Lewis & Clark College

Financial Statements

May 31, 2021 and 2020

Independent Auditors' Report

To the Board of Trustees of
Lewis & Clark College

We have audited the accompanying financial statements of Lewis & Clark College (the College), which comprise the statements of financial position as of May 31, 2021 and 2020, 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, 2021 and 2020, 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

Minneapolis, Minnesota
September 29, 2021

Lewis & Clark College

Statements of Financial Position

May 31, 2021 and 2020

	2021	2020
Assets		
Cash and cash equivalents	$ 33,734,666	$ 19,678,838
Student accounts receivable, net	93,777	88,358
Other receivables	4,724,192	2,297,208
Grants receivable	2,124,583	1,748,932
Prepaid expenses and other assets	500,636	404,687
Contributions receivable, net	7,591,104	4,028,204
Student loans receivable, net	2,346,008	3,317,339
Restricted cash for other uses	10,071,420	8,265,042
Cash restricted for long-term investment	17,459,229	8,822,910
Investments	314,605,674	252,431,854
Funds held in trust with others	-	3,827,285
Restricted cash from bond issuance for capital projects	34,728,609	34,705,934
Property, plant, and equipment, net	159,248,096	165,302,326
Total assets	$ 587,227,994	$ 504,918,917
Liabilities and Net Assets		
Liabilities		
Accounts payable	$ 2,274,924	$ 1,314,169
Accrued and other liabilities	17,402,979	15,162,683
Deferred revenues	6,535,018	5,863,983
Liability for split interest agreements	5,980,371	1,350,301
Bonds and leases payable, net	151,919,174	150,845,053
Interest rate swaps liability	5,483,704	7,347,724
U.S. government grants refundable	2,836,855	2,622,978
Total liabilities	192,433,025	184,506,891
Net Assets		
Without donor restrictions	114,826,448	96,030,067
With donor restrictions	279,968,521	224,381,959
Total net assets	394,794,969	320,412,026
Total liabilities and net assets	$ 587,227,994	$ 504,918,917

See notes to financial statements

Lewis & Clark College

Statement of Activities
Year Ended May 31, 2021
(With Comparative Totals for the Year Ended May 31, 2020)

	Without Donor Restrictions	With Donor Restrictions	2021 Total	2020 Total
Operating Revenues, Gains and Other Support				
Tuition and fees, net of scholarships and fellowships of $67,401,612 and $63,525,922, respectively	$ 75,989,162	$ -	$ 75,989,162	$ 79,620,649
Contributions	2,362,104	7,240,385	9,602,489	6,757,478
Government grants	5,225,266	-	5,225,266	4,044,128
Contracts and other exchange transactions	290,675	-	290,675	455,791
Endowment earnings allocated for operations	2,339,082	8,914,026	11,253,108	11,042,079
Other investment gains	786,408	-	786,408	26,221
Other revenue	3,999,831	-	3,999,831	4,762,173
Sales and services of auxiliary enterprises	14,122,449	-	14,122,449	18,153,844
	105,114,977	16,154,411	121,269,388	124,862,363
Net assets released from restrictions	13,435,005	(13,435,005)	-	-
Total operating revenues, gains and other support	118,549,982	2,719,406	121,269,388	124,862,363
Expenses				
Instruction	47,704,474	-	47,704,474	53,442,823
Research	2,280,644	-	2,280,644	2,868,776
Public service	949,665	-	949,665	1,193,524
Academic support	10,703,718	-	10,703,718	11,784,700
Student services	16,786,993	-	16,786,993	15,788,946
Institutional support	20,842,154	-	20,842,154	22,030,781
Auxiliary enterprises	13,913,412	-	13,913,412	15,022,228
Total expenses	113,181,060	-	113,181,060	122,131,778
Change in net assets from operating activities	5,368,922	2,719,406	8,088,328	2,730,585
Nonoperating Activities				
Long-term investment returns	15,766,441	56,444,039	72,210,480	11,577,794
Less endowment earnings allocated for operations	(2,339,082)	(8,914,026)	(11,253,108)	(11,042,079)
Long-term investment returns, net of allocation	13,427,359	47,530,013	60,957,372	535,715
Contributions	100	5,101,698	5,101,798	3,383,743
Government grants	-	125,923	125,923	127,452
Contracts and exchange transactions	-	-	-	20,000
Loss on early extinguishment of debt	-	-	-	(9,174,161)
Other nonoperating loss	-	(1,365,898)	(1,365,898)	-
Change in value of split interest agreements	-	1,475,420	1,475,420	198,845
Change in net assets from nonoperating activities	13,427,459	52,867,156	66,294,615	(4,908,406)
Change in net assets	18,796,381	55,586,562	74,382,943	(2,177,821)
Net Assets, Beginning	96,030,067	224,381,959	320,412,026	322,589,847
Net Assets, Ending	$ 114,826,448	$ 279,968,521	$ 394,794,969	$ 320,412,026

