

Oklahoma City University

Financial Report
June 30, 2019

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Independent Auditor's Report

RSM US LLP

To the Board of Trustees
Oklahoma City University

Report on the Financial Statements

We have audited the accompanying financial statements of Oklahoma City University (the University), which comprise the statements of financial position as of June 30, 2019 and 2018, the related statements of activities, functional expenses 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 audit 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 auditors consider 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 Oklahoma City University as of June 30, 2019 and 2018, and the changes in its net assets and cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

The University adopted Accounting Standard Update (ASU) 2016-14, *Not-for-Profit Entities (Topic 958): Presentation of Financial Statements of Not-for-Profit Entities*, during the year ended June 30, 2019, see Note 1. The adoption of the standard resulted in additional footnote disclosures and significant changes to the classification of net assets and disclosures related to net assets. The ASU has been applied retrospectively to the earliest year presented. Our opinion is not modified with respect to this matter.

RSM US LLP

Oklahoma City, Oklahoma
October 21, 2019

Oklahoma City University

Statements of Financial Position
June 30, 2019 and 2018

	2019	2018
Assets		
Cash	\$ 3,219,811	\$ 1,669,060
Receivables:		
Student, less allowance for uncollectible accounts of \$450,000 in 2019 and 2018	1,609,768	1,855,571
Contributions, net	4,341,745	3,108,668
Accrued interest and other	468,045	512,109
Federal loan reimbursements	563,535	-
Student notes receivable, less allowance for uncollectible notes of \$87,900 in 2019 and \$93,900 in 2018	2,770,958	3,746,691
Prepaid expenses, deposits and other assets	1,759,596	1,755,193
Investments:		
Securities	75,656,551	74,287,116
Investments held in charitable remainder annuity trusts	1,645,320	1,937,839
Endowments held by others	47,381,711	37,465,878
Note receivable, related party	3,640,002	3,640,002
Property, plant and equipment, net	158,160,276	162,278,465
Total assets	\$ 301,217,318	\$ 292,256,592
Liabilities and Net Assets		
Liabilities:		
Accounts payable and accrued liabilities:		
Salaries, wages and benefits	\$ 3,231,929	\$ 2,788,494
Other	2,734,663	3,390,875
Notes payable	4,841,692	6,453,158
Deferred revenue	4,763,972	5,357,183
Deposits held in custody for others	476,877	458,913
Annuities payable	2,046,332	2,518,603
Capital lease obligations	7,008,425	7,342,674
Interest rate swap agreements	13,007,259	10,394,264
Bonds payable, net	48,458,796	49,803,554
Advances from federal government for student loans	3,217,000	3,515,641
Total liabilities	89,786,945	92,023,359
Net assets:		
Without donor restrictions	89,201,474	88,942,728
With donor restrictions	122,228,899	111,290,505
Total net assets	211,430,373	200,233,233
Total liabilities and net assets	\$ 301,217,318	\$ 292,256,592

See notes to financial statements.

Oklahoma City University

Statements of Activities

Year Ended June 30, 2019 (with Comparative Totals for 2018)

	Without Donor Restrictions	With Donor Restrictions	2019	2018
Revenues, gains and other support:				
Student tuition and fees	\$ 78,766,741	\$ -	\$ 78,766,741	\$ 78,501,648
Less student aid	(29,729,384)	-	(29,729,384)	(28,601,511)
Net student tuition and fees	49,037,357	-	49,037,357	49,900,137
Federal and state grants and contracts	-	488,730	488,730	412,338
Private gifts and grants, including contributions receivable	4,518,205	8,733,651	13,251,856	5,061,246
Changes in value of split-interest agreements	-	(71,487)	(71,487)	(121,835)
Changes in the fair value of interest rate swap agreement	(2,612,995)	-	(2,612,995)	3,517,964
Sales and services of educational departments	442,880	-	442,880	490,930
Sales and services of auxiliary, net of student aid of \$1,216,003	6,473,158	-	6,473,158	5,630,229
Investment income, net	2,832,399	15,683,851	18,516,250	13,226,950
Other income	2,240,661	231,798	2,472,459	2,284,175
	62,931,665	25,066,543	87,998,208	80,402,134
Changes in restrictions by donors, reclassifications	3,745,302	(3,745,302)	-	-
Net assets released from restrictions	10,382,847	(10,382,847)	-	-
Total revenues, gains and other support	77,059,814	10,938,394	87,998,208	80,402,134
Expenses:				
Educational and general:				
Instruction	39,875,546	-	39,875,546	40,295,682
Academic support	7,021,799	-	7,021,799	7,324,582
Student services	12,083,472	-	12,083,472	12,527,704
Institutional support	9,812,836	-	9,812,836	8,550,934
Total educational and general	68,793,653	-	68,793,653	68,698,902
Auxiliary enterprises	8,007,415	-	8,007,415	8,448,182
Total expenses	76,801,068	-	76,801,068	77,147,084
Change in net assets	258,746	10,938,394	11,197,140	3,255,050
Net assets:				
Beginning	88,942,728	111,290,505	200,233,233	196,978,183
Ending	\$ 89,201,474	\$ 122,228,899	\$ 211,430,373	\$ 200,233,233

See notes to financial statements.

Oklahoma City University

Statement of Activities
Year Ended June 30, 2018

	Without Donor Restrictions	With Donor Restrictions	2018
Revenues, gains and other support:			
Student tuition and fees	\$ 78,501,648	\$ -	\$ 78,501,648
Less student aid	(28,601,511)	-	(28,601,511)
Net student tuition and fees	49,900,137	-	49,900,137
Federal and state grants and contracts	-	412,338	412,338
Private gifts and grants, including contributions receivable	1,159,654	3,901,592	5,061,246
Changes in value of split-interest agreements	-	(121,835)	(121,835)
Changes in the fair value of interest rate swap agreement	3,517,964	-	3,517,964
Sales and services of educational departments	484,610	6,320	490,930
Sales and services of auxiliary, net of student aid of \$1,126,221	5,630,229	-	5,630,229
Investment income, net	942,958	12,283,992	13,226,950
Other income	1,898,199	385,976	2,284,175
	63,533,751	16,868,383	80,402,134
Changes in restrictions by donors, reclassifications	482,750	(482,750)	-
Net assets released from restrictions	12,613,684	(12,613,684)	-
Total revenues, gains and other support	76,630,185	3,771,949	80,402,134
Expenses:			
Educational and general:			
Instruction	40,295,682	-	40,295,682
Academic support	7,324,582	-	7,324,582
Student services	12,527,704	-	12,527,704
Institutional support	8,550,934	-	8,550,934
Total educational and general	68,698,902	-	68,698,902
Auxiliary enterprises	8,448,182	-	8,448,182
Total expenses	77,147,084	-	77,147,084
Change in net assets	(516,899)	3,771,949	3,255,050
Net assets:			
Beginning	89,459,627	107,518,556	196,978,183
Ending	\$ 88,942,728	\$ 111,290,505	\$ 200,233,233

See notes to financial statements.

Oklahoma City University

Statements of Functional Expenses
 Years Ended June 30, 2019 (with Comparative Totals for 2018)

	Instructional Expense	Academic Support Expense	Student Service Expense	Institutional Expense	Auxillary Expense	Totals	
						June 30, 2019	June 30, 2018
Salaries and benefits	\$ 28,127,220	\$ 3,193,400	\$ 6,652,830	\$ 5,355,183	\$ 1,102,206	\$ 44,430,839	\$ 44,623,672
Depreciation and amortizatoin	2,980,689	1,541,778	876,161	276,549	1,743,560	7,418,737	7,554,570
Supplies	820,870	496,815	973,789	356,644	222,720	2,870,838	2,434,249
Services	1,410,494	287,458	733,881	574,346	750,392	3,756,571	4,422,047
Interest	1,575,266	552,546	470,110	831,717	827,222	4,256,861	3,977,529
Utilities	2,191,456	256,180	276,290	174,362	441,589	3,339,877	3,985,108
Operating leases	141,780	206,608	69,662	665,761	2,690,618	3,774,429	4,010,943
Recruiting and advertising	294,488	12,562	480,340	162,593	415	950,398	1,080,271
Special events	442,740	79,114	281,402	218,088	24,290	1,045,634	1,056,240
Travel and training	736,250	266,378	666,643	170,158	17,134	1,856,563	1,979,083
Other	1,154,293	128,960	602,364	1,027,435	187,269	3,100,321	2,023,372
Total	\$ 39,875,546	\$ 7,021,799	\$ 12,083,472	\$ 9,812,836	\$ 8,007,415	\$ 76,801,068	\$ 77,147,084

See notes to financial statements.

