

**OHIO WESLEYAN UNIVERSITY  
AND SUBSIDIARIES**

**CONSOLIDATED FINANCIAL REPORT**

**JUNE 30, 2013 and 2012**

OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

CONTENTS

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	<u>Page</u>
<b>INDEPENDENT AUDITORS' REPORT ON THE FINANCIAL STATEMENTS</b>	1-2
<b>FINANCIAL STATEMENTS</b>	
Consolidated statements of financial position	3-4
Consolidated statements of activities	5-6
Consolidated statements of cash flows	7
Notes to consolidated financial statements	8-32

## Independent Auditors' Report

Board of Trustees  
Ohio Wesleyan University  
Delaware, Ohio

We have audited the accompanying consolidated financial statements of Ohio Wesleyan University and subsidiaries, which comprise the consolidated statements of financial position as of June 30, 2013 and 2012, and the related consolidated 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 consolidated 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 consolidated 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 consolidated financial statements based on our audits. We did not audit the June 30, 2013 and 2012 financial statements of OWU Fund, LP, described in Note 1.A. OWU Fund, LP represents 34% and 32% of consolidated total assets as of June 30, 2013 and 2012, and 48% and (20%) of the consolidated change in net assets for the years ended June 30, 2013 and 2012, respectively. This entity was audited by other auditors whose reports have been furnished to us and our opinion, insofar as it relates to the amounts included for this entity, is based solely on the reports of the other auditors. 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 consolidated financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated 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 consolidated 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 consolidated 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, based on our audits and the reports of other auditors, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Ohio Wesleyan University and subsidiaries as of June 30, 2013 and 2012, and the changes in their net assets and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

*Meloney + Novotny LLC*

Cleveland, Ohio  
December 3, 2013

OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES  
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

June 30, 2013 and 2012

	<u>2013</u>	<u>2012</u>
<b>Assets</b>		
Cash and cash equivalents	\$ 13,558,851	\$ 918,022
Short-term investments	-	642,220
Accounts receivable:		
Students, net	877,591	1,044,093
Grants	824,301	1,515,900
Other	<u>689,581</u>	<u>748,031</u>
Total accounts receivable	2,391,473	3,308,024
Pledges receivable, net	18,310,565	11,541,262
Student loans receivable, net	5,631,336	5,913,948
Inventories and prepaid expenses	637,585	560,098
Investments	191,964,199	184,281,299
Interests in trusts	3,634,340	3,488,024
Land, buildings and equipment, net	120,572,322	106,916,878
Construction in progress	583,212	10,688,437
Bond issue costs, net	244,671	273,212
	<hr/>	<hr/>
Total assets	<u><u>\$357,528,554</u></u>	<u><u>\$328,531,424</u></u>

The accompanying notes are an integral part of these financial statements.

OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES  
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

June 30, 2013 and 2012

	<u>2013</u>	<u>2012</u>
<b>Liabilities and Net Assets</b>		
Liabilities:		
Accounts payable	\$ 2,892,012	\$ 4,126,596
Accrued compensation	3,299,046	3,872,289
Deferred income and deposits	4,531,686	3,797,107
Other accrued liabilities	1,879,702	1,695,375
Fair value of interest rate swap	863,612	1,230,585
Deferred tax liability	575,000	-
Bonds payable	34,412,329	31,759,762
Notes payable	-	600,647
Postretirement benefits other than pensions	22,223,672	23,010,959
Accrued pension liability	490,832	562,938
Annuities and unitrusts payable	2,450,172	2,175,015
Advances from federal government for student loans	<u>3,657,211</u>	<u>3,569,024</u>
Total liabilities	77,275,274	76,400,297
Net assets:		
Unrestricted	58,593,822	55,819,554
Temporarily restricted	69,969,357	58,511,654
Permanently restricted	<u>145,338,123</u>	<u>137,767,637</u>
Total net assets - University	273,901,302	252,098,845
Noncontrolling interest	<u>6,351,978</u>	<u>32,282</u>
Total net assets	<u>280,253,280</u>	<u>252,131,127</u>
Total liabilities and net assets	<u>\$357,528,554</u>	<u>\$328,531,424</u>

The accompanying notes are an integral part of these financial statements

## OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

## CONSOLIDATED STATEMENT OF ACTIVITIES

Year Ended June 30, 2013

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Permanently Restricted</u>	<u>Total</u>
Operating revenue, gains and other support:				
Tuition and fees	\$ 70,059,598			\$ 70,059,598
Less: University funded financial aid	(35,338,929)			(35,338,929)
Financial aid from outside sources	<u>(5,741,897)</u>			<u>(5,741,897)</u>
Net tuition and fees	28,978,772			28,978,772
Gifts, pledges and bequests	8,113,378	\$ 6,387,662	\$ 7,308,444	21,809,484
Investment income on endowment	322,648	740,367	164,630	1,227,645
Other investment income	260,506	1,658	1,022	263,186
Gains on investments used for current operations	2,896,251	5,613,493		8,509,744
Government grants	558,106	387,897		946,003
Other income	1,866,479	1,421,889	49,513	3,337,881
Sales and services of auxiliary enterprises	16,568,010			16,568,010
Net assets released from restrictions	<u>8,774,839</u>	<u>(8,774,839)</u>		<u>-</u>
Total operating revenue, gains and other support	68,338,989	5,778,127	7,523,609	81,640,725
Operating expenses:				
Instruction	23,566,089			23,566,089
Student services	11,474,607			11,474,607
Academic support, including library	7,513,695			7,513,695
Auxiliary enterprises	11,536,849			11,536,849
Management and general	8,701,491			8,701,491
Fundraising	3,529,873			3,529,873
Public services	203,481			203,481
Research	<u>261,914</u>			<u>261,914</u>
Total operating expenses	<u>66,787,999</u>			<u>66,787,999</u>
Net increase in net assets from operations	1,550,990	5,778,127	7,523,609	14,852,726
Nonoperating revenues and expenses:				
Gains on investments in excess of amount designated for current operations	785,266	5,580,137		6,365,403
Postretirement obligation adjustment	787,287			787,287
Pension-related charges other than net periodic pension cost	69,522			69,522
Deferred tax expense	(575,000)			(575,000)
Change in fair value of interest rate swap	366,973			366,973
Actuarial adjustment of split-interest agreements		99,439	46,877	146,316
Change in net assets	2,985,038	11,457,703	7,570,486	22,013,227
Net assets, beginning of year	55,851,836	58,511,654	137,767,637	252,131,127
Capital contribution (noncontrolling interest)	<u>6,108,926</u>			<u>6,108,926</u>
Net assets, end of year	<u>\$ 64,945,800</u>	<u>\$ 69,969,357</u>	<u>\$ 145,338,123</u>	<u>\$ 280,253,280</u>

The accompanying notes are an integral part of these financial statements.

## OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

## CONSOLIDATED STATEMENT OF ACTIVITIES

Year Ended June 30, 2012

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Permanently Restricted</u>	<u>Total</u>
Operating revenue, gains and other support:				
Tuition and fees	\$ 66,413,416			\$ 66,413,416
Less: University funded financial aid	(31,285,770)			(31,285,770)
Financial aid from outside sources	<u>(6,261,785)</u>			<u>(6,261,785)</u>
Net tuition and fees	28,865,861			28,865,861
Gifts, pledges and bequests	6,601,398	\$ 2,029,795	\$ 4,162,624	12,793,817
Investment income on endowment	272,474	673,749	173,839	1,120,062
Other investment income	149,876		463	150,339
Gains on investments used for current operations	2,864,709	5,572,911	71,248	8,508,868
Government grants	418,833	1,202,620		1,621,453
Other income	1,260,711	1,629,772	(82,963)	2,807,520
Sales and services of auxiliary enterprises	14,920,965	47,814		14,968,779
Net assets released from restrictions	<u>10,798,000</u>	<u>(10,798,000)</u>		<u>-</u>
Total operating revenue, gains and other support	66,152,827	358,661	4,325,211	70,836,699
Operating expenses:				
Instruction	23,504,876			23,504,876
Student services	11,466,821			11,466,821
Academic support, including library	5,924,984			5,924,984
Auxiliary enterprises	11,263,493			11,263,493
Management and general	9,660,577			9,660,577
Fundraising	3,207,731			3,207,731
Public services	673,821			673,821
Research	<u>255,756</u>			<u>255,756</u>
Total operating expenses	<u>65,958,059</u>			<u>65,958,059</u>
Net increase in net assets from operations	194,768	358,661	4,325,211	4,878,640
Nonoperating revenues and expenses:				
Losses on investments in excess of amount designated for current operations	(842,606)	(14,861,725)		(15,704,331)
Postretirement obligation adjustment	(3,241,539)			(3,241,539)
Pension-related charges other than net periodic pension cost	(334,666)			(334,666)
Change in fair value of interest rate swap	(503,780)			(503,780)
Actuarial adjustment of split-interest agreements	(788,977)	(7,381)	(139,576)	(935,934)
Matured split interest agreements	<u>719,235</u>			<u>719,235</u>
Change in net assets	(4,797,565)	(14,510,445)	4,185,635	(15,122,375)
Net assets, beginning of year	60,616,901	73,022,099	133,582,002	267,221,002
Capital contribution (noncontrolling interest)	<u>32,500</u>			<u>32,500</u>
Net assets, end of year	<u>\$ 55,851,836</u>	<u>\$ 58,511,654</u>	<u>\$ 137,767,637</u>	<u>\$ 252,131,127</u>

The accompanying notes are an integral part of these financial statements.



## OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

## CONSOLIDATED STATEMENTS OF CASH FLOWS

Years Ended June 30, 2013 and 2012

	<u>2013</u>	<u>2012</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Change in net assets	\$ 22,013,227	\$ (15,122,375)
Adjustments to reconcile change in net assets to net cash used in operating activities:		
Depreciation and amortization	3,934,659	3,334,648
Realized and unrealized (gains) losses on investments	(14,875,147)	7,195,463
Contributions, net of pledges, for permanently restricted purposes	(7,181,815)	(4,870,885)
Income restricted for long-term investment	(214,143)	(90,876)
Increase in deferred tax liability	575,000	-
Change in fair value of interest rate swap	(366,973)	503,780
Changes in operating assets and liabilities:		
Decrease in accounts receivable	916,551	308,155
(Increase) decrease in pledges receivable	(6,769,303)	1,102,863
Decrease in student loans receivable	282,612	244,217
Increase in inventories and prepaid expenses	(77,487)	(53,303)
(Increase) decrease in interests in trusts	(146,316)	935,934
(Decrease) increase in accounts payable	(1,234,584)	112,512
Decrease in accrued compensation	(573,243)	(156,381)
Increase in deferred income and deposits	734,579	317,036
Increase in other accrued liabilities	184,327	187,728
(Decrease) increase in postretirement benefits other than pensions	(787,287)	3,241,539
(Decrease) increase in accrued pension liability	(72,106)	334,666
Increase (decrease) in annuities and unitrusts payable	275,157	(66,899)
Increase in advances from federal government for student loans	88,187	64,201
Net cash used in operating activities	<u>(3,294,105)</u>	<u>(2,477,977)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchases of land, buildings and equipment	(7,456,337)	(12,050,137)
Sales of securities, net	<u>7,192,247</u>	<u>7,460,872</u>
Net cash used in investing activities	<u>(264,090)</u>	<u>(4,589,265)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Capital contributions from noncontrolling investors	6,108,926	32,500
Contributions, net of pledges, for permanently restricted purposes	7,181,815	4,870,885
Income restricted for long-term investment	214,143	90,876
Payments on notes payable	(600,647)	(2,128,279)
Costs of bonds issued	-	(33,904)
Bonds issued	4,794,906	7,233,904
Payments on bonds payable	<u>(2,142,339)</u>	<u>(2,057,901)</u>
Net cash provided by financing activities	<u>15,556,804</u>	<u>8,008,081</u>
<b>NET INCREASE IN CASH AND SHORT-TERM INVESTMENTS</b>	11,998,609	940,839
<b>CASH AND SHORT-TERM INVESTMENTS AT BEGINNING OF YEAR</b>	<u>1,560,242</u>	<u>619,403</u>
<b>CASH AND SHORT-TERM INVESTMENTS AT END OF YEAR</b>	<u>\$ 13,558,851</u>	<u>\$ 1,560,242</u>
Supplemental disclosure of cash flow information:		
Cash paid during the year for interest	<u>\$ 1,052,423</u>	<u>\$ 1,019,557</u>

The accompanying notes are an integral part of these financial statements.

## OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

### NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

#### **Note 1. Nature of Organization and Significant Accounting Policies**

- A. Organization – Ohio Wesleyan University (the University) is an independent, liberal arts institution of higher education offering various bachelor degree academic programs. The University derives its income from student tuition, gifts and grants, investment income, operation of residence halls and various related activities. The accounting policies of the University reflect practices common to colleges and universities and conform to accounting principles generally accepted in the United States of America for such institutions.

OWU Fund, LP (OWU Fund) is a limited partnership which commenced operations January 1, 2012, in which the University is the sole limited partner. The partnership acts as an investment vehicle for a significant portion of the University's endowment. The OWU Fund was audited by other auditors as of and for the years ended June 30, 2013 and 2012.

O.W.U. Properties, Inc. (OWU Properties) is a wholly-owned for-profit subsidiary of the University (Note 6) and is consolidated for financial statement purposes with the University.

Stuyvesant Hall Holdings, Inc. (Holdings) is a wholly-owned subsidiary of the University and, as further described below, has a 60.00% ownership interest in Stuyvesant Hall, LLC and a 0.01% ownership interest in Stuyvesant Hall Master Tenant, LLC (Master Tenant), a limited liability company.

Stuyvesant Hall, LLC (Stuyvesant Hall) is a limited liability company and one of three entities formed by the University to facilitate the rehabilitation of the Stuyvesant Hall building, a 245-bed historic building located in Delaware, Ohio on the campus of the University. The rehabilitation project commenced in August 2011 and was completed in October 2012. Stuyvesant Hall holds title to the Stuyvesant Hall building and the land on which it is built.

The Stuyvesant Hall building is listed on the National Register of Historic Places, making it eligible for tax credits under federal and state tax laws (Federal Historic Tax Credits and State of Ohio Historic Tax Credits) for qualified expenditures incurred in a substantial renovation of the building. Stuyvesant Hall filed and received approval from the National Parks Service on Parts 1 and 2 of its application for Federal Historic Tax Credits on qualified rehabilitation expenditures.

The University is the managing member of Master Tenant. In September 2012, Master Tenant began leasing 100% of the building from Stuyvesant Hall, and subleases residential space to individual student residents and commercial space to the University.

Master Tenant entered into a master lease agreement with Stuyvesant Hall for the leasing of the Stuyvesant Hall building for a term of 32 years ending in 2044. The University entered into a 6-year sublease agreement with Master Tenant to lease approximately 11,500 square feet of commercial space and Master Tenant subleases the residential space to student residents on an annual basis.

- B. Basis of Consolidation – These consolidated financial statements include the accounts of the University, OWU Fund, OWU Properties, Holdings, Stuyvesant Hall and Master Tenant. All significant intercompany activity was eliminated in consolidation.

OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

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

- C. Basis of Presentation – The consolidated financial statements of the University have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America. Assets and liabilities presented in the consolidated statements of financial position are recorded in order of liquidity or nearness to conversion to cash. The University has reported information regarding its financial position and activities according to three classes of net assets: unrestricted, temporarily restricted and permanently restricted based upon the existence or absence of donor-imposed restrictions as follows:

*Unrestricted* – Net assets that are not subject to donor-imposed stipulations. Unrestricted net assets may be designated for specific purposes by action of the Board of Trustees or may otherwise be limited by contractual agreements with outside parties.

*Temporarily Restricted* – Net assets whose use by the University is subject to donor-imposed stipulations that can be fulfilled by actions of the University pursuant to those stipulations or that expire by the passage of time.

*Permanently Restricted* – Net assets subject to donor-imposed stipulations that they be maintained permanently by the University. Generally, donors of these assets permit the University to use all or part of the income earned on these assets. Such assets primarily include the University's permanent endowment funds.

Revenues are reported as increases in unrestricted net assets unless use of the related assets is limited by donor-imposed restrictions. Expenses are reported as decreases in unrestricted net assets. Expiration of donor-imposed stipulations that simultaneously increase one class of net assets and decrease another is reported as reclassifications between the applicable classes of net assets.

The expiration of a donor-imposed restriction on a contribution or on endowment income is recognized in the period in which the restriction expires and at the time the related resources are reclassified to unrestricted net assets. A restriction expires when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled or both. For the years ended 2013 and 2012, temporarily restricted net assets released related primarily to scholarships and general institutional support.

The University follows the policy of reporting donor-imposed restricted contributions and endowment income whose restrictions are met in the same period as received as temporarily restricted support.

Contributions of land, buildings and equipment without donor stipulations concerning the use of such long-lived assets are reported as revenues of the unrestricted net asset class. Contributions of cash or other assets that the donor stipulates are to be used to acquire land, building and equipment are reported as revenues of the temporarily restricted net asset class. The restrictions are considered to be released at the time of acquisition of such long-lived assets.

## OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

### NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

#### **Note 1. Nature of Organization and Significant Accounting Policies (Continued)**

##### C. Basis of Presentation (Continued)

The University has evaluated all subsequent events through December 3, 2013, which is the date the consolidated financial statements were available to be issued.

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

E. Concentrations of Credit Risk – Financial instruments which potentially subject the University to concentrations of credit risk consist principally of cash and cash equivalents, investments and student accounts and notes receivable. The University places its temporary cash investments with various financial institutions. Concentration of credit risk for investments is limited by the University's policy of asset allocation among different investment types. Concentration of credit risk for student accounts and notes receivable is limited due to the large base of accounts and geographic diversification.

F. Cash and Cash Equivalents – Cash and cash equivalents include amounts on deposit with various financial institutions, including interest-bearing demand deposit accounts, which, at times, may exceed federally insured amounts. Cash equivalents also include all U.S. Government obligations, commercial paper and corporate notes with original maturities of three months or less, except those held for long-term investment, which are classified with investments.

G. Short-Term Investments – The University invests in money market funds and short-term certificates of deposit, generally due within one year.