See notes to financial statements

Lewis & Clark College

Statement of Activities
Year Ended May 31, 2020

	Without Donor Restrictions	With Donor Restrictions	2020 Total
Operating Revenues, Gains and Other Support			
Tuition and fees, net of scholarships and fellowships of $63,525,922	$ 79,620,649	$ -	$ 79,620,649
Contributions	2,288,594	4,468,884	6,757,478
Government grants	4,044,128	-	4,044,128
Contracts and other exchange transactions	455,791	-	455,791
Endowment earnings allocated for operations	2,573,109	8,468,970	11,042,079
Other investment gains	26,221	-	26,221
Other revenue	4,762,173	-	4,762,173
Sales and services of auxiliary enterprises	18,153,844	-	18,153,844
	111,924,509	12,937,854	124,862,363
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
Expenses			
Instruction	53,442,823	-	53,442,823
Research	2,868,776	-	2,868,776
Public service	1,193,524	-	1,193,524
Academic support	11,784,700	-	11,784,700
Student services	15,788,946	-	15,788,946
Institutional support	22,030,781	-	22,030,781
Auxiliary enterprises	15,022,228	-	15,022,228
Total expenses	122,131,778	-	122,131,778
Change in net assets from operating activities	2,642,350	88,235	2,730,585
Nonoperating Activities			
Long-term investment returns	964,364	10,613,430	11,577,794
Less endowment earnings allocated for operations	(2,573,109)	(8,468,970)	(11,042,079)
Long-term investment returns, net of allocation	(1,608,745)	2,144,460	535,715
Contributions	200	3,383,543	3,383,743
Government grants	-	127,452	127,452
Contracts and exchange transactions	-	20,000	20,000
Loss on early extinguishment of debt	(9,174,161)	-	(9,174,161)
Change in value of split interest agreements	-	198,845	198,845
Change in net assets from nonoperating activities	(10,782,706)	5,874,300	(4,908,406)
Change in net assets	(8,140,356)	5,962,535	(2,177,821)
Net Assets, Beginning	104,170,423	218,419,424	322,589,847
Net Assets, Ending	$ 96,030,067	$ 224,381,959	$ 320,412,026