Oklahoma City University

Statement of Functional Expenses
Years Ended June 30, 2018

	June 30, 2018					
	Instructional Expense	Academic Support Expense	Student Service Expense	Institutional Expense	Auxillary Expense	Total
Salaries and benefits	\$ 28,814,540	\$ 3,039,029	\$ 6,420,522	\$ 5,202,395	\$ 1,147,186	\$ 44,623,672
Depreciation and amortization	3,031,469	1,580,225	891,316	281,333	1,770,227	7,554,570
Supplies	641,857	209,378	1,050,666	371,883	160,465	2,434,249
Services	1,532,762	432,531	777,229	644,959	1,034,566	4,422,047
Interest	1,586,737	556,570	473,533	527,443	833,246	3,977,529
Utilities	2,373,460	424,819	330,759	173,532	682,538	3,985,108
Operating leases	73,441	636,344	70,140	549,338	2,681,680	4,010,943
Recruiting and advertising	294,955	36,748	453,145	294,977	446	1,080,271
Special events	444,070	70,863	303,626	193,845	43,836	1,056,240
Travel and training	623,662	262,551	864,906	207,883	20,081	1,979,083
Other	878,729	75,524	891,862	103,346	73,911	2,023,372
	<u>\$ 40,295,682</u>	<u>\$ 7,324,582</u>	<u>\$ 12,527,704</u>	<u>\$ 8,550,934</u>	<u>\$ 8,448,182</u>	<u>\$ 77,147,084</u>

See notes to financial statements.

Oklahoma City University

Statements of Cash Flows
Years Ended June 30, 2019 and 2018

	2019	2018
Cash flows from operating activities:		
Change in net assets	\$ 11,197,140	\$ 3,255,050
Adjustments to reconcile change in net assets to net cash used in operating activities:		
Gifts restricted for capital expenditures	(305,935)	(344,753)
Gifts for permanently restricted purposes	(2,196,290)	(836,714)
Investment income for permanently restricted purposes	(15,064)	(145,458)
Net realized and unrealized investment gains	(16,382,823)	(11,745,746)
Depreciation and amortization	7,418,737	7,554,570
Unrealized (gain) loss on interest rate swap agreement	2,612,995	(3,517,964)
(Gain) loss on sale of property and equipment	(50,000)	11,865
Bad debt expense	75,270	398,211
Change on discount on contributions receivable	225,218	(247,147)
Changes in operating assets and liabilities:		
Student accounts receivable	170,533	(215,635)
Federal loan reimbursements	(563,535)	-
Prepaid expenses, deposits and other assets	(4,403)	(98,077)
Contributions receivable	(1,458,295)	1,459,512
Accrued interest and other receivables	44,064	235,539
Accounts payable and accrued liabilities	(212,777)	(138,570)
Annuities payable	(472,271)	(487,786)
Deferred revenue	(593,211)	1,649,446
Deposits held in custody for others	17,964	(101,628)
Advances from federal government for student loans	(298,641)	(402,359)
Net cash used in operating activities	(791,324)	(3,717,644)
Cash flows from investing activities:		
Purchases of investments	(6,353,336)	(8,186,079)
Proceeds from sales of investments	7,938,124	7,833,578
Distributions from endowments held by others	3,805,286	2,355,377
Note receivable payments received advanced to related party	-	(15,526)
Proceeds from sale of property, plant and equipment and real estate held for sale	50,000	100,000
Capital expenditures	(3,106,003)	(5,945,890)
Collections on student notes receivable	975,733	723,041
Net cash provided by (used in) investing activities	3,309,804	(3,135,499)

(Continued)

Oklahoma City University

Statements of Cash Flows (Continued)
 Years Ended June 30, 2019 and 2018

	2019	2018
Cash flows from financing activities:		
Gifts collected for capital expenditures	\$ 305,935	\$ 344,753
Gifts collected for permanently restricted purposes	2,196,290	836,714
Investment income for permanently restricted purposes	15,064	145,458
Advances on notes payable	7,830,577	9,676,574
Payments on notes payable	(9,442,043)	(6,223,416)
Payment of bond issuance costs	-	(156,366)
Payments on bonds payable and capital lease obligations	(1,873,552)	(1,656,859)
Net cash provided by (used in) financing activities	(967,729)	2,966,858
Net change in cash and cash equivalents	1,550,751	(3,886,285)
Cash:		
Beginning	1,669,060	5,555,345
Ending	\$ 3,219,811	\$ 1,669,060
Supplemental data:		
Noncash investing and financing activities:		
Gifts to endowments held by others	\$ 5,100	\$ 46,333
Property, plant and equipment acquired through assumption of capital lease obligations	\$ -	\$ 7,564,524
Interest paid	\$ 4,256,861	\$ 3,977,529

See notes to financial statements.

Oklahoma City University

Notes to Financial Statements

Note 1. Nature of Operations and Significant Accounting Policies

Nature of operations: Oklahoma City University (the University) is a private, not-for-profit institution of higher education with its campus located in Oklahoma City, Oklahoma. The University is accredited by the North Central Association of Colleges and Schools.

Basis of presentation: The accompanying financial statements have been prepared on the accrual basis of accounting. The University follows the accounting and reporting practices for private colleges and universities. Accordingly, net assets, revenues, expenses, gains and losses are classified based on the existence or absence of donor-imposed restrictions. Net assets of the University and changes therein are classified and reported as follows:

Without donor restrictions: Net assets that are not subject to donor-imposed restrictions. Uses of certain net assets without donor restrictions are committed as matching funds under student loan programs of the federal government. Net assets without donor restriction may be designated for specific purposes by the University.

With donor restrictions: Net assets subject to donor-imposed restrictions that may or will be met either by actions of the University and/or the passage of time. In addition, net assets with donor restrictions include donor-imposed restrictions, which are perpetual in nature, and require the College to maintain the contributed resources in perpetuity. Generally, the donors of these assets permit the University to use all or part of the income earned on related investments for specific or general purposes. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statements of activities as net assets released from restrictions. The amount of net assets identified as released from donor restrictions includes any amounts released whether received in the current year or prior periods.

Net assets are comprised of the following as of June 30, 2019 and 2018:

	2019	2018
Without donor restrictions		
Board-designated	\$ 3,466,527	\$ 3,021,298
Undesignated	85,734,947	85,921,430
	<u>\$ 89,201,474</u>	<u>\$ 88,942,728</u>
With donor restrictions		
Time or purpose	\$ 52,888,549	\$ 42,907,207
Perpetual	72,779,302	72,554,679
Underwater endowments	(3,438,952)	(4,171,381)
	<u>\$ 122,228,899</u>	<u>\$ 111,290,505</u>

Cash and concentration of credit risk: Cash in excess of daily requirements is invested in interest-bearing accounts of qualified financial institutions and are readily available as cash on demand. At June 30, 2019 and 2018, the University had certain concentrations of credit risk with financial institutions in the form of uninsured cash. For purposes of evaluating credit risk, the stability of financial institutions conducting business with the University is periodically reviewed, and management believes that credit risk related to the balances is minimal.

Oklahoma City University

Notes to Financial Statements

Note 1. Nature of Operations and Significant Accounting Policies (Continued)

Student accounts receivable: Student accounts receivable consist primarily of tuition, fees and auxiliary charges. Management considers various factors in estimating the allowance for doubtful accounts, including the length of time from the initial billing that the receivables have been outstanding, the enrollment status of the students with outstanding receivables, and the University's collection history. Receivables are normally considered to be delinquent when they become more than 90 days outstanding from the date they were originally billed. A receivable is charged against the allowance when management has determined that all methods for collection of the receivable have been exhausted.

Student notes receivable: Student notes receivable consist primarily of loans made to students under U.S. government loan programs. The loans are stated at net realizable value in the accompanying statements of financial position.

Investments: All investments received by gift or bequest are recorded at fair value in the statements of financial position on the date received. If fair value is not determinable on the date received, the asset received by gift or bequest is recorded at nominal value. Investments in securities (i.e. common stocks, pooled investments, bonds, and other securities) are marked to market at year-end. Investments held in charitable remainder trusts are carried at fair value based on the underlying trust assets.