H. Student Accounts Receivable – The University has provided an allowance for uncollectible accounts receivable. Management estimates the allowance based on its review of delinquent accounts and an assessment of the University's historical evidence of collections. The allowance was \$740,000 and \$820,000 at June 30, 2013 and 2012, respectively.

I. Student Loans Receivable – The University participates with the U.S. Department of Education in the Federal Perkins Loan Program for the purpose of granting low interest loans (5% at June 30, 2013 and 2012) to students demonstrating financial need. After a student's graduation or withdrawal, Perkins loans are to be repaid over a maximum of ten years. The allowance for uncollectible student loans was \$420,000 and \$400,000 at June 30, 2013 and 2012, respectively.

Perkins funds are ultimately refundable to the U.S. Government to the extent funds are available from the program. Consequently, these funds are shown as a liability on the consolidated statements of financial position. The interest rates charged on substantially all Federal Perkins loans receivable are fixed by the U.S. Department of Education. The interest rates charged on University loans receivable are fixed by the University and do not fluctuate with market conditions.

OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

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

- J. Inventories – The carrying value of inventories approximates cost, under the first-in, first-out method, not in excess of market.
- K. Fair Value of Financial Instruments – The University has disclosed fair value information about financial instruments for which it is practicable to estimate that value. In cases where quoted market prices are not available, fair values are based on estimates using present value or other evaluation techniques. Those techniques are significantly affected by the assumptions used, including the discount rate and estimates of future cash flows. In that regard, the derived fair value estimates cannot be substantiated by comparison to independent markets and, in many cases, could not be realized in immediate settlement of the instrument.

Due to their short-term nature, the carrying values of cash and cash equivalents, receivables, accounts payable and other accrued expenses reported in the accompanying consolidated statements of financial position approximate their fair value. The carrying value of the University's long-term debt is based on the University's current incremental borrowing rates for similar types of borrowing arrangements, which approximate fair value.

The carrying value of the University's investments approximates their fair value in accordance with the Fair Value Measurements standards, as defined by accounting principles generally accepted in the United States of America. These standards establish a three level hierarchy for disclosure to show the extent and the level of judgment used to estimate fair value measurements:

Level 1 – Quoted market prices in active markets for identical assets and liabilities.

Level 2 – Observable market-based inputs or unobservable inputs that are corroborated by market data.

Level 3 – Unobservable inputs in which little or no market data exists.

The asset's or liability's fair value measurement level is based on the lowest level of any input that is significant to the fair value measurement.

The following tables set forth by level the University's assets and liabilities that are accounted for at a fair value on a recurring basis as of June 30, 2013 and 2012:

## OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

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

## K. Fair Value of Financial Instruments (Continued)

	2013			Fair Value Total
	Level 1	Level 2	Level 3	
<b>Assets:</b>				
Investments				
Fixed income	\$ 1,991,063	\$ 1,417,718		\$ 3,408,781
Other	396,734		\$ 11,097	407,831
U.S. Government securities	1,237,839			1,237,839
Common stocks	23,833,266			23,833,266
Exchange-traded fund	4,265,239			4,265,239
Mutual funds				
High quality bonds and cash	7,388,516			7,388,516
Global equity	19,837,115			19,837,115
Real assets	10,578,176			10,578,176
Commingled funds				
Real assets		2,154,151		2,154,151
Absolute return/credit		4,874,251		4,874,251
Derivative investment				
Warrant	1,595,108			1,595,108
Options		120,630		120,630
Hedge fund class				
Global equity		2,822,372	3,365,115	6,187,487
Absolute return/credit		8,465,718	12,642,725	21,108,443
Private equity fund class				
Global venture capital/private			3,297,400	3,297,400
Hybrid fund of funds			1,620,323	1,620,323
Private natural resources			1,707,279	1,707,279
U.S. private equity			2,662,912	2,662,912
U.S. venture capital			4,757,804	4,757,804
Money market mutual funds	2,794,322			2,794,322
Multi-asset class			62,102,361	62,102,361
Cash and cash equivalents	6,024,965			6,024,965
	<u>79,942,343</u>	<u>19,854,840</u>	<u>92,167,016</u>	<u>191,964,199</u>
Interests in trusts			3,634,340	3,634,340
<b>Liabilities:</b>				
Interest rate swap		863,612		863,612

## OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

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

## K. Fair Value of Financial Instruments (Continued)

	2012			Fair Value Total
	Level 1	Level 2	Level 3	
<b>Assets:</b>				
Investments				
International equities		\$ 4,124,562		\$ 4,124,562
Hedge/absolute return funds			\$ 8,051,901	8,051,901
Fixed income	\$ 1,924,057	1,417,718		3,341,775
Other	388,111		11,103	399,214
U.S. Government securities	1,194,628			1,194,628
Common stocks	19,632,983			19,632,983
Mutual funds				
High quality bonds and cash	14,215,098			14,215,098
Global equity	8,159,930			8,159,930
Real assets	2,864,673			2,864,673
Commingled funds				
Real assets		14,071,081		14,071,081
Global equity		11,403,237		11,403,237
Absolute return		4,611,738		4,611,738
Derivative investment				
Warrant	629,114			629,114
Hedge fund class				
Global equity		2,455,812		2,455,812
Private equity fund class				
Distressed investments			5,368,658	5,368,658
Global venture capital/ private			3,154,031	3,154,031
Hybrid fund of funds			1,929,259	1,929,259
Private natural resources			1,625,152	1,625,152
U.S. private equity			3,138,441	3,138,441
U.S. venture capital			4,795,564	4,795,564
Money market mutual funds				
	9,529,452			9,529,452
Other - OWU Fund	1,001,434			1,001,434
Multi-asset class			49,966,375	49,966,375
Cash and cash equivalents	8,617,187			8,617,187
	<u>68,156,667</u>	<u>38,084,148</u>	<u>78,040,484</u>	<u>184,281,299</u>
Interests in trusts				
			3,488,024	3,488,024
<b>Liabilities:</b>				
Interest rate swap				
		1,230,585		1,230,585

## OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

### NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

#### **Note 1. Nature of Organization and Significant Accounting Policies (Continued)**

##### **K. Fair Value of Financial Instruments (Continued)**

*Investments* – Prior to January 1, 2012, the University's investing was accomplished through direct ownership of securities and use of separate fund managers. Since January 1, 2012, the University has invested in securities primarily through the OWU Fund and Makena Capital Management (Makena). The University, directly through January 1, 2012 and since January 1, 2012, through the OWU Fund, invests in cash and cash equivalents, common stocks, money market mutual funds, fixed income and other securities with quoted prices in active markets that are considered to be Level 1 inputs. Any investments with underlying holdings classified as Level 1 but legally structured with limited redemption rights (most limited partnerships and master trusts) have been designated as Level 2 assets. In addition, the University has a percentage of its investments in alternative investments that are valued at Level 2 and Level 3. Level 2 alternative investment inputs include quoted prices for similar assets in active markets and inputs that are derived principally from or corroborated by observable market data. A portion of the University's investments are valued at Level 3 because of unobservable inputs, use of significant management judgment and redemption terms of some investment vehicles. This includes multi-asset class funds, private equities and real assets structured within limited partnerships and/or off-shore funds, which are based on valuations provided by external investment managers and the managers' third party administrators.

The University's investment with Makena is a Multi-Asset Class portfolio and is reported as a Level 3 investment due to liquidity restrictions. Makena's portfolio is comprised of alternative investment funds (81% and 78%), marketable securities (12% and 16%) and cash equivalents (7% and 6%) as of June 30, 2013 and 2012, respectively.

*Interests in trusts* – Interests in trusts include contributions receivable from lead and remainder trusts and are recorded at the present value of the projected net future cash flows to be received, based on current market interest rates. This type of asset has no readily determinable exit price due to legal constraints and, therefore, is considered to be a Level 3 input.

*Interest rate swap* – The fair value of the interest rate swap is based upon the difference between the agreement's fixed rate (3.285%) and the floating rate (65% of 1-month LIBOR plus 130 basis points) for the duration of the swap agreement; values, while observable in the market, are subject to adjustment due to pricing considerations for the specific instrument and the resulting fair values are shown as Level 2 inputs.

Assets measured at fair value on a recurring basis using significant unobservable inputs (Level 3 inputs) are as follows:



## OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

**Note 1. Nature of Organization and Significant Accounting Policies (Continued)****K. Fair Value of Financial Instruments (Continued)**

	2013				
	Beginning Balance	Additions/ Purchases	Distributions	Realized and Unrealized Gains (Losses)	Ending Balance
Hedge/absolute return funds	\$ 8,051,901	\$14,800,000	\$ (8,444,004)	\$ 1,599,943	\$16,007,840
Other	11,103			(6)	11,097
Private equity fund class:					
Distressed investments	5,368,658		(5,413,340)	44,682	-
Global venture capital/private	3,154,031	285,000	(400,956)	259,325	3,297,400
Hybrid fund of funds	1,929,259	30,000	(307,032)	(31,904)	1,620,323
Private natural resources	1,625,152	140,000	(268,965)	211,092	1,707,279
U.S. private equity	3,138,441	185,000	(963,440)	302,911	2,662,912
U.S. venture capital	4,795,564	480,000	(555,064)	37,304	4,757,804
Multi-asset class	49,966,375	7,300,000	(276,875)	5,112,861	62,102,361
Interest in trusts	3,488,024			146,316	3,634,340

	2012					
	Beginning Balance	Additions/ Purchases	Distributions	Realized and Unrealized Gains (Losses)	In-Kind Contributions	Ending Balance
Hedge/absolute return funds	\$33,359,495		\$ (23,856,461)	\$ (1,451,133)		\$ 8,051,901
Other	11,103					11,103
Venture capital	14,075,552	\$ 941,647	(15,253,658)	236,459		-
Real estate investment trusts	7,253,929		(6,680,364)	(573,565)		-
Private equity fund class:						
Distressed investments	-		(2,075,351)	809,742	\$ 6,634,267	5,368,658
Global venture capital/private	-	285,000	(187,218)	109,758	2,946,491	3,154,031
Hybrid fund of funds	-	60,000	(113,460)	24,635	1,958,084	1,929,259
Private natural resources	-	125,000	(97,633)	4,091	1,593,694	1,625,152
U.S. private equity	-	87,500	(352,131)	199,294	3,203,778	3,138,441
U.S. venture capital	-	386,000	(240,763)	85,569	4,564,758	4,795,564
Multi-asset class	-	48,269,839	(144,360)	1,840,896		49,966,375
Interest in trusts	4,423,958		(719,235)	(216,699)		3,488,024

OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

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

- L. Investments – Investments are carried at fair market value. Investments in equity securities with readily determinable fair values and all debt securities are recorded at fair value based on quoted market prices. Alternative investments are recorded based on estimated fair values. Methods for determining estimated fair values include discounted cash flows and estimates provided by fund trustees and general partners. The estimated fair value of certain of these investments is based on valuations provided by external investment managers, adjusted for cash receipts, disbursements and significant known changes in market values of publicly held securities held in the portfolio. The University considers the carrying values of these investments to be a reasonable estimate of fair value. Because these investments are not readily marketable and may be subject to withdrawal restrictions, their estimated value is subject to uncertainty and, therefore, may differ from the values that would have been used had a ready market for such investments existed.

Alternative investments include certain interests in international equities, hedge/absolute return, venture capital funds and real estate investment trusts. The University invests in limited partnerships and co-mingled vehicles, some of which employ traditional strategies (long only) in readily marketable securities (liquid equities or bonds traded on exchanges) and others of which employ less traditional strategies (long and short equity or fixed income and other hedging strategies) that may include the use of options, futures and other derivative instruments.

Realized gains and losses represent the difference between the proceeds on sale of investments and their cost when acquired or fair value when donated. Investment return includes interest, dividends and both realized and unrealized gains and losses. In those cases where a donor has placed restrictions on the use of net appreciation, such appreciation is reported as part of either temporarily restricted or permanently restricted net assets based on donor restrictions.

The University's endowment funds consist of assets which are invested on the basis of a total return policy to provide income and to realize appreciation in investment values. Realized investment gains accumulated by these funds may be used to support operations unless temporarily or permanently restricted by the donor or by law.