See notes to financial statements

	2021	2020
Cash Flows From Operating Activities		
Change in net assets	$ 74,382,943	$ (2,177,821)
Adjustments to reconcile change in net assets to net cash used by operating activities:		
Contribution of marketable securities	(1,390,505)	(850,127)
Depreciation and amortization	8,890,422	9,061,117
Loss on early extinguishment of debt	-	9,174,161
Other nonoperating loss	1,365,898	-
Loss (gain) on disposal of property, plant and equipment	488,057	(291,197)
Unrealized loss (gain) on interest rate swaps	(1,864,020)	1,917,594
Change in value of split interest agreements	(550,460)	52,000
Change in contributions receivable discount	(28,661)	(53,070)
Contributions restricted for endowment, trust, and capital projects	(5,101,798)	(3,383,743)
Interest and dividends restricted for long-term investment	(194,996)	(117,589)
Net realized and unrealized gains on investments	(72,581,889)	(13,115,399)
New split interest agreement obligations	116,903	57,650
Increase (decrease) in cash due to changes in assets and liabilities:		
Accounts and other receivables	(2,808,053)	(2,204,454)
Prepaid expense and other assets	(95,949)	74,735
Contributions receivable	(393,671)	393,195
Accounts payable	857,603	(239,317)
Accrued and other liabilities	240,296	4,376,015
Deferred revenues	671,035	2,659,905
Net cash provided by operating activities	2,003,155	5,333,655
Cash Flows From Investing Activities		
Payments on student loans receivable	971,331	1,116,012
Payments related to U.S. government grants refundable	(1,152,021)	(2,159,660)
Purchases of property, plant and equipment	(2,151,976)	(4,258,219)
Proceeds from sale of property, plant, and equipment	5,000	841,197
Proceeds from sales of investments	79,017,300	41,899,149
Purchases of investments	(65,189,011)	(33,137,318)
Net cash provided by investing activities	11,500,623	4,301,161
Cash Flows From Financing Activities		
Proceeds from service concession arrangement	2,000,000	-
Contributions restricted for endowment, trust, and capital projects	1,961,230	3,682,625
Interest and dividends restricted for long-term reinvestment	194,996	117,589
Proceeds from issuance of bonds (excluding refinanced portion)	-	34,705,934
Principal payments on capital leases	-	(72,055)
Principal payments on bonds payable	-	(680,000)
Proceeds received for split interest agreements	7,786,156	-
Distributions to beneficiaries of split interest agreements	(924,960)	(258,745)
Maturities of split interest obligations	-	(29,584)
Net cash provided by financing activities	11,017,422	37,465,764
Net increase in cash, cash equivalents, and restricted cash	24,521,200	47,100,580
Cash, Cash Equivalents, and Restricted Cash at Beginning of Year	71,472,724	24,372,144
Cash, Cash Equivalents, and Restricted Cash at End of Year	$ 95,993,924	$ 71,472,724
Supplemental Cash Flow Disclosure		
Cash paid for interest	$ 5,928,784	$ 6,440,714
Supplemental Disclosure of Noncash Investing and Financing Activities		
Purchases of property, plant and equipment included in accounts payable	$ 371,319	$ 268,167
Accrued interest payable assumed by the trustee related to refinancing transaction	$ -	$ 2,675,944
Right-of-use assets obtained in exchange for operating lease liability	$ 1,026,557	$ -
Supplemental Disclosure of Operating and Investing Activities Related To Assumption of Trustee Role for Trusts Previously Held By Others		
Actuarial change in split interest agreement obligations	$ 570,583	$ -
Net realized and unrealized gains	(3,295,419)	-
Proceeds from sales of investments	6,973,411	-
Purchases of investments	(8,483,526)	-
Proceeds received from split interest agreement	3,958,871	-

See notes to financial statements

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 2021-2022 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.

Tuition and fees received in advance of services to be rendered are recorded as deferred revenue on the statements of financial position. The portion of deferred revenue attributable to tuition and fees totaled $5,216,648 and $4,684,777 at May 31, 2021 and 2020, respectively.

Contributions – Unconditional contributions, including 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/decreases 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/decreases 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 conferences and events. 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.

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.

Nonoperating activities presented in the Statement of Activities include gifts for buildings and other depreciable assets, unconditional promises to give and investment returns 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 other assets or liabilities that are not considered to be related to operations.

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.

The following table provides a reconciliation of cash, cash equivalents, and restricted cash as reported on the statements of financial position that sum to the total of such amounts reported on the statements of cash flows at May 31:

	2021	2020
Cash and cash equivalents	$ 33,734,666	$ 19,678,838
Restricted cash for other uses	10,071,420	8,265,04
Cash restricted for long-term investment	17,459,229	8,822,910
Restricted cash from bond issuance for capital projects	34,728,609	34,705,934
Total cash and cash equivalents	$ 95,993,924	$ 71,472,724

Student Accounts Receivable

Student accounts receivable are recorded at the invoiced amount and do not bear interest. At May 31, 2021 and 2020, student accounts receivable totaled $93,777 and $88,358, net of an allowance for doubtful accounts of $230,000 and $150,000 at May 31, 2021 and 2020 respectively. 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 values 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, 2021 and 2020, no allowance for uncollectible receivables was recorded.

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 0.60 percent to 8.60 percent 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, 2021 and 2020, the College distributed $924,960 and $258,745, respectively, in split-interest beneficiary payments.

Funds Held in Trust with Others

The College had been designated as a beneficiary of trusts managed by outside parties. These trusts generated income that is distributed to the College on a periodic basis. Those trusts were generally invested in marketable securities, real estate, or contracts collateralized by real estate. During 2021, the full extent of assets in these trusts were transferred to the College. In connection with that transfer, the College has reflected an increase in the liability for split interest agreements for the proportionate share that is due to other beneficiaries.

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.

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 follows the accounting standards for contingencies in evaluating uncertain tax positions. This guidance prescribes recognition threshold principles for the financial statement recognition of tax positions taken or expected to be taken on a tax return that are not certain to be realized. No liability has been recognized by the College for uncertain tax positions as of May 31, 2021 and 2020. The College's tax returns are subject to review and examination by federal and state authorities.

