets with donor restrictions are restricted for the following purposes:

	2020	2019
Endowment funds		
Without purpose restrictions	$ 6,649,343	$ 6,537,140
With purpose restrictions		
Scholarships	114,661,393	108,493,442
Faculty and staff compensation	33,148,012	32,278,565
Facilities	22,562,092	22,354,053
Departmental	21,751,071	23,805,692
	198,771,911	193,468,892
Split interest agreements	7,230,800	7,052,862
Student loans	1,550,605	1,550,605
Restricted for specific projects	9,540,936	9,059,358
Property held for College use in perpetuity	7,287,707	7,287,707
Total net assets with donor restrictions	$ 224,381,959	$ 218,419,424

NOTE 11 – 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. 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 Investment Committee of the Board of Trustees has approved a spending constraint threshold which states that if the market value is less than the permanent gift value, the distribution would be reduced to 2.5% of the sixteen quarter rolling average endowment market value.

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.

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 4.5% of the sixteen quarter rolling average endowment market value in addition to a supplemental amount approved by the Board not to exceed 1.5%. In 2020 and 2019, the effective endowment spending rate was 4.9% and 5.0%, respectively. In February 2016, the Board of Trustees approved a long-term phased reduction in the supplemental spending policy until it eventually reaches a 4.5% annual spending rate. The spending rate will be reduced annually by either 0.1% or 0.2% depending upon the annual growth in the College's budget.

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.

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

NOTE 11 – ENDOWMENTS (Continued)

Endowment net assets consist of the following at May 31, 2020:

	Without Donor Restrictions	With Donor Restrictions: Original Gift	With Donor Restrictions: Accumulated Gain (Losses)	With Donor Restrictions: Total	Total Funds May 31, 2020
Board-designated endowment funds	$ 41,570,211	$ -	$ -	$ -	$ 41,570,211
Donor-restricted endowment funds	-	126,814,927	66,146,314	192,961,241	192,961,241
Underwater funds	-	5,876,214	(65,544)	5,810,670	5,810,670
Total endowment net assets	$ 41,570,211	$ 132,691,141	$ 66,080,770	$ 198,771,911	$ 240,342,122

Endowment net assets consist of the following at May 31, 2019:

	Without Donor Restrictions	With Donor Restrictions: Original Gift	With Donor Restrictions: Accumulated Gain (Losses)	With Donor Restrictions: Total	Total Funds May 31, 2019
Board-designated endowment funds	$ 43,178,756	$ -	$ -	$ -	$ 43,178,756
Donor-restricted endowment funds	-	128,455,693	64,030,219	192,485,912	192,485,912
Underwater funds	-	1,000,790	(17,810)	982,980	982,980
Total endowment net assets	$ 43,178,756	$ 129,456,483	$ 64,012,409	$ 193,468,892	$ 236,647,648

Changes in endowment net assets for the years ended May 31 are as follows:

	2020 Without Donor Restrictions	2020 With Donor Restrictions	2020 Total
Endowment net assets, beginning of year	$ 43,178,756	$ 193,468,892	$ 236,647,648
Investment returns	1,030,314	10,537,331	11,567,645
Contributions	200	3,052,444	3,052,644
Matured trusts and other transfers	(65,950)	182,214	116,264
Appropriation of endowment assets for expenditure (spending rate)	(2,573,109)	(8,468,970)	(11,042,079)
Endowment net assets, end of year	$ 41,570,211	$ 198,771,911	$ 240,342,122

NOTE 11 – ENDOWMENTS (Continued)

	2019		
	Without Donor Restrictions	With Donor Restrictions	Total
Endowment net assets, beginning of year	$ 49,280,304	$ 186,333,623	$ 235,613,927
Investment returns	198,627	4,641,168	4,839,795
Contributions	100	7,324,320	7,324,420
Matured trusts and other transfers	(3,652,000)	3,656,939	4,939
Appropriation of endowment assets for expenditure (spending rate)	(2,648,275)	(8,487,158)	(11,135,433)
Endowment net assets, end of year	$ 43,178,756	$ 193,468,892	$ 236,647,648

During 2019, the College received a contribution requiring the College to match the gift amount to create an endowed scholarship fund. The Board approved the use of board-designated funds to fulfill the matching requirement, which is included as a transfer to net assets with donor restrictions in 2019.