Endowments held by others: The University's interests in endowments held by others are valued in accordance with the related fund's policies for valuing the underlying assets, which may vary by endowment.

Property, plant and equipment: Land, buildings and improvements, equipment, computers, and automobiles are stated at cost when purchased by the University or at fair value at date of receipt by gift when acquired by donation. The University's capitalization policy for property, plant and equipment includes all items with a unit cost of \$5,000 or more and an estimated useful life of greater than one year. Interest is capitalized on construction projects with construction periods over one year. Assets are depreciated on the straight-line method over the estimated useful lives of the respective asset.

Estimated service lives for purposes of depreciation are as follows:

	<u>Years</u>
Buildings	40 - 70
Improvements	10 - 40
Steinway pianos	50
Equipment, including library books	10 - 20
Computers and automobiles	4

The University reports gifts of property, plant and equipment as unrestricted support unless explicit-donor stipulations specify how the donated asset must be used. Gifts of long-lived assets with explicit restrictions that specify how the assets are to be used and gifts of cash or other assets that must be used to acquire long-lived assets are reported as restricted support. Absent explicit-donor stipulations about how long those long-lived assets must be maintained, the University reports expirations of donor restrictions when the donated or acquired long-lived assets are placed in service or cash is used for construction in progress.

Investment revenue recognition: Investment income includes dividends, interest, realized and unrealized gains, royalties, and similar items and is recognized as revenue in the period in which it is earned. The amounts are reported as an increase or decrease in net assets without donor restrictions unless otherwise restricted by the donor. Investment income is netted with investment fees.

Oklahoma City University

Notes to Financial Statements

Note 1. Nature of Operations and Significant Accounting Policies (Continued)

Contributions and promises to give: Contributions are recorded at fair value on the date of the gift. Unconditional promises to give are recorded net of an allowance for doubtful receivables estimated based on such factors for the University as prior collection history, types of contributions and the nature of the fund-raising activity. Amounts due in more than one year are recorded at net discounted cash flow using an appropriate discount rate commensurate with the risks involved. Amortization of the discount is recorded as additional contribution revenue. Bequests are recorded at the time they become irrevocable and the proceeds are measurable in amount. Conditional promises to give are not recorded until conditions are substantially met.

Deferred revenue: Deferred revenue consists of funds collected prior to providing service to the payor, which includes tuition for partially complete and future semesters, contract revenue received in advance, and other advance payments. Deferred revenue also includes the estimated incremental costs of non-refundable tuition credits provided to individuals and businesses in connection with transactions with the University.

Tuition and auxiliary revenue: Tuition revenue is recognized as revenue in the period in which it is earned. Tuition and room and board for future periods are recognized as revenue at the beginning of the semester in the period to which the amount relates and when the revenue is earned. Tuition revenue is reported as the gross revenue less the related discount. Sales and services of auxiliary are reported as gross revenue less related discounts when goods or services are provided. The University provides student aid to students meeting certain criteria.

Income tax status: The University is an organization exempt from federal income tax pursuant to section 501 (a) of the Internal Revenue Code (the Code) as an organization described in section 501(c)(3) of the Code. Provision has been made, where material, for any taxes due on unrelated business income. As of June 30, 2019 and 2018, there were no uncertain tax benefits identified and recorded as a liability.

Annuities payable: Annuities payable are agreements between donors and the University whereby the donor makes a contribution to the University and the University agrees to pay an agreed upon amount for a specified period of time to the donor. Assets are valued at fair value, and liabilities are stated at present value, using an appropriate discount rate commensurate with the risks involved and Internal Revenue Service life expectancy tables. Liabilities totaling approximately \$411,000 and \$422,000 as of June 30, 2019 and 2018, respectively, are included in the statements of financial position.

Split-interest agreements: The University receives gifts of future interests in certain trusts. Under the related agreements, the donors retain the rights to periodic distributions from the trusts for specified terms. At the end of the trusts' terms, the assets of the trust become the property of the University. Assets received under these agreements are recorded at fair value in the appropriate net asset category and included with investments. Related contributions per the agreements are recognized as contribution revenue and are equal to the present value of future benefits to be received by the University over the term of the agreements. No contribution revenue was recognized under split-interest agreements for the years ended June 30, 2019 and 2018. Liabilities totaling approximately \$1,636,000 and \$2,097,000, as of June 30, 2019 and 2018, respectively, have been established for those split-interest agreements for which the University is the trustee and is included in the statements of financial position with annuities payable. These are recorded with annuities payable in the accompanying statement of financial position. During the term of these agreements, changes in the value of the split-interest agreements are recognized in the statements of activities and changes in net assets based on accretion of the discounted amount of the contribution, and revaluations of the expected future benefits (payments) to be received (paid) by the University (beneficiaries), based on changes in life expectancy and other assumptions. A discount rate of 6% was used in these calculations at the dates of the contributions.

Oklahoma City University

Notes to Financial Statements

Note 1. Nature of Operations and Significant Accounting Policies (Continued)

Advances from federal government for student loans: Funds provided by the United States government under the Federal Perkins Loan Program are loaned to qualified students and may be re-loaned after collection. These funds are ultimately refundable to the government and are recorded as liabilities. Activity of the Federal Pell Grant and Supplemental Educational Opportunity Grant (SEOG) programs are not reflected in the financial statements, other than agency transactions receipts/disbursements in the statements of cash flows, as the transactions are considered to be agency transactions.

Interest rate swap agreement: The University recognizes its interest rate swap agreement, which is a derivative financial instrument, as either an asset or liability in the statements of financial position and measures the agreement at fair value. The University is party to an interest rate swap in order to manage fluctuations in cash flows resulting from variability in interest payments due to changes in interest rates. Changes in the fair value of the interest rate swap are recorded as a separate line item within total revenues, gains and other support.

Advertising costs: The University expenses the costs of advertising as incurred. For the years ended June 30, 2019 and 2018, advertising expense was approximately \$464,000 and \$397,000, respectively.

Fair value measurements: Fair value is defined 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. Fair value measurements accounting guidance establishes a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value into three broad levels. The following is a brief description of those three levels:

Level 1: Quoted prices in active markets for identical assets or liabilities;

Level 2: Inputs that are derived principally from or corroborated by observable market data; and

Level 3: Inputs that are unobservable and significant to the overall fair value measurement.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Financial assets subject to fair value measurement disclosure requirements include investments in securities, investments held in charitable remainder annuity trusts and endowments held by others. Financial liabilities subject to fair value measurement disclosure requirements include interest rate swap agreements.

Functional allocation of expenses: Expenses which apply to more than one functional category have been allocated between program services, general and administrative, and fundraising and development based on evaluation of the related activities. Depreciation and amortization are allocated based on square footage and personnel costs are based on time and effort of the individual employees in performing the various functions.

Use of estimates: The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP) requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

Note 1. Nature of Operations and Significant Accounting Policies (Continued)

Adopted accounting pronouncement: In August 2016, Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) No. 2016-14, *Not-for-Profit Entities (Topic 958): Presentation of Financial Statements of Not-for-Profit Entities*, which changes presentation and disclosure requirements for not-for-profit entities to provide more relevant information about their resources (and the changes in those resources) to donors, grantors, creditors, and other users. The standard is effective for not-for-profit organizations for periods beginning after December 15, 2017. The University has adopted this pronouncement, retrospectively and is reflected in the presentation of this financial report. Net assets previously recorded as unrestricted have been reclassified to net assets without donor restrictions and all net assets previously reported as temporarily and/or permanently restricted have been reclassified to net assets with donor restrictions.

These include qualitative and quantitative requirements in the following areas: net asset classes, investment return, expenses, liquidity and availability of resources and presentation of operating cash flows. The University also reclassified approximately \$4,171,000 from unrestricted net assets to with donor restrictions relating to underwater endowments.

Pending accounting pronouncement: In May 2014, the FASB issued ASU No. 2014-09 as revised by ASU No. 2015-14, *Revenue from Contracts with Customers (Topic 606)*, requiring an entity to recognize the amount of revenue to which it expects to be entitled for the transfer of promised goods or services to customers. The updated standard will replace most existing revenue recognition guidance in U.S. GAAP when it becomes effective and permits the use of either a full retrospective or retrospective with cumulative effect transition method. The updated standard will be effective for annual reporting periods beginning after December 15, 2018. The University has not yet selected a transition method and is currently evaluating the effect that the updated standard will have on the financial statements.