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, 2021. Contributions made by members of the College's Board of Trustees or related sources totaled approximately $6,631,000 and $1,124,000 for the years ending May 31, 2021 and 2020, respectively.

Reclassifications

Certain amounts appearing in the 2020 financial statements have been reclassified to conform with the 2021 presentation. The reclassifications have no effect on the reported amounts of total net assets or changes in total net assets.

New Accounting Pronouncements

The Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) No. 2016-02, Leases (Topic 842) (ASC Topic 842), which increases transparency and comparability among entities by recognizing right-of-use (ROU) assets and lease liabilities on the statement of financial position and requires disclosure of key information about leasing arrangements. The College adopted Accounting Standards Codification (ASC) Topic 842 effective June 1, 2020, utilizing the transition method for adoption provided in ASU 2018-11 such that prior period amounts are not adjusted and continue to be reported in accordance with ASC 840, Leases. The new guidance was applied for all leases that existed at the date of initial application.

In accordance with ASC Topic 842, the College elected the package of practical expedients, which permits the College to not reassess (1) whether any expired or existing contracts are or contain leases, (2) the lease classification for any expired or existing leases and (3) any initial direct costs for any existing leases as of the effective date.

At adoption, the College recognized operating lease ROU assets and operating lease liabilities that reflect the present value of the future lease payments. In connection with its adoption of ASC Topic 842, the College recorded operating lease liabilities and operating ROU assets as of June 1, 2020. See Note 9 for additional information on leases.

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 September __, 2021, which is the date the financial statements were issued.

2. Student Loans Receivable

Student loans receivable represents loans from the Perkins loan funds that are generally payable with interest between 3 percent and 5 percent 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, 2021 and 2020, outstanding student loans funded through the Perkins loan program were $2,346,008 and $3,317,339, 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, 2021 and 2020 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, 2021, the College continues to service the Perkins Loan Program.

Funds advanced by the Federal government are ultimately refundable to the government and are classified as liabilities in the statements of financial position as U.S. government grants refundable. Outstanding loans cancelled under the program result in a decrease in the liability to the government. The College returned to the government $943,027 and $1,615,789 in excess cash during the years ended May 31, 2021 and 2020.

3. Contributions Receivable

Conditional Contributions

At May 31, 2021 and 2020, the College had outstanding conditional promises to give of approximately $666,800 and $601,000. 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, 2021 and 2020, the College had approximately $6,322,000 and $2,280,000, 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 0.39 percent and 0.95 percent for the years ended May 31, 2021 and 2020, respectively.

Amounts due are as follows:

	2021	2020
Amounts receivable in less than one year	$ 2,691,578	$ 1,902,808
Amounts receivable in one to five years	4,994,399	2,229,097
	7,685,977	4,131,905
Unamortized discount	(94,873)	(103,701)
Total contributions receivable	$ 7,591,104	$ 4,028,204

4. Split Interest Agreements

As of May 31, 2021 and 2020, 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, 2021 and 2020, the fair value of the total assets held was $2,664,376 and $2,190,436, respectively. The reserve was $1,078,409 and $1,006,598, respectively, leaving $1,585,967 and $1,183,838 of net assets in excess, respectively. During the fiscal years ended May 31, 2021 and 2020, distributions to annuitants totaled $151,781 and $138,412, 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, 2021 and 2020, the College's actuarially determined future payments and other obligations were as follows:

	2021	2020
Gift annuity reserve	$ 1,078,409	$ 1,006,598
Present value of future payments, fixed rate uni-trusts	4,901,962	343,703
Total liability for split-interest agreements	$ 5,980,371	$ 1,350,301

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, 2021 or 2020.

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:

	2021			
	Level 1	**Level 2**	**Level 3**	**Total**
Investments				
Equity securities				
International mutual funds	$ 5,321,264	$ -	$ -	$ 5,321,264
Domestic mutual funds	3,912,728	-	-	3,912,728
Balanced mutual funds	2,888,726	-	-	2,888,726
Domestic equity securities	94,544	-	-	94,544
Debt securities				
U.S. Treasury securities	-	2,499,893	-	2,499,893
Municipal fixed income mutual funds	-	595,910	-	595,910
Domestic fixed income mutual funds	10,047,518	-	-	10,047,518
Domestic fixed income securities	-	3,567,380	-	3,567,380
Assets held in charitable remainder trusts				
Fixed income mutual funds	1,216,401	-	-	1,216,401
Equity mutual funds	9,368,125	-	-	9,368,125
Marketable municipal fixed income	-	2,120,987	-	2,120,987
Total investments in the fair value hierarchy	32,849,306	8,784,170	-	41,633,476
Alternative investments measured using NAV (practical expedient)	-	-	-	272,068,061
Total investments measured at fair value	32,849,306	8,784,170	-	313,701,537
Interest rate swaps liability	-	(5,483,704)	-	(5,483,704)
Total assets and liabilities at fair value	$ 32,849,306	$ 3,300,466	$ -	$ 308,217,833
Total investments at fair value	$ 313,701,537			
Real estate investments (at cost)	904,137			
Total investments	$ 314,605,674			