NOTE 12 – RETIREMENT 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 TIAA.

Once an employee becomes eligible for the employer contribution, the College makes monthly payments of 9% 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, 2020 and 2019, was approximately $4,117,000 and $4,108,000, respectively.

NOTE 13 – POST-RETIREMENT HEALTHCARE BENEFITS

In addition to providing retirement plan 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 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. The liability is included in accrued and other liabilities on the statement of financial position.

NOTE 13 – POST-RETIREMENT HEALTHCARE BENEFITS (Continued)

Obligations and funded status at May 31 are as follows:

	2020	2019
Amounts recognized in the statements of financial position		
Accrued postretirement healthcare benefits liability	$ 1,362,677	$ 1,259,277
Change in benefit obligation		
Benefit obligation, beginning of year	$ 1,259,277	$ 1,270,287
Service cost	48,177	57,701
Interest cost	45,008	49,745
Actuarial (gain) loss	59,510	(68,906)
Benefits paid	(49,295)	(49,550)
Benefit obligation, end of year	$ 1,362,677	$ 1,259,277
Reconciliation of funded status		
End of year	$ 1,362,677	$ 1,259,277
Unrecognized net actuarial loss	-	-
Net amount recognized	$ 1,362,677	$ 1,259,277

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

	2020	2019
Net periodic benefit cost		
Service cost	$ 48,177	$ 57,701
Interest cost	45,008	49,745
Recognition of actuarial (gains)/losses	59,510	(68,906)
Net periodic benefit cost	$ 152,695	$ 38,540

The discount rate used in determining the accumulated post-retirement benefit obligation was 2.70% at May 31, 2020 and 3.65% at May 31, 2019. To determine the accumulated post-retirement benefit obligation at May 31, 2020 and 2019, 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, 2020 and 2019, the College made healthcare insurance premium payments for the participants of approximately $49,295 and $49,550, respectively.

The healthcare insurance premium payments for the participants are expected to be paid as follows as of May 31, 2020:

Years Ending May 31	
2021	$ 54,194
2022	56,417
2023	58,240
2024	60,206
2025	62,342
Thereafter	334,893
	$ 626,292

NOTE 14 – COMMITMENTS AND CONTINGENCIES

Operating lease commitments – The College leases office space for clinics associated with the Law & Graduate Schools and various equipment under operating lease obligations. Future minimum payments associated with operating lease agreements for succeeding years are as follows:

Years Ending May 31	
2021	$ 364,923
2022	306,735
2023	270,709
	$ 942,367

Legal proceedings and litigation – From time to time, 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, 2020.

Federal grants – 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.

Coronavirus COVID-19 pandemic – In March 2020, the World Health Organization declared the novel coronavirus (COVID-19) a global pandemic. The related adverse public health developments, including orders to shelter-in-place, travel restrictions, and mandated business closures, have adversely affected workforces, organizations, their customers, economies, and financial markets globally, leading to increased market volatility and disruptions in normal business operations, including the College's operations.

On March 19, 2020, Oregon Governor Kate Brown issued Executive Order No. 20-09 prohibiting colleges from conducting in-person instruction and limiting on-campus operations starting March 21, 2020. The College transitioned its students to online learning and almost all of its employees to remote work. Residential students were urged to return home if possible. The College refunded $1,313,429 of student room and board in April and May 2020. Resumption of in-person instruction and operations will follow guidance from the Office of the Governor, the Higher Education Coordinating Commission, the Oregon Health Authority, and the Centers for Disease Control and Prevention.