The University holds investment securities which are exposed to various risks including interest rate, market and credit risks. Due to the level of risk associated with certain investment securities, it is at least reasonably possible that changes in the values of investment securities will occur in the near term and that such changes could materially affect the University's investment account balances and the amounts reported in the consolidated statements of financial position.

- M. Land, Buildings, Equipment and Depreciation – The carrying value of land, buildings, equipment and other properties is stated at cost or appraised value at date of receipt as gifts. The University capitalizes additions and major replacements of plant and equipment while repairs are expensed. The University provides for depreciation on the straight-line method over the estimated useful lives summarized in the following table:

Land improvements	15 years
Buildings and building improvements	10-100 years
Equipment	5-10 years
Vehicles and office equipment	3-10 years

## OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

### NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

#### **Note 1. Nature of Organization and Significant Accounting Policies (Continued)**

- N. Bond Issue Costs – Bond issue costs are amortized on a straight-line basis over the life of the bonds.
- O. Split Interest Agreements – The University's split interest agreements with donors consist of irrevocable charitable lead and remainder trusts, charitable gift annuities and life income contracts for which the University is either the remainder beneficiary or one of several remainder beneficiaries. Payments are made to donors and/or other beneficiaries in accordance with the respective agreements. Contribution revenues for split-interest agreements are recognized at the dates the agreements are established. Revenues are recorded at fair value, net of the present value of the estimated future payments to be made to the beneficiaries. The present value of payments to beneficiaries under split interest agreements has been calculated using actuarial estimates of life expectancies and discount rates ranging from 1.2% to 10.0% at June 30, 2013 and 1.6% to 10.0% at June 30, 2012.
- Assets neither in the possession nor under the control of the University and to which the University has no ultimate claim on the corpus have not been included in the consolidated financial statements. However, pursuant to donors' wishes, income derived from these resources has been included as additions to temporarily restricted net assets in the consolidated statements of activities, as it is received.
- P. Deferred Income and Deposits – Deferred income and deposits represent cash received from students for the following fiscal year but not earned, unearned grant revenue and other deposits.
- Q. Self Insurance – The University has elected to act as a self-insurer for certain costs related to employee health benefit programs. Costs resulting from non-insured losses are charged to expense when incurred, and the University has an established reserve for claims incurred but not yet paid. The University has insurance coverage which limits its exposure for individual claims and which limits the aggregate exposure to approximately \$370,000 per month.
- R. Art Collections – The University maintains a collection of artwork in its Humphreys Art Hall. Due to the difficulty in establishing a value for collection pieces donated to the University, these assets are not recorded in the consolidated financial statements. Collection purchases are expensed as purchased. The University provides a clean, secure and stable environment for its permanent collections. The artwork is given reasonable care towards its preservation.
- S. Federal Income Tax – The University is exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code, except on net income derived from unrelated business activities. The University recognizes the tax benefit from an uncertain tax position only if it is more likely than not that the tax position will be sustained on examination by taxing authorities, based on the technical merits of the position. Examples of tax positions include the tax-exempt status of the University, the continued tax-exempt status of bonds issued by the University and various positions related to potential sources of unrelated taxable income. The University believes that it has appropriate support for any tax positions taken and, as such, does not have any uncertain tax positions that are material to the consolidated financial statements.

## OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

### NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

#### **Note 1. Nature of Organization and Significant Accounting Policies (Continued)**

##### **S. Federal Income Tax (Continued)**

Stuyvesant Hall and Master Tenant are organized as limited liability companies and are taxed as partnerships for federal income tax purposes. Accordingly, all profits and losses of the companies are recognized by each member on their respective tax returns. Holdings was organized as C Corporation pursuant to the provisions of the Internal Revenue Code.

A current tax liability or asset is recognized for the estimated taxes payable or refundable on tax returns for the year. Deferred tax liabilities or assets are recognized for the estimated future tax effects of temporary differences between financial reporting and tax accounting and operating loss and tax credit carry forwards. The primary components of temporary differences which give rise to the net deferred tax liability relate to depreciation and the timing of recognition of certain income items. A provision for deferred federal income taxes of \$575,000 and \$-0- was necessary for the years ended June 30, 2013 and 2012, respectively.

As of June 30, 2013, the University's income tax years from 2009 and thereafter remain subject to examination by the Internal Revenue Service, as well as various state and local taxing authorities.

T. Conditional Asset Retirement Obligations – The University is required to recognize a liability for a conditional asset retirement obligation. Management has considered its legal obligations to perform an asset retirement analysis on its existing properties. Management believes that there is an indeterminate settlement date for the asset retirement obligations because the range of time over which the University may settle the obligations is unknown and cannot be estimated. As a result, management cannot reasonably estimate the liability related to these asset retirement activities as of June 30, 2013 and 2012.

U. Reclassifications – Certain reclassifications of 2012 amounts have been made to conform to the 2013 presentation.

#### **Note 2. Investments**

The University pools certain assets of permanent endowment, quasi-endowment, annuity and life income funds on a market value basis. Each individual fund subscribes to or disposes of units on the basis of the market value per unit at the beginning of the calendar quarter within which the transaction takes place, except for assets which are separately invested due to specific donor restrictions.

During the year ended June 30, 2012, the University transitioned a significant portion of its investments to the OWU Fund and Makena. The University continues to set investment policy, allows asset allocation ranges and monitors performance. The University has delegated the authority for investment decisions of the OWU Fund to Cambridge and Associates which includes asset allocation and manager selection. In addition, the University has made an investment in Makena, a multi-asset class manager with a 2-year lock up. The University has redeemed holdings from other managers and placed those funds and transferred other investments into these investment vehicles.