	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 mutual funds	-	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

Changes in Level 3 assets measured at fair value on a recurring basis for the year ended May 31, 2021 are as follows:

	Beginning Balance	Total Gain	Transfers	Ending Balance
Funds held in trust by others	$ 3,827,285	$ -	$ (3,827,285)	$ -

See Note 1 for more information with regard to the transfer noted above.

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.

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		Unfunded	Redemption	Redemption	Other
	May 31, 2021	May 31, 2020	Commitments	Frequency	Notice Period	Restrictions
Commingled trusts (a)						
Marketable international equity securities	$ 75,705,896	$ 51,673,268	$ -	Range from monthly to quarterly	6 - 30 days	3 year lockup
Marketable domestic equity securities	33,840,418	29,485,013	-	Quarterly	60 days	None
Collateralized debt securities	10,690,726	-	-	Quarterly	60 days	None
U.S. Treasury securities	15,428,166	12,968,487	-	Daily	2 – 5 days	None
Hedge funds (b)						
Global macro funds	19,059	19,059	-	Range from daily to quarterly	1 – 33 days	Funds delivered 90 days after redemption request
Multi-strategy funds	10,501,085	8,173,513	-	Range from quarterly to annually	30 – 90 days	Rolling one to two year lookup
Long/short funds	17,191,671	16,659,992	-	Range from monthly to annually	30 – 90 days	Rolling 12 month lockup
Credit opportunities funds	6,476,741	5,808,570	500,000	Range from quarterly to bi-annually	60 – 90 days	Rolling one to two year lockup
Private equity funds (c)	15,094,470	12,270,996	11,198,281	N/A*	N/A*	N/A*
International private equity funds (c)	7,544,765	7,247,000	1,274,464	N/A*	N/A*	N/A*
Venture capital funds (c)	67,168,819	45,941,622	15,617,045	N/A*	N/A*	N/A*
Natural resources funds (d)	7,875,367	8,553,629	4,857,317	N/A*	N/A*	N/A*
Real estate funds (e)	4,530,878	4,143,072	5,568,239	N/A*	N/A*	N/A*
	$ 272,068,061	$ 202,944,221	$ 39,015,346			

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

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

(b) Hedge fund strategies and allocations include 28 percent multi-strategy, 26 percent distressed opportunities, 46 percent 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.

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.

	2021	2020
Total assets at year end	$ 587,227,994	$ 504,918,917
Less those unavailable for general expenditures within one year due to:		
Nonfinancial assets:		
Other long-term receivables	(1,182,159)	(1,176,576)
Prepaid expenses and other assets	(500,636)	(404,687)
Property, plant and equipment, net	(159,248,096)	(165,302,326)
Contractual or donor-imposed restrictions:		
Split interest agreements	(14,755,666)	(4,753,925)
Funds held in trust with others		(3,827,285)
Contributions receivable (non-endowment)	(6,376,951)	(2,324,279)
Contributions receivable restricted to endowment	(850,153)	(1,523,925)
Federal Perkins loan fund assets	(3,036,049)	(4,167,239)
Donor restricted endowment funds	(246,410,388)	(200,133,184)
Donor restricted non-endowment funds	(10,167,191)	(8,311,588)
Board designations:		
Quasi-endowment funds	(60,579,398)	(45,735,414)
Restricted cash from bond issuance for capital projects	(34,728,609)	(34,705,934)
Other board-designated funds	(11,693,788)	(10,516,563)
Subsequent year appropriation of endowment earnings	11,318,246	11,215,882
Financial assets available to meet cash needs for general expenditure within one year	$ 49,017,156	$ 33,251,874

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 percent at May 31, 2021). The scheduled maturity on the line of credit is October 31, 2021. As of May 31, 2021 and 2020, no amounts were outstanding on the line of credit. The agreement establishes various positive and negative covenants, including liquid asset requirements.