In February 2016 the FASB issued ASU No. 2016-02, *Leases (Topic 842)*. Among other things, in the amendments in ASU 2016-02, lessees will be required to recognize a lease liability, which is a lessee's obligation to make lease payments arising from a lease, measured on a discounted basis and a right-of-use asset, which is an asset that represents the lessee's right to use, or control the use of, a specified asset for the lease term at the lease commencement date. Under the new guidance, lessor accounting is largely unchanged. Certain targeted improvements were made to align, where necessary, lessor accounting with the lessee accounting model and Topic 606, *Revenue from Contracts with Customers*. This standard will be implemented in the period ending June 30, 2021. The University is currently evaluating the potential impact that the adoption of this update will have on its financial reporting.

In June 2018, the FASB issued ASU No. 2018-08, *Not-for-Profit Entities (Topic 958): Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made*, that clarifies and improves the scope and accounting guidance around contributions of cash and other assets received and made by not-for-profit organizations. The updated standard will be effective for annual periods beginning after December 15, 2018. The University is currently evaluating the potential impact that the adoption of this update will have on its financial reporting.

In August 2018, the FASB issued ASU 2018-13, *Fair Value Measurement (Topic 820): Disclosure Framework—Changes to the Disclosure Requirements for Fair Value Measurement*, which modifies the disclosure requirements for fair value measurements by removing, modifying, or adding certain disclosures. ASU 2018-13 is effective for all entities for fiscal years, beginning after December 15, 2019. The University is currently evaluating the impact of this new standard on its financial statements.

Subsequent events: The University has evaluated subsequent events through October 21, 2019, which is the date of issuance. Through that date there were no events requiring disclosure in the financial statements.

Oklahoma City University

Notes to Financial Statements

Note 2. Contributions Receivable

Contributions receivable are discounted commensurate with the risks involved to state amounts at estimated present value (5%). Total discounts are approximately \$434,000 and \$209,000 at June 30, 2019 and 2018, respectively. Management has provided an allowance for uncollectible contributions receivable of approximately \$54,000 and \$67,000 at June 30, 2019 and 2018, respectively.

Net contributions receivable along with the period of expected collection are as follows at June 30:

	2019	2018
Due in less than one year	\$ 728,115	\$ 1,685,037
Due in one to five years	3,325,438	1,120,691
Due in more than five years	288,192	302,940
	<u>\$ 4,341,745</u>	<u>\$ 3,108,668</u>

Included in gross unconditional promises to give are approximately \$136,000 and \$100,000 from members of the Board of Trustees, affiliates of the Board and officers and employees of the University as of June 30, 2019 and 2018, respectively.

Note 3. Student Notes Receivable

Federal Perkins Loan Program: Student loans under the Federal Perkins Loan Program were approximately \$2,771,000 and \$3,747,000 at June 30, 2019 and 2018, respectively. Perkins stipulates that the federal government provide two-thirds of the total funds available with the University providing the remaining one-third. The total portion funded by the federal government, which includes cash balances maintained by the University as well as outstanding student loans, is shown as advances from federal government for student loans in the accompanying statements of financial position. Student loans under the Federal Perkins Loan Program are reduced by an allowance for uncollectible notes of approximately \$88,000 and \$94,000 at June 30, 2019 and 2018, respectively. Management considers various factors in estimating the allowance for uncollectible notes, including the amounts of past due balances, the University's collection history, and amounts that will be reimbursed by the U.S. government. The aging of the student loan portfolio by classes of loans as of June 30, 2019 and 2018, is presented as follows:

	2019						Total
	Not in Repayment	Current	Less Than 240 Days Past Due	Greater Than 240 Days, but Less Than 2 Years Past Due	Greater Than 2 Years, but Less Than 5 Years Past Due	Greater Than 5 Years Past Due	
Student loan receivables	\$ 679,556	\$ 1,172,766	\$ 228,302	\$ 194,772	\$ 174,029	\$ 321,533	\$ 2,770,958
As a percentage of total loan portfolio	24.52%	42.32%	8.24%	7.03%	6.28%	11.60%	100.00%

	2018						Total
	Not in Repayment	Current	Less Than 240 Days Past Due	Greater Than 240 Days, but Less Than 2 Years Past Due	Greater Than 2 Years, but Less Than 5 Years Past Due	Greater Than 5 Years Past Due	
Student loan receivables	\$ 781,053	\$ 1,637,882	\$ 412,889	\$ 188,480	\$ 150,173	\$ 576,214	\$ 3,746,691
As a percentage of total loan portfolio	20.33%	42.65%	13.20%	4.91%	3.91%	15.00%	100.00%

Oklahoma City University

Notes to Financial Statements

Note 3. Student Notes Receivable (Continued)

For student loans, the credit quality indicator is performance determined by delinquency status. Delinquency status is updated monthly by the University. Federal Perkins Loans that are originated and serviced properly under Department of Education regulations can be assigned to the Department of Education when deemed no longer collectible. The University is not aware of any material amount of loans not properly originated or serviced under Department of Education regulations.

Note 4. Endowments Held by Others

The University has assets held in trusts by the Oklahoma United Methodist Foundation (OUMF). These assets are to be held in perpetuity by OUMF for the benefit of the University. In connection with these assets, the statement of financial position as of June 30, 2019 and 2018, includes the interest in assets held by OUMF of approximately \$46,592,000 and \$36,001,000, respectively. The University receives distributions from the income earned, which is generally restricted for scholarship purposes. During the years ended June 30, 2019 and 2018, the University received approximately \$3,125,000 and \$2,330,000, respectively, related to these trusts. The endowments held by others are recorded at the fair value of the underlying assets.

In addition, the University recognizes transfers it previously made to the Oklahoma City Community Foundation, Inc. (OCCF), which the University has specified itself as the beneficiary of the funds. In connection with the University's recognition of these transfers, the statement of financial position as of June 30, 2019 and 2018, includes the interest in assets held by OCCF of approximately \$785,000 and \$769,000, respectively. Annually, distributions from the funds are paid to the University according to OCCF's spending policy.

In addition to the funds discussed above, OCCF maintains other funds that have been contributed by various donors to OCCF for the benefit of the University. These funds are not included as assets of the University and they have no remainder interest in the corpus of these funds. The earnings from these funds are paid to the University each year. For the years ended June 30, 2019 and 2018, the University received approximately \$251,000 and \$232,000, respectively, from the funds. At June 30, 2019 and 2018, the fair value of the funds was approximately \$4,685,000 and \$4,521,000, respectively.

The University also has various assets held in trust by others for the benefit of the University. In connection with these assets, the statement of financial position as of June 30, 2019 and 2018, includes the interests in assets held by others of approximately \$5,000 and \$695,000, respectively.

Oklahoma City University

Notes to Financial Statements

Note 5. Property, Plant and Equipment

Property, plant and equipment are summarized as follows:

	2019	2018
Land	\$ 6,259,730	\$ 6,259,730
Building	156,484,136	156,484,136
Improvements	40,374,569	39,752,868
Steinway pianos	2,198,880	2,198,880
Equipment, including library books	54,703,227	55,664,671
Computers and automobiles	1,897,831	2,047,461
Construction in progress	182,395	39,331
	<u>262,100,768</u>	<u>262,447,077</u>
Less accumulated depreciation	103,940,492	100,168,612
Net property, plant and equipment	<u>\$ 158,160,276</u>	<u>\$ 162,278,465</u>

For the years ended June 30, 2019 and 2018, depreciation expense was approximately \$7,224,000 and \$7,288,000, respectively.

Note 6. Notes Payable

The University has an unsecured commercial line of credit with a financial institution. The agreement allows for borrowing up to \$3,000,000 and bears interest at the Wall Street Journal Prime Rate, subject to an interest rate floor of 5.75% (effective rate of 6.50% at June 30, 2019). The agreement was amended in fiscal year 2019 and now matures on April 10, 2020. At June 30, 2019 and 2018, the amount drawn down was \$-0- and \$3,000,000, respectively.