On March 27, 2020, the Coronavirus Aid, Relief, and Economic Securities ("CARES") Act was signed into law. Among other things, the CARES Act allocated $14 billion to higher education through the creation of the Education Stabilization Fund. Fifty percent of the emergency funds received by institutions must go directly to students in the form of emergency financial aid grants to cover expenses related to the disruption of campus operations due to COVID-19. Institutions may use remaining emergency funds not given to students on costs associated with significant changes to the delivery of instruction due to COVID-19.

The College received a total of $1,827,087 in emergency funds with $913,544 earmarked to go directly to students, $913,543 provided to the College to compensate for the refunding of student room and board charges as disclosed above. As of May 31, 2020, the College distributed $398,900 of the direct student award funds.

Administration has been closely monitoring the impact of COVID-19 on the College's operations, including the impact on our students and employees. The duration and intensity of the pandemic is uncertain but may influence student enrollment and housing decisions, donor decisions, investment performance, and may also negatively impact collections of College receivables.

NOTE 15 – CONCENTRATIONS

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. Investments are diversified in order to limit credit risk.

As of May 31, 2020 and 2019, the College had investments of $24,759,519 and $24,252,449, respectively, which were concentrated in one fund.

As of May 31, 2020 and 2019, gross contributions receivable of $1,404,693 and $1,988,000, were due from three donors, respectively.

NOTE 16 – EXPENSES BY NATURE AND FUNCTION

Expenses are allocated to programs and organized by functional categories that correlate to the educational mission of the College. Natural expenses that relate to more than one functional expense category are allocated based upon factors such as square footage and percent of time and effort.

Expenses by natural and functional classification for the years ended May 31, 2020 and 2019 were as follows:

	May 31, 2020						
	Salaries & Wages	Benefits	Services & Supplies	Depreciation	Facilities Operating Expenses	Interest	Total
Instruction	$ 32,044,065	$ 6,661,131	$ 8,161,326	$ 4,264,423	$ 1,079,506	$ 1,232,372	$ 53,442,823
Research	2,158,081	211,889	486,540	-	12,266	-	2,868,776
Public Service	749,275	93,695	319,879	-	30,675	-	1,193,524
Academic Support	5,793,213	1,183,800	2,574,783	-	384,346	1,848,558	11,784,700
Student Services	8,026,969	1,839,528	5,358,443	33,159	530,847	-	15,788,946
Institutional Support	9,717,957	2,091,490	5,449,079	2,166,404	2,144,502	461,349	22,030,781
Auxiliary Enterprises	1,279,658	887,019	5,691,444	2,544,941	2,481,301	2,137,865	15,022,228
Total	$ 59,769,218	$ 12,968,552	$ 28,041,494	$ 9,008,927	$ 6,663,443	$ 5,680,144	$122,131,778

	May 31, 2019						
	Salaries & Wages	Benefits	Services & Supplies	Depreciation	Facilities Operating Expenses	Interest	Total
Instruction	$ 31,787,652	$ 6,669,621	$ 7,961,307	$ 3,184,140	$ 1,182,434	$ 1,062,092	$ 51,847,246
Research	1,961,545	209,426	568,294	-	16,765	-	2,756,030
Public Service	906,928	126,488	285,589	-	26,290	-	1,345,295
Academic Support	5,830,500	1,151,690	2,907,812	-	426,504	1,593,138	11,909,644
Student Services	7,721,505	1,709,359	5,406,661	44,604	583,281	-	15,465,410
Institutional Support	10,146,267	2,237,042	6,179,690	2,256,116	1,944,778	1,121,264	23,885,157
Auxiliary Enterprises	1,202,630	860,597	6,222,471	2,268,879	2,508,361	2,172,086	15,235,024
Total	$ 59,557,027	$ 12,964,223	$ 29,531,824	$ 7,753,739	$ 6,688,413	$ 5,948,580	$122,443,806