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.

At May 31, property, plant and equipment consisted of the following:

	2021	2020
Land	$ 18,528,127	$ 18,528,127
Land improvements	19,031,151	18,859,283
Buildings and improvements	224,638,350	224,914,603
Art and artifacts collection	2,707,121	2,707,121
Furniture and equipment	32,440,727	30,629,561
Construction in progress	2,108,286	1,429,601
	299,453,762	297,068,296
Less accumulated depreciation	(140,205,666)	(131,765,970)
	$ 159,248,096	$ 165,302,326

8. 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, approximately $116,135,000 of proceeds was placed in an escrow account held to defease the Series 2011 bonds in October 2021. The outstanding principal balance on the Series 2011 bonds, which is not recorded on the College's financial statements, was $104,035,000 at May 31, 2021. 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.

At May 31, bonds payable consist of the following:

	2021	2020
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	$ 152,030,000
Less bond issuance costs	(1,137,383)	(1,184,947)
Total bonds payable, net	150,892,617	150,845,053
Plus long-term leases (see Note 9)	1,026,557	-
Total bonds and leases payable, net	$ 151,919,174	$ 150,845,053

Interest is payable on the Series 2020 bonds semi-annually on each October 1 and April 1 at rates ranging from 1.927 percent to 3.441 percent. Interest expense for all bonds payable was $4,819,406 and $5,612,434 for the years ended May 31, 2021 and 2020, respectively. Total interest expense, including payments connected to the interest rate swaps, was $5,931,219 and $6,481,173 for the years ended May 31, 2021 and 2020, respectively. See Note 10 for additional information on interest rate swaps.

	Principal	Interest
Years ending May 31:		
2022	$ -	$ 4,818,878
2023	-	4,818,878
2024	-	4,818,878
2025	-	4,818,878
2026	-	4,818,878
Thereafter	152,030,000	79,645,951
Total	$ 152,030,000	$ 103,740,341

The agreement contains certain restrictive covenants as to additional indebtedness, as defined in the agreement. As of May 31, 2021, the College is in compliance with these covenants.

9. Leases

Operating Lease Commitments

The College leases office space for clinics associated with the Law & Graduate Schools and various equipment under operating lease obligations. Expirations of current operating lease commitments extend through May 2026 with an average remaining lease term of 3.75 years. Certain operating leases contain options for extending beyond the original lease term. However, the College has not recognized any of these options in the calculation of remaining lease term as it is not reasonably certain to exercise any options to extend at this time. The weighted average discount rate is 6.39 percent. Future minimum payments associated with operating lease agreements for succeeding years are as follows:

Years ending May 31:	
2022	$ 331,922
2023	268,702
2024	255,076
2025	249,457
2026	1,116
Total	1,106,273
Discount to present value	(79,716)
Total operating lease liability at May 31, 2021	$ 1,026,557
Total operating lease right-of-use asset at May 31, 2021	$ 1,026,557

The College records short-term leases (those 12 months or less in duration) as operating expenditures in the periods in which the lease obligations are incurred. Lease expense totaled $481,434 for the year ended May 31, 2021 with $375,298 attributable to operating lease commitments and the remaining $106,136 attributable to short-term lease expense and other rental costs incurred during the period.

10. 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 percent 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.

In March 2011, the College novated a 30-year swap to the Bank of New York, at an annual fixed rate of 3.85 percent. The notional amount at May 31, 2021 and 2020 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 percent. The notional amount at May 31, 2021 and 2020 was equal to $22,390,000 and $24,275,000, 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. For the years ending May 31, 2021 and 2020, the valuation of the swaps resulted in unrealized gains of $1,864,020 and losses of $1,917,594, 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 agreements.

11. Net Assets

Net assets without donor restrictions consist of the following:

	2021	2020
Operations	$ 12,033,036	$ 1,751,419
Invested in property, plant and equipment	47,795,742	52,708,437
Funds held for long-term investment (Endowment)	54,997,670	41,570,211
Total net assets without donor restrictions	$ 114,826,448	$ 96,030,067

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

	2021	2020
Endowment funds		
Without purpose restrictions	$ 8,263,476	$ 6,649,343
With purpose restrictions:		
Scholarships	142,341,423	114,661,393
Faculty and staff compensation	41,068,608	33,148,012
Facilities	27,907,863	22,562,092
Departmental	27,679,170	21,751,071
	247,260,540	198,771,911
Split interest agreements	8,775,187	7,230,800
Student loans	184,717	1,550,605
Restricted for specific projects	16,460,371	9,540,937
Property held for College use in perpetuity	7,287,706	7,287,706
Total net assets with donor restrictions	$ 279,968,521	$ 224,381,959