In April 2012, the University entered into a line of credit agreement with The Oklahoma United Methodist Foundation (OUMF). The agreement allowed for borrowings up to \$5,000,000 and accrued interest at 1.0% above OUMF's Short Term Fund Rate. The agreement matured December 31, 2017; however, the University renewed the agreement through December 31, 2019, at the same borrowing limit and interest rate. The use of the loan proceeds is restricted to satisfy collateral obligations with JP Morgan Chase, N.A. The agreement is secured by certain investments in the OCU Endowment Fund held at OUMF. At June 30, 2019 and 2018, there was no amount drawn down on the note payable.

In December 2017, the University entered into an installment loan with OUMF. The agreement allows for borrowings up to \$2,008,890 requiring semiannual payments of \$222,000 and accrued interest at 1.0% above OUMF's Short Term Fund Rate (2.90% at June 30, 2019). The agreement matures on September 15, 2022. The agreement is secured by certain investments in the OCU Endowment Fund held at OUMF. At June 30, 2019 and 2018, the outstanding balance was \$1,841,692 and \$1,953,158, respectively.

In June 2018, the University entered into line of credit agreement with OUMF. The agreement allows for borrowings up to \$3,000,000 and bears interest at 2.7% per annum. The agreement was amended in June 2019, to increase the borrowing capacity to \$5,000,000 and interest rate of 2.9%. The agreement matures on June 30, 2020. The agreement is secured by certain investments in the OCU Endowment Fund held at OUMF. At June 30, 2019 and 2018, the amount drawn down was \$3,000,000 and \$1,500,000, respectively.

Oklahoma City University

Notes to Financial Statements

Note 6. Notes Payable (Continued)

Maturities required on notes payable at June 30, 2019 are as follows:

Years ending June 30:	
2020	\$ 3,486,877
2021	530,386
2022	545,876
2023	278,553
Total notes payable	<u>\$ 4,841,692</u>

Note 7. Bonds Payable

In November 2010, the University entered into an agreement with the Oklahoma Industries Authority (the Authority) to issue Series 2010A Revenue Notes (the 2010 Notes), which were secured by a pledge of revenues and other income of the University and a mortgage on the University's real property and related improvements/fixtures. The 2010 Notes were issued for the purposes of (a) redeeming the 2005 and 2006 Series Revenue Bonds, which totaled approximately \$58,150,000 and (b) paying the costs of issuance of the 2010 Notes.

The 2010 Notes were held by six banks in amounts ranging from \$5,000,000 to \$20,500,000. The 2010 Notes were fully amortizing with monthly principal payments through November 30, 2035. The interest rate was paid monthly and was calculated on a variable rate as 74% of one-month LIBOR plus a fixed spread of 2.553%. The 2010 Notes also required an annual payment of 1/20th of 1% of the declining principal amount to the Authority.

In November 2017, the bonds were tendered and the University entered into an agreement with the Oklahoma Industries Authority (the Authority) to issue Series 2017 Revenue Notes (the 2017 Notes), which are secured by a pledge of revenues and other income of the University and a mortgage on the University's real property and related improvements and fixtures. The 2017 Notes were issued to satisfy the Series 2010 Notes after the 2010 Notes were tendered.

Five banks hold the 2017 Notes in amounts ranging from \$4,300,000 to \$17,900,000. The 2017 Notes are fully amortizing with monthly principal payments through November 30, 2035. The monthly interest is a variable rate of 74% of one-month LIBOR plus a fixed spread of 1.95% (3.75% at June 30, 2019). The 2017 Notes also require an annual payment of 1/20th of 1% of the declining principal amount to the Authority. The five banks have an initial optional tender date in March 2021. Absent an event of tender, the 2017 Notes automatically renew under the same terms for succeeding three year periods until fully matured in 2035.

The 2017 Notes have a provision for a taxable fee if the federal corporate tax rate changes to compensate for any reduction in yield as a result. The taxable fee is the amount equal to the difference between (i) the amount of interest payable on the principal amount of the 2017 Notes calculated at a rate determined by multiplying the applicable stated interest rate on the 2017 Notes by the ratio equal to (1 minus 0.21) divided by (1 minus 0.35), minus (ii) the amount of interest payable on the principal amount of the 2017 Notes calculated at the applicable stated interest rate on the 2017 Notes. This provision was triggered as of January 1, 2018, and the University paid approximately \$172,000. As of June 30, 2019 and 2018, the outstanding principal balance of the 2017 Notes was approximately \$49,099,000 and \$50,638,000, respectively.

Oklahoma City University

Notes to Financial Statements

Note 7. Bonds Payable (Continued)

Specific incremental costs directly attributable to the various bond offerings are deferred and amortized, using the effective interest method, over the remaining life of the bonds and netted with bonds payable in the statements of financial position. Accumulated amortization aggregated approximately \$1,084,000 and \$889,000 at June 30, 2019 and 2018, respectively. Bond issuance costs at June 30, 2019 and 2018, totaled \$639,823 and \$834,368, respectively.

The University must meet quarterly and annual financial and operating covenants including liquidity tests, debt service coverage test and a loan to value ratio test.

The University has entered into an interest rate swap agreement related to the 2010 Notes which survives their tender and the issuance of the 2017 Notes (see Note 8).

At June 30, 2019, annual maturities of principal of the 2017 Notes, assuming no event of tender, are as follows:

Years ending June 30:	
2020	\$ 1,641,670
2021	1,770,489
2022	1,899,165
2023	2,037,192
2024	2,177,256
Thereafter	<u>39,572,847</u>
	<u>\$ 49,098,619</u>

Note 8. Interest Rate Swap Agreement

In November 2010, the University entered into an interest rate swap agreement that effectively converted the 2010 Notes variable interest rate into a fixed rate. The University did not enter into this agreement for any purpose other than interest cash flow purposes and does not speculate for investment purposes using interest rate swap agreements.

The terms of the interest rate swap agreement require the University to settle with the counterparty on a net basis for the difference between 74% of one-month LIBOR and a fixed rate of 4.332%. The swap expires November 2035. At June 30, 2019 and 2018, this interest rate swap agreement had a fair value of approximately \$13,007,000 and \$10,394,000, respectively, to the benefit of the counterparty. If the fair value of the swap agreement exceeds \$19,500,000, to the benefit of the counter-party, the University is required to post collateral to the counterparty for the difference between fair value and \$19,500,000. As of June 30, 2019 and 2018, no collateral was required.

Oklahoma City University

Notes to Financial Statements

Note 9. Leases

The University leases certain buildings, equipment, computers, and automobiles under noncancelable operating leases (see Note 17 for a discussion of leasing agreements entered into for the University's Law School building). Assets leased under capital leases are included in property, plant and equipment at June 30 as follows:

	2019	2018
Assets	\$ 7,564,024	\$ 7,564,524
Less accumulated depreciation	1,423,457	667,055
	<u>\$ 6,140,567</u>	<u>\$ 6,897,469</u>

At June 30, 2019, approximate annual future minimum lease payments under these leases together with the present value of the future net minimum lease payments under the capital lease obligations are as follows:

	Capital Leases	Operating Leases
Years ending June 30:		
2020	\$ 792,464	\$ 1,188,450
2021	792,464	1,400,000
2022	792,464	1,400,000
2023	792,464	1,400,000
2024	792,464	1,400,000
Thereafter	6,340,635	700,000
Total minimum lease payments	10,302,955	<u>\$ 7,488,450</u>
Less amount representing interest	3,294,530	
Present value of minimum lease payments	<u>\$ 7,008,425</u>	

Payments made on operating leases during fiscal years 2019 and 2018, were approximately \$4,130,000 and \$4,433,000, respectively.

Note 10. Net Assets With Donor Restrictions

The University's net assets with donor restrictions are as follows at June 30:

	2019	2018
Net asset with donor restrictions:		
Capital projects	\$ 5,538,748	\$ 7,019,717
Scholarships	72,981,435	71,672,444
Other	43,708,716	32,598,344
	<u>\$ 122,228,899</u>	<u>\$ 111,290,505</u>

Oklahoma City University

Notes to Financial Statements

Note 10. Net Assets With Donor Restrictions (Continued)

Net assets were released from donor restrictions by incurring expenses satisfying the restricted purposes or by occurrence of other events specified by donors for the years ended June 30:

	2019	2018
Purpose restrictions accomplished:		
Capital projects	\$ 502,405	\$ 1,356,522
Scholarships	5,289,305	5,333,382
Other	8,336,439	6,406,530
	<u>\$ 14,128,149</u>	<u>\$ 13,096,434</u>

Note 11. Retirement Plan

The University, through the Teachers Insurance Annuity Association (TIAA) and the College Retirement Equity Fund (CREF), provides an individual retirement plan for academic and nonacademic personnel. The University's policy is to contribute a percentage of the employee's base salary based on the contribution level made by the employee. The University's current contribution policy matches the employees' contributions up to 5%. The University may cease matching contributions at its discretion.