The composition of investments is set forth in the following tables:

## OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

**Note 2. Investments (Continued)**

	June 30, 2013	
	<u>Market</u>	<u>Cost</u>
Fixed income	\$ 3,408,781	\$ 3,375,019
Other	407,831	407,831
U.S. Government securities	1,237,839	1,187,600
Common stocks	23,833,266	19,571,779
Exchange-traded fund	4,265,239	4,503,387
Mutual funds		
High quality bonds and cash	7,388,516	7,783,411
Global equity	19,837,115	19,843,263
Real assets	10,578,176	12,169,990
Commingled funds		
Real assets	2,154,151	2,488,547
Absolute return/credit	4,874,251	4,470,389
Derivative investment		
Warrant	1,595,108	689,996
Options	120,630	219,180
Hedge fund class		
Global equity	6,187,487	5,781,072
Absolute return/credit	21,108,443	19,700,000
Private equity fund class		
Global venture capital/private	3,297,400	2,598,432
Hybrid fund of funds	1,620,323	1,511,851
Private natural resources	1,707,279	1,315,628
U.S. private equity	2,662,912	2,313,331
U.S. venture capital	4,757,804	4,191,757
Money market mutual funds	2,794,322	2,794,322
Multi-asset class	62,102,361	55,148,604
Cash and cash equivalents	<u>6,024,965</u>	<u>6,024,965</u>
 Total investments	 <u>\$191,964,199</u>	 <u>\$178,090,354</u>

## OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

**Note 2. Investments (Continued)**

	June 30, 2012	
	<u>Market</u>	<u>Cost</u>
International equities	\$ 4,124,562	\$ 4,312,303
Hedge/absolute return funds	8,051,901	5,667,058
Fixed income	3,341,775	3,235,054
Other	399,214	399,214
U.S. Government securities	1,194,628	1,121,625
Common stocks	19,632,983	20,295,609
Mutual funds		
High quality bonds and cash	14,215,098	13,949,682
Global equity	8,159,930	8,323,620
Real assets	2,864,673	2,934,797
Commingled funds		
Real assets	14,071,081	15,846,221
Global equity	11,403,237	9,798,746
Absolute return	4,611,738	4,492,830
Derivative investment		
Warrant	629,114	689,996
Hedge fund class		
Global equity	2,455,812	2,500,000
Private equity fund class		
Distressed investments	5,368,658	3,651,416
Global venture capital/private	3,154,031	2,500,183
Hybrid fund of funds	1,929,259	1,581,541
Private natural resources	1,625,152	1,332,876
U.S. private equity	3,138,441	2,521,572
U.S. venture capital	4,795,564	3,877,605
Money market mutual funds	9,529,452	9,529,452
Other - OWU Fund	1,001,434	999,634
Multi-asset class	49,966,375	48,125,479
Cash and cash equivalents	<u>8,617,187</u>	<u>8,617,189</u>
 Total investments	 <u>\$184,281,299</u>	 <u>\$176,303,702</u>

At June 30, 2013, the University has committed to invest additional funds in limited partnership investments in the amount of approximately \$2,300,000, at the direction of the general partners. Investment expenses were \$959,734 and \$936,791 for the years ended June 30, 2013 and 2012, respectively, and included in investment income.

OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

**Note 2. Investments (Continued)**

The composition of investment return is as follows:

	Years Ended June 30	
	<u>2013</u>	<u>2012</u>
Investment income (interest and dividends)	\$ 1,227,645	\$ 1,120,062
Realized and unrealized gains (losses) on investments	<u>14,875,147</u>	<u>(7,195,463)</u>
Total investment return	16,102,792	(6,075,401)
Investment return designated for current operations	<u>9,737,389</u>	<u>9,628,930</u>
Non-operating investment return	<u>\$ 6,365,403</u>	<u>\$ (15,704,331)</u>

**Note 3. Pledges Receivable**

As of June 30, 2013 and 2012, the University had received unconditional promises totaling \$19,328,712 and \$13,631,424, respectively, on which management has recorded an allowance for uncollectible promises of \$500,000 and \$1,115,162, respectively. The amounts are recorded at the present value of future cash flows based on a discount rate of 4%. The discount is \$518,147 and \$975,000 at June 30, 2013 and 2012 respectively. The pledges receivable are due as follows:

	June 30, 2013			
	Temporarily Restricted Plant	Temporarily Restricted Other	Permanently Restricted	Total
Less than one year	\$ 7,026,227	\$ 190,511	\$ 1,742,066	\$ 8,958,804
One to five years	4,431,535	413,135	4,316,816	9,161,486
More than five years	<u>177,946</u>	<u>-</u>	<u>12,329</u>	<u>190,275</u>
	<u>\$ 11,635,708</u>	<u>\$ 603,646</u>	<u>\$ 6,071,211</u>	<u>\$ 18,310,565</u>

  

	June 30, 2012			
	Temporarily Restricted Plant	Temporarily Restricted Other	Permanently Restricted	Total
Less than one year	\$ 692,560	\$ 664,603	\$ 958,193	\$ 2,315,356
One to five years	4,151,495	46,889	4,969,516	9,167,900
More than five years	<u>41,134</u>	<u>-</u>	<u>16,872</u>	<u>58,006</u>
	<u>\$ 4,885,189</u>	<u>\$ 711,492</u>	<u>\$ 5,944,581</u>	<u>\$ 11,541,262</u>

OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

**Note 3. Pledges Receivable (Continued)**

The due dates of certain pledges were adjusted during the years ended June 30, 2013 and 2012 to more accurately reflect expected collection dates.

At June 30, 2013 and 2012, the University had also been notified of revocable pledges, bequests and other indications of intentions to give. These potential contributions have not been substantiated by written promises to the University. The University's policy is not to record these intentions to give as revenue until they are reduced to writing or are collected.

**Note 4. Land, Buildings and Equipment**

Land, buildings and equipment at June 30, 2013 and 2012 consist of the following:

	June 30	
	2013	2012
Grounds and land improvements	\$ 11,201,709	\$ 9,853,406
Buildings and building improvements	141,990,621	127,721,695
Equipment	14,706,715	12,762,382
Vehicles and office equipment	8,780,844	8,780,844
Less accumulated depreciation	(56,107,567)	(52,201,449)
	\$120,572,322	\$106,916,878

Depreciation expense totaled \$3,906,118 and \$3,306,105 for the years ended June 30, 2013 and 2012, respectively.

**Note 5. Pension Plans and Other Postretirement Benefit Plans**

The University maintains a defined contribution pension plan, administered by TIAA-CREF, which covers the majority of its faculty and administrative personnel. All costs of this plan, \$2,546,779 and \$2,381,677 for the years ended June 30, 2013 and 2012, respectively, are funded and reflected as expenditures in the year earned, and no past service costs exist.