12. Endowments

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

From time to time, the fair value of assets associated with individual donor restricted endowment funds may fall below the level that the donor or the Uniform Prudent Management of Institutional Funds Act (UPMIFA or the Act) requires the College to retain as a fund of perpetual duration. 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 percent 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 percent of the sixteen-quarter rolling average endowment market value in addition to a supplemental amount approved by the Board not to exceed 1.5 percent. In 2021 and 2020, the effective endowment spending rate was 4.8 percent and 4.9 percent, 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 percent annual spending rate. The spending rate will be reduced annually by either 0.1 percent or 0.2 percent depending upon the annual growth in the College's budget.

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

Endowment net assets consist of the following at May 31, 2021:

	Without Donor Restrictions	With Donor Restrictions			Total Funds May 31, 2021
		Original Gift	Accumulated Gain (Losses)	Total	
Board-designated endowment funds	$ 54,997,670	$ -	$ -	$ -	$ 54,997,670
Donor-restricted endowment funds	-	133,651,722	113,608,818	247,260,540	247,260,540
Total endowment net assets	$ 54,997,670	$ 133,651,722	$ 113,608,818	$ 247,260,540	$ 302,258,210

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

	Without Donor Restrictions	With Donor Restrictions			Total Funds May 31, 2020
		Original Gift	Accumulated Gain (Losses)	Total	
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

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

	2021		
	Without Donor Restrictions	With Donor Restrictions	Total
Endowment net assets, beginning of year	$ 41,570,211	$ 198,771,911	$ 240,342,122
Investment returns	15,766,441	56,442,073	72,208,514
Contributions	100	960,582	960,682
Appropriation of endowment assets for expenditure (spending rate)	(2,339,082)	(8,914,026)	(11,253,108)
Endowment net assets, end of year	$ 54,997,670	$ 247,260,540	$ 302,258,210

	2020		
	Without Donor Restrictions	**With Donor Restrictions**	**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 trust 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

13. 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 discretionary 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 percent of the employee’s compensation. There is no requirement for the employee to contribute to the plan in order to receive the College’s contribution. All funds vest immediately. Aggregate pension expense for the years ended May 31, 2021 and 2020, was approximately $4,201,000 and $4,117,000, respectively.

14. 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. During fiscal year 2021, the College elected to close this program to new enrollees effective after December 31, 2021, and to phase out the program for all enrollees by December 31, 2023.

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. To determine the accumulated post-retirement benefit obligation at May 31, 2021 and 2020, the College’s portion of each eligible employee’s total premium was assumed to remain at $55 per month ($660 per year). For the year ended May 31, 2020, a discount rate of 3.65 percent was used in determining the accumulated post-retirement benefit obligation. For the year ended May 31, 2021, no discount rate was applied as the remaining program term was known. The liability included in accrued and other liabilities on the statement of financial position was $123,380 and $1,362,677 for the years ended May 31, 2021 and 2020, respectively.

The healthcare insurance premium payments for the participants are expected to be paid as follows as of May 31, 2021:

Years ending May 31:		
2022	$	47,760
2023		47,760
2024		27,860
Total	$	123,380

15. Commitments and Contingencies

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, 2021.

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.

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. This fund was further supplemented by additional allocations contained in the Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA) and the American Rescue Plan Act of 2021 (ARP).

To date, the College has been awarded a total of $9,153,809 in emergency funding under this program with $4,177,663 earmarked to 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, and $4,976,146 provided to the College to offset costs associated with significant changes to the delivery of instruction due to COVID-19. The College distributed $1,404,894 and $398,900 of the direct student award funds for the years ended May 31, 2021 and 2020, respectively. Additionally, the College applied $3,815,986 and $913,543 of the institutional award allocation towards eligible COVID-related impacts for the years ended May 31, 2021 and 2020, respectively. A portion of the amount applied in 2021 was not recognized as revenue due to barriers related to the usage of the student portion awards that will occur in fiscal year 2022.

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 remains uncertain but may influence student enrollment and housing decisions, donor decisions, investment performance, and may also negatively impact collections of College receivables.

16. 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, 2021 and 2020, the College had investments of $33,840,418 and $24,759,519, respectively, which were concentrated in one fund.