The employer may contribute additional amounts within limits established by the Internal Revenue Service. The benefits payable by TIAA and CREF to a participant are dependent upon the sum of the contributions made by the participant and the University on their behalf and the earnings pertaining thereto. The University provides no guaranteed retirement benefits; therefore, the Plan is a defined contribution plan. The University contributed approximately \$1,110,000 and \$1,093,000 during the years ended June 30, 2019 and 2018, respectively.

Note 12. Federal Financial Awards

The United States government awards the University various monies restricted for student financial aid. The monies are awarded through three federal programs: Federal Pell Grant (Pell), Federal Supplemental Educational Opportunity Grant (SEOG) and Federal Work Study (FWS). The University considers this financial aid as an integral part of its educational and general activities.

Pell and SEOG provide eligible students a foundation of financial aid to assist with defraying the costs of post-secondary education. The FWS program provides part-time employment to students who need the earnings to help meet their post-secondary education costs. The program is also intended to broaden the range of worthwhile job opportunities to qualified students.

Note 13. Student Financial Aid—Off-Balance Sheet Risk

The University conducts certain programs pursuant to grants and contracts funded, and subject to audit, by various federal and state agencies. Amounts questioned as a result of audits, if any, may result in refunds to these governmental agencies.

The University participates in the Federal Direct Loan Program (the Program), which includes the Federal Stafford Loan Program, and Federal Plus Loans for Undergraduate and Graduate Students. Program loans are made by various lenders to students attending the University. Such transactions are not recorded in the financial statements of the University. The University performs certain administrative functions under the Program, which if not performed timely, could result in a liability to the University.

Oklahoma City University

Notes to Financial Statements

Note 14. Commitments and Contingencies

Litigation: The University is involved in various claims and lawsuits arising in the normal course of business but does not believe that the outcome of any of these matters will have a material adverse effect on the University's financial position. The University has included appropriate contingencies in the financial statements for such lawsuits.

Self-insurance: The University offers health, dental and vision plans (the Plan) for employees who wish to participate. The Plan is facilitated and administered by Aetna. The University collects premiums from participating employees and remits monthly, along with University contributions, to an account at UMB that was specifically created for paying Plan expenses. Aetna is responsible for all aspects of administration including enrollment changes, issuing eligibility cards, claims payment, and claims reporting. The University maintains control over the Plan design, including changes to the Plan.

During the years ended June 30, 2019 and 2018, the University expensed approximately \$3,437,000 and \$3,311,000, respectively, related to the Plan. The University has recorded a provision for incurred but not reported claims, which at June 30, 2019 and 2018, amounted to approximately \$682,000 and \$309,000, respectively.

The University has recorded an asset related to the funds on deposit with UMB to service claims and expenses, which at June 30, 2019 and 2018, amounted to approximately \$283,000 and \$414,000, respectively. The University replenishes their deposits with UMB on a monthly basis based on premiums collected from employees and the University match on premiums for the prior month.

Loan commitment: As further discussed in Note 17, the University has committed to loan up to \$5,200,000 to OCU Law School Building Associations, LLC for continued renovation of the facility that the University has leased for the future site of its law school. As of both June 30, 2019 and 2018, \$3,640,002, of this commitment has been funded, with no further draws expected. The balance of the loan at both June 30, 2019 and 2018, was \$3,640,002. The loan carries a fixed interest rate of 1.0% and requires interest only payments through December 31, 2019. Beginning January 1, 2020, the loan requires principal and interest payments for full amortization of the loan balance as of December 31, 2049.

Oklahoma City University

Notes to Financial Statements

Note 15. Fair Value Measurements

Assets and liabilities measured at fair value on a recurring basis are classified within the fair value hierarchy as of June 30, 2019 and 2018, are as follows:

	June 30, 2019			
	Level 1	Level 2	Level 3	Total
Investments, at fair value:				
Cash	\$ 3,045	\$ -	\$ -	\$ 3,045
Private equity fund	-	-	478,332	478,332
Limited liability investments	-	-	2,910,000	2,910,000
OUMF pooled investment funds	-	69,323,216	-	69,323,216
Mineral interests and other	-	-	2,941,958	2,941,958
Endowments held by others	-	-	47,381,711	47,381,711
	<u>3,045</u>	<u>69,323,216</u>	<u>53,712,001</u>	<u>123,038,262</u>
Investments in charitable remainder annuity trusts:				
Cash and money market funds	794,832	-	-	794,832
Corporate and government obligations	-	386,810	-	386,810
Common stock	463,678	-	-	463,678
Total investments in charitable remainder annuity trusts	<u>1,258,510</u>	<u>386,810</u>	<u>-</u>	<u>1,645,320</u>
Total assets carried at fair value	<u>\$ 1,261,555</u>	<u>\$ 69,710,026</u>	<u>\$ 53,712,001</u>	<u>\$ 124,683,582</u>
Interest rate swap agreement liabilities	<u>\$ -</u>	<u>\$ 13,007,259</u>	<u>\$ -</u>	<u>\$ 13,007,259</u>
	June 30, 2018			
	Level 1	Level 2	Level 3	Total
Investments, at fair value:				
Cash	\$ 902,820	\$ -	\$ -	\$ 902,820
Private equity fund	-	-	442,105	442,105
Limited liability investments	-	-	2,807,156	2,807,156
OUMF pooled investment funds	-	67,272,437	-	67,272,437
Minerals and other	-	-	2,862,598	2,862,598
Endowments held by others	-	-	37,465,878	37,465,878
	<u>902,820</u>	<u>67,272,437</u>	<u>43,577,737</u>	<u>111,752,994</u>
Investments in charitable remainder annuity trusts:				
Cash and money market funds	104,410	-	-	104,410
Corporate and government obligations	-	496,982	-	496,982
Common stock	1,336,447	-	-	1,336,447
Total investments in charitable remainder annuity trusts	<u>1,440,857</u>	<u>496,982</u>	<u>-</u>	<u>1,937,839</u>
Total assets carried at fair value	<u>\$ 2,343,677</u>	<u>\$ 67,769,419</u>	<u>\$ 43,577,737</u>	<u>\$ 113,690,833</u>
Interest rate swap agreement liabilities	<u>\$ -</u>	<u>\$ 10,394,264</u>	<u>\$ -</u>	<u>\$ 10,394,264</u>

Oklahoma City University

Notes to Financial Statements

Note 15. Fair Value Measurements (Continued)

Following is a description of methodologies used for instruments measured at fair value on a recurring basis. There have been no changes in the valuation methodologies used at June 30, 2019 and 2018.

Investment securities and investments held in charitable remainder annuity trusts: When quoted prices are available in an active market, securities are classified within Level 1 of the hierarchy. Investments classified as Level 1 include cash and cash equivalents, mutual funds and common stock. Government and corporate bonds, and cash surrender values are classified within Level 2 of the hierarchy due to inputs in the valuation methodology that are observable in secondary markets. Assets held in limited liability investments, notes receivable, mineral interests, non-redeemable pooled funds, and other alternative investments are classified within Level 3 of the hierarchy due to unobservable inputs.

Endowments held by others: Endowments held by others are primarily pooled investment funds held and managed by OUMF, which the University does not have the ability to redeem. These investments are directed by OUMF and others and are designed to achieve endowment returns consistent with their adopted investment policies. The balances held and invested by OUMF are reported based on an allocation of pooled investment balances at OUMF.

Interest rate swap agreements: Interest rate swap agreements are valued using a discounted cash flow models that uses verifiable yield curve inputs to calculate the fair value and is classified within Level 2 of the valuation hierarchy.

OUMF pooled investments: Investments in securities that calculate net asset value per share (or its equivalent, such as membership units) total \$69,369,812 and \$67,272,4377 at June 30, 2019 and 2018, respectively. These investments consist of various domestic and international equity and bond funds and alternative investments. The University invests in these assets to achieve endowment returns consistent with the adopted investment policies. Investments in these funds include U.S. equities, non-U.S. equities, corporate and governmental bonds, commodities, secondary investments and other investment vehicles. Investments in the OUMF pooled investment funds are redeemable upon request by the University.