The University also maintains a non-contributory defined benefit pension plan, which covered the majority of the University's hourly and certain administrative personnel, through June 30, 1998. This defined benefit plan provides pension benefits that are based upon the employee's length of service with the University. The University's funding policy is to contribute annually the minimum amount required by applicable regulations.

Effective July 1, 1998, the University froze all benefits in the defined benefit pension plan and transferred coverage for all employees to the defined contribution pension plan. Due to significant lump sum distributions, a settlement charge was recognized for the year ended June 30, 2012.

In addition to the University's defined contribution and defined benefit retirement plans, the University has a defined benefit postretirement plan. The plan provides certain health care and life insurance benefits for retired employees who began employment with the University prior to September 1, 1999. The health care plan is contributory. The University makes contributions to this plan equal to benefits paid.



## OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

**Note 5. Pension Plans and Other Postretirement Benefit Plans (Continued)**

The various components of these plans, which are included in the University's consolidated financial statements, are as follows:

	Pension Plan		Postretirement Benefit Plan	
	June 30		June 30	
	<u>2013</u>	<u>2012</u>	<u>2013</u>	<u>2012</u>
<b>Net Periodic Benefit Cost</b>				
Service cost	\$ -	\$ -	\$ 297,156	\$ 342,171
Interest cost	126,200	145,561	1,050,237	971,322
Return on plan assets	(138,114)	(154,059)	-	-
Prior service cost	-	-	(882,774)	(864,225)
Settlement charge	-	78,949	-	-
Amortization of loss	102,160	96,925	697,559	78,334
Net periodic benefit cost	<u>\$ 90,246</u>	<u>\$ 167,376</u>	<u>\$ 1,162,178</u>	<u>\$ 527,602</u>

The pension plan has \$938,721 of unrecognized actuarial loss at June 30, 2013. The estimated amortization of actuarial loss is \$100,736 in 2014.

The postretirement benefit plan has amounts unrecognized in net periodic benefit cost for prior service credit of \$925,560 and a net actuarial loss of \$5,156,207 at June 30, 2013. The estimated amortization of prior service cost and actuarial loss is \$882,776 and \$442,510, respectively, in 2014.

	Pension Plan		Postretirement Benefit Plan	
	June 30		June 30	
	<u>2013</u>	<u>2012</u>	<u>2013</u>	<u>2012</u>
<b>Change in Benefit Obligation</b>				
Benefit obligation at beginning of year	\$ 2,930,105	\$ 2,857,856	\$ 23,010,959	\$ 19,769,420
Service cost	-	-	297,156	342,171
Interest cost	126,200	145,561	1,050,237	971,322
Actual distributions	(127,903)	(317,929)	-	-
Actuarial loss (gain)	31,880	244,617	(1,274,440)	2,703,966
Net contributions (employer)	-	-	(860,240)	(659,353)
Change in plan provisions	-	-	-	(116,567)
Benefit obligation at end of year	<u>2,960,282</u>	<u>2,930,105</u>	<u>22,223,672</u>	<u>23,010,959</u>
Plan assets	<u>2,469,450</u>	<u>2,367,167</u>	<u>-</u>	<u>-</u>
Funded status	<u>\$ (490,832)</u>	<u>\$ (562,938)</u>	<u>\$ (22,223,672)</u>	<u>\$ (23,010,959)</u>

OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

**Note 5. Pension Plans and Other Postretirement Benefit Plans (Continued)**

	Pension Plan June 30		Postretirement Benefit Plan June 30	
	<u>2013</u>	<u>2012</u>	<u>2013</u>	<u>2012</u>
<b>Actuarial Assumptions</b>				
Weighted average discount rate:				
Expense	4.50%	5.25%	4.65%	4.65%
Benefit obligation (at year end)	4.25%	4.50%	5.09%	4.65%
Expected rate of return on assets	6.00%	6.00%	N/A	N/A
Medical trend:				
For next year (Pre 65/Post 65)	N/A	N/A	8.00%/27.00%	10.00%/(.50%)
Ultimate trend rate	N/A	N/A	5.00%	5.00%
Year reached	N/A	N/A	2022	2017/2023

Under the postretirement benefit plan, if the medical trend rates were to increase by 1 percent for each year, the benefit obligation as of June 30, 2013 would also increase by \$2,939,697 and the sum of the service and interest cost components of the Net Periodic Postretirement Benefit Cost for the fiscal year ended June 30, 2013 would increase by \$204,564. If the medical trend rates were to decrease by 1 percent for each year, the benefit obligation as of June 30, 2013 would also decrease by \$2,448,837 and the sum of the service and interest cost components of the Net Periodic Postretirement Benefit Cost for the fiscal year ended June 30, 2013 would decrease by \$168,046.

**Pension Plan Assets**

The University's weighted average asset allocations at the measurement date and the target asset allocations by category are as follows:

	<u>2013 Actual</u>	<u>2012 Actual</u>	<u>Target</u>
<b>Asset Category</b>			
Equity securities	54.0 %	55.0 %	50-70 %
Debt securities	45.0	42.9	30-50
Cash equivalents	<u>1.0</u>	<u>2.1</u>	<u>0-15</u>
Total	<u>100.0</u> %	<u>100.0</u> %	<u>100.0</u> %

OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

**Note 5. Pension Plans and Other Postretirement Benefit Plans (Continued)**

**Pension Plan Assets (Continued)**

The pension plan's investment policy reflects the long-term nature of the plan's funding obligations. The assets are invested to provide the opportunity for both income and growth of principal. This objective is pursued as a long-term goal designed to provide required benefits for participants without undue risk. It is expected that this objective can be achieved through a well-diversified asset portfolio. All equity investments are made within the guidelines of quality, marketability and diversification mandated by the Employee Retirement Income Security Act (ERISA) and other relevant statutes. Investment managers are directed to maintain equity portfolios at a risk level approximately equivalent to that of the specific benchmark established for that portfolio. Assets invested in fixed income securities and pooled fixed income portfolios are managed actively to pursue opportunities presented by changes in interest rates, credit ratings or maturity