As of May 31, 2021 and 2020, gross contributions receivable of $4,776,932 and $1,404,693, were due from three donors, respectively.

17. 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, 2021 and 2020 were as follows:

	2021						
	Salaries and Wages	Benefits	Services and Supplies	Depreciation	Facilities Operating Expenses	Interest	Total
Instruction	$ 31,750,289	$ 6,827,226	$ 2,804,205	$ 4,247,172	$ 1,239,757	$ 835,825	$ 47,704,474
Research	1,807,188	199,593	265,653	-	8,210	-	2,280,644
Public service	731,767	99,616	106,732	-	11,550	-	949,665
Academic support	5,347,395	1,164,045	2,507,763	-	430,775	1,253,740	10,703,718
Student services	7,619,463	1,873,019	6,721,144	33,159	540,208	-	16,786,993
Institutional support	9,496,377	1,080,773	4,879,863	2,168,252	2,534,609	682,280	20,842,154
Auxiliary enterprises	1,128,793	762,321	5,133,441	2,394,275	2,436,021	2,058,561	13,913,412
Total	$ 57,881,272	$ 12,006,593	$ 22,418,801	$ 8,842,858	$ 7,201,130	$ 4,830,406	$ 113,181,060

	2020						
	Salaries and Wages	Benefits	Services and 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

18. Department of Education Financial Responsibility Information

The Department of Education (ED) revised the regulations for financial responsibility, which necessitated the College's implementation as of June 1, 2019. The regulations require the College to provide additional disclosures, including a financial responsibility supplemental schedule, to assist the ED in measuring financial responsibility through the composite score of financial ratios. The financial responsibility supplemental schedule must contain all financial elements required to calculate the composite score ratios, with a cross-reference to the financial statement line or note that contains the element.

Note 7 provides information on the College's property, plant, and equipment, net of accumulated depreciation, but does not provide a breakout by the implementation date of June 1, 2019. The following table provides a breakdown of property, plant, and equipment, net, at May 31, 2021 based on the June 1, 2019 implementation date.

	2021
Property, plant and equipment, net of accumulated depreciation	
Property, plant and equipment, net of accumulated depreciation, pre-implementation	$ 150,693,230
Property, plant and equipment, net of accumulated depreciation, post-implementation without outstanding debt for original purchase	5,420,024
Operating lease right of use assets, net of accumulated amortization, post-implementation without outstanding debt for original purchase (Note 9)	1,026,556
Construction in progress (Note 7)	2,108,286
Total property, plant and equipment, net of accumulated depreciation, at May 31, 2021 (Note 7)	$ 159,248,096

Note 8 provides information on the College's long-term debt, but does not provide a breakout by the implementation date of June 1, 2019. The following table provides a breakdown of long-term debt for long-term purposes, at May 31, 2021 based on the June 1, 2019 implementation date.

	2021
Pre-implementation:	
Long-term debt for long-term purposes, pre-implementation	$ 116,139,119
Long-term debt for long-term purposes, pre-implementation, repayments and amortization	24,889
Total long-term debt for long-term purposes, pre-implementation at May 31, 2021	116,164,008
Post-implementation:	
Long-term debt for long-term purposes, post implementation	$ 1,026,557
Long-term debt for long-term purposes, post-implementation, repayments and amortization	-
Total long-term debt for long-term purposes, post-implementation at May 31, 2021, fully offset by escrow funds restricted for capital projects in future years (therefore not reflected in the supplemental schedule)	34,728,609
Total long-term debt, net for long-term purposes, pre- and post-implementation May 31, 2021 (Note 8)	$ 151,919,174

Notes 11 and 12 provide information on the College's breakdown of net assets with either time or purpose restrictions. The following table provides a breakdown of those net assets with donor restrictions at May 31, 2021.

Net assets with donor restrictions, restricted in perpetuity	
Endowment original gifts (Note 12)	$ 133,651,722
Property held for College use in perpetuity (Note 11)	7,287,706
Total net assets with donor restrictions, restricted in perpetuity	140,939,428
Net assets with donor restrictions, time or purpose restricted	
Student loans (Note 11)	184,717
Restricted for specific projects (Note 11)	16,460,371
Endowment accumulated gain (Note 12)	113,608,818
Total net assets with donor restrictions, time or purpose restricted	130,253,906
Annuities with donor restrictions, split interest agreements (Note 11)	8,775,187
Total net assets with donor restrictions (Note 11)	$ 279,968,521