The University's valuation process for fair value measurements is determined by University management and monitored by the investment committee. The investment committee reports directly to the Board of Trustees. The University relies on the fair values provided by the custodians throughout the year and reviewed at least annually by the investment committee. The frequency and methods for calibration, back testing and other procedures, including analysis of changes in fair value measurements, are determined based on management's evaluation of the relevant facts and circumstances and reported to and monitored by the investment committee.

Oklahoma City University

Notes to Financial Statements

Note 15. Fair Value Measurements (Continued)

The following table summarizes the changes in the fair value of the University's Level 3 financial assets and liabilities for the years ended June 30, 2019 and 2018:

	Investments	Endowments Held by Others	Total
Balance at June 30, 2017	\$ 5,887,606	\$ 32,868,085	\$ 38,755,691
Investment income, net	104,253	6,905,828	7,010,081
Distributions from trusts held by others	-	(2,361,058)	(2,361,058)
Gifts by others	-	53,023	53,023
Purchases	120,000	-	120,000
Balance at June 30, 2018	6,111,859	37,465,878	43,577,737
Investment income, net	218,431	13,711,919	13,930,350
Distributions from trusts held by others	-	(3,805,286)	(3,805,286)
Sales of investments	-	-	-
Gifts by others	-	5,100	5,100
Purchases	-	4,100	4,100
Balance at June 30, 2019	<u>\$ 6,330,290</u>	<u>\$ 47,381,711</u>	<u>\$ 53,712,001</u>
Change in unrealized gains or (losses) for the year included in change in net assets for assets held at the end of the year:			
June 30, 2019	<u>\$ 218,431</u>	<u>\$ 13,711,919</u>	<u>\$ 13,930,350</u>
June 30, 2018	<u>\$ 104,253</u>	<u>\$ 6,905,828</u>	<u>\$ 7,010,081</u>

The summary of changes in the fair value of Level 3 assets and liabilities have been prepared to reflect the same categories as those used in the statements of activities. Investment income (loss) represents unrealized gains (losses) for those Level 3 assets.

Oklahoma City University

Notes to Financial Statements

Note 15. Fair Value Measurements (Continued)

The following table summarizes the valuation techniques and significant unobservable inputs used for the University's investments that are categorized within Level 3 of the fair value hierarchy at June 30, 2019 and 2018:

Investment Type	Fair Value		Valuation Techniques	Unobservable Input ^(c)
	2019	2018		
Minerals and other	\$ 2,941,958	\$ 2,862,598	Multiple of annual income	Income multiple ^(a)
Limited liability investments	2,910,000	2,807,156	Discounted cash flows	Discount rate ^(b)
Endowments held by others	47,381,711	37,465,878	Fair value of underlying investments	Unobservable securities
Private equity fund	478,332	442,105	Fair value of underlying investments	Unobservable securities
	<u>\$ 53,712,001</u>	<u>\$ 43,577,737</u>		

- (a) Represents amounts used when the University has determined that market participants would use such multiples when pricing the investments.
- (b) Represents the rate that market participants would take into account when determining fair value of estimated future cash flows.
- (c) Significant increases or decreases in any of the above unobservable inputs in isolation may result in a significantly lower or higher fair value measurement.

Note 16. Endowment Disclosures

The University's endowments consist of individual donor-restricted funds which are managed and controlled by the University. The University also has endowment funds which are held and managed by OUMF and others (see Note 4). As required by U.S. GAAP, net assets associated with endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions. All of the endowment funds held by the University are managed and controlled by the University in accordance with the following policies, except for the funds managed by OUMF which are subject to OUMF's interpretation of the law, investment policies and spending policies.

Interpretation of relevant law: The Board of Trustees of the University has interpreted the State Prudent Management of Institutional Funds Act (SPMIFA) 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 University classifies as net assets with donor restrictions (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.

Oklahoma City University

Notes to Financial Statements

Note 16. Endowment Disclosures (Continued)

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

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

Endowment net asset composition by type of fund as of June 30, 2019 and 2018:

	June 30, 2019		
	Without Donor Restrictions	With Donor Restrictions	Total
Donor-restricted endowment funds	\$ -	\$ 108,157,675	\$ 108,157,675
Board-designated endowment funds	3,466,527	-	3,466,527
Total endowment funds	<u>\$ 3,466,527</u>	<u>\$ 108,157,675</u>	<u>\$ 111,624,202</u>

	June 30, 2018		
	Without Donor Restrictions	With Donor Restrictions	Total
Donor-restricted endowment funds	\$ -	\$ 97,196,554	\$ 97,196,554
Board-designated endowment funds	3,021,298	-	3,021,298
Total endowment funds	<u>\$ 3,021,298</u>	<u>\$ 97,196,554</u>	<u>\$ 100,217,851</u>

Oklahoma City University

Notes to Financial Statements

Note 16. Endowment Disclosures (Continued)

Change in endowment net assets for the years ended June 30, 2019 and 2018:

	June 30, 2019		
	Without Donor Restrictions	With Donor Restrictions	Total
Endowment net assets, beginning of year	\$ 3,021,298	\$ 97,196,553	\$ 100,217,851
Investment income, net	445,229	14,677,887	15,123,116
Contributions/transfers	-	2,716,138	2,716,138
Appropriation of endowment assets for expenditure	-	(6,432,903)	(6,432,903)
Endowment net assets, end of year	<u>\$ 3,466,527</u>	<u>\$ 108,157,675</u>	<u>\$ 111,624,202</u>

	June 30, 2018		
	Without Donor Restrictions	With Donor Restrictions	Total
Endowment net assets, beginning of year	\$ 2,042,195	\$ 89,926,025	\$ 91,968,220
Investment income, net	979,103	10,006,571	10,985,674
Contributions/transfers	-	1,328,885	1,328,885
Appropriation of endowment assets for expenditure	-	(4,064,928)	(4,064,928)
Endowment net assets, end of year	<u>\$ 3,021,298</u>	<u>\$ 97,196,553</u>	<u>\$ 100,217,851</u>

Funds with deficiencies (underwater endowments): 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 SPMIFA requires the University to retain as a fund of perpetual duration. In accordance with U.S. GAAP, deficiencies of this nature that are reported in net assets with donor restrictions were \$3,438,952 and \$4,171,381 at June 30, 2019 and 2018, respectively. As of June 30, 2019 and 2018, respectively, \$2,719,920 and \$3,447,289 of the deficiencies are related to the endowment funds managed by the University. These deficiencies resulted from unfavorable market fluctuations. As a result, appropriations were limited to appropriations that were deemed prudent and necessary for the programs of the University.

Return objectives and risk parameters: For endowment assets the University manages, the University has adopted investment and spending policies for these assets that attempt to provide a predictable stream of funding to programs supported by its endowment while seeking to maintain the purchasing power of the endowment assets. Endowment assets include those assets of donor-restricted funds that the University must hold in perpetuity or for a donor-specified period as well as board-designated funds. Under this policy, as approved by the Board of Trustees, the endowment assets are invested for the dual purpose of maximizing total return and meeting income needs while managing the level of risk associated with these objectives by effectively diversifying the investments among different asset classes and securities. The asset allocation policies reflect and are consistent with the investment objectives and risk tolerances expressed through the investment policy. These policies, developed after examining the historical relationships of risk and return among asset classes, are designed to provide the highest probability of meeting or exceeding the return objectives at the lowest level of risk. Actual returns in any given year may vary from this amount.

Oklahoma City University

Notes to Financial Statements

Note 16. Endowment Disclosures (Continued)

Strategies employed for achieving objectives: To satisfy its long-term rate-of-return objectives, the University relies on a total return strategy in which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). The University targets a diversified asset allocation to achieve its long-term return objectives within prudent risk constraints. Investments managed by OUMF are subject to their investment strategies.

Spending policy and how the investment objectives relate to spending policy: The University's spending policy is to appropriate for distribution each year 5% (on an annualized basis) of the ending market value for each month in the quarter. The University applies this spending policy to endowments in net surplus or net deficit positions. Net deficit position endowments are funded through the University's net assets without donor restriction, always maintaining the corpus of the endowment net assets with donor restrictions, as appropriate. The University periodically evaluates the spending policy to ensure it remains in accordance with the long-term objectives of the University. Investments managed by OUMF are subject to their spending policies.

Note 17. Law School Building

During fiscal year 2013, the University participated in a structured transaction involving new markets tax credits. This transaction resulted in the University entering into equity investment, loan, and leasing transactions with entities formed to facilitate transactions involving new markets tax credits. The purpose of the transactions is to facilitate the acquisition of a building to be leased, and potentially acquired in the future, by the University as its Law School. These transactions are summarized below.

During fiscal year 2013, the University made an equity investment of \$700,000 into OCU Law Building Associations, LLC (OLBA, LLC), which was formed to acquire and lease a facility to be used as the University's Law School. OLBA LLC also raised an additional \$1,300,000 in equity investments from other sources. The University's investment represents a 35% ownership interest in OLBA LLC.

In connection with the above investment, the University loaned \$1,780,000 to OCU NMTC Investment Fund LLC (the Investment Fund, LLC), which was formed to raise funds for investment in a qualified equity investment vehicle. The Investment Fund LLC also raised an additional \$10,341,120 from other sources for a total of \$12,121,200. The Investment Fund LLC invested \$12,000,000 of these funds into MF OCU Law Building, LLC (MF Building, LLC) as a qualified equity investment.

MF Building LLC loaned the investment proceeds of \$12,000,000 to OLBA, LLC. In December 2012, OLBA, LLC utilized \$10,000,000 of the loan proceeds to acquire a building located at 800 N. Harvey Avenue, Oklahoma City, Oklahoma, and \$521,023 for title work, attorney, and consulting fees. The balance of the funds is to be used for renovation and other operating expenses.

During fiscal year 2014, the University participated in another structured transaction involving historical tax credits. This transaction resulted in the University entering into another loan, revised the previous lease agreement entered into with OLBA, LLC, and increased the University's equity investment in OLBA, LLC from 35% to 36.84%. The purpose of this transaction is to raise additional funds for continued renovation of the facility purchased in the first structured transaction noted above. This transaction is summarized below.

Oklahoma City University

Notes to Financial Statements

Note 17. Law School Building (Continued)

This transaction created a new entity, OCULBA Master Tenant, LLC (Master Tenant, LLC) which raised \$971,074 of equity investments from other sources, which were then loaned to OLBA, LLC. The University also agreed to loan OLBA, LLC up to \$5,200,000 under this transaction of which \$3,640,002 was funded as of both June 30, 2019 and 2018. Finally, OLBA, LLC sold the historical tax credits that will be generated as a result of qualifying rehabilitation expenditures that OLBA, LLC expects to incur in the renovation of the facility for an initial purchase price of \$1,767,211 which will be subsequently adjusted in accordance with the related purchase and sale agreement and \$319,250 of the proceeds raised in this transaction were used for attorney and consulting fees with the balance of the funds to be used for renovation and other operating expenses.

As of June 30, OLBA, LLC's summarized unaudited balance sheet information is as follows:

	2019	2018
Current assets	\$ 24,210	\$ 112,758
Noncurrent assets	20,562,689	20,921,621
Total assets	<u>\$ 20,586,899</u>	<u>\$ 21,034,380</u>
Current liabilities	\$ 78,782	\$ 119,448
Noncurrent liabilities	19,038,789	19,126,952
	19,117,571	19,246,400
Equity	1,469,328	1,787,980
Total liabilities and equity	<u>\$ 20,586,899</u>	<u>\$ 21,034,380</u>

For the year ended June 30, 2019, OLBA, LLC had net loss of approximately (\$207,213) and paid distributions to members of approximately \$143,000. For the year ended June 30, 2018, OLBA, LLC had net loss of approximately (\$148,000) and paid distributions to members of approximately \$143,000.

In December 2012, the University entered into a lease agreement with OLBA, LLC to lease the acquired building which was terminated in April 2014. In April 2014, OLBA, LLC entered into a lease agreement with Master Tenant, LLC to lease the acquired building who simultaneously entered into an agreement with the University to sublease the acquired building to the University. The lease term is April 25, 2014 through December 31, 2024, and requires rents as follows (annually on a calendar year):

Lease Period	Annual Rent
2020	\$ 1,400,000
2021	1,400,000
2022	1,400,000
2023	1,400,000
2024	1,400,000

Due to escalation clauses included in both the original and revised lease agreements, the University records annual rents using a straight-line allocation approach. The monthly rental rate under the sublease agreement entered in April 2014 was \$92,094 (annual rate of \$1,105,128) through December 31, 2015, when it was modified to be \$93,073 (annual rate of \$1,116,881). For the years ended June 30, 2019 and 2018, respectively, the University paid \$976,950 and \$896,533 of rentals under the lease agreements.

Oklahoma City University

Notes to Financial Statements

Note 17. Law School Building (Continued)

The University has an option to purchase the leased premises, which becomes effective on the latter of (i) the fifth anniversary of the leased premises being placed in service and (ii) December 5, 2019. The optional purchase price of the leased premises is the greater of (i) the fair market value of the premises at the time of the exercise of the purchase option and (ii) the sum of (a) an amount calculated to provide the Owner with a guaranteed positive return over the term of the Master Lease and (b) the termination payment (as defined in the Master Lease). The termination payment is \$950,000 if the University exercises its option to purchase the leased premises on the initial exercise option date and such payment shall be reduced proportionately each month through the lease term that the purchase option is not exercised.

Note 18. Trust Funds Held For Others

Trust funds held for others are recorded with annuities payable in the accompanying statement of financial position and consist of the following as of June 30:

	2019	2018
Trust A (a)	\$ 986,131	\$ 1,405,188
Trust B (b)	554,748	580,260
Other	505,453	533,155
	<u>\$ 2,046,332</u>	<u>\$ 2,518,603</u>

- (a) In 2001, the University became the trustee of a charitable remainder annuity trust initially funded with investments totaling \$10,000,000. After establishing the trust, the original donor authorized \$4,500,000 of trust assets to be used for other projects of the University. Pursuant to the terms of the trust document, each year, the trust pays the settlor an annuity of 6% of the original fair market value of assets contributed to the trust by the settlor to the extent that there are trust assets available. Upon the death of the settlor, remaining trust assets, if any, shall be distributed to the University as remainder beneficiary, to be used for unrestricted endowment purposes. On August 31, 2016, the University entered into an agreement with the settlor that in the event that the trust assets are exhausted prior to the settlor's death the University will continue to make monthly payments of 4% ending upon the settlor's death or June 1, 2022, whichever occurs sooner.
- (b) In 2011, the University became the trustee of a charitable remainder unitrust initially funded with investments totaling \$1,500,000. Each year, the trust pays 8.015% of the original fair market value of assets contributed to the trust to the beneficiary to the extent that there are trust assets available. Upon the death of the beneficiary, remaining trust assets, if any, shall be distributed to the University to be used to fund an endowed chair in the school of dance.

Oklahoma City University

Notes to Financial Statements

Note 19. Liquidity and Availability

The University regularly monitors liquidity required to meet its operating needs and other contractual commitments, while also striving to maximize the investment of its available funds. For purposes of analyzing resources available to meet general expenditures over a 12-month period, the University considers all expenditures related to its ongoing mission related activities as well as the conduct of services undertaken to support those activities to be general expenditures. Student notes receivable are not considered to be available to meet general expenditures because principal and interest on these loans are used solely to make new loans. In addition to financial assets available to meet general expenditures over the next 12 months, the University operates with a balanced budget and anticipates collecting sufficient revenue to cover general expenditures not covered by donor-restricted resources.

As of June 30, 2019, the following financial assets could readily be made available within one year of the statement of financial position date to meet general expenditures:

Financial assets at year end:

Cash	\$ 3,219,811
Investments	124,683,582
Student receivables, net	1,609,768
Contributions, net	4,341,745
Accrued interest and other	468,045
Total financial assets	<u>134,322,951</u>

Less amounts unavailable for general expenditure within one year:

Board designated endowment	(3,466,527)
Donor restricted endowments not available for expenditure within one year	(103,552,320)
Restricted by donors, net of amounts available for spending within one year	(7,301,606)
Deposits held in custody for others	(476,877)
Annuities payable	(2,046,332)
Advances from federal government for student loans	(3,418,799)
Total amount unavailable for general expenditure within one year	<u>(120,262,461)</u>
Financial assets available to meet general expenditures within one year	<u>\$ 14,060,490</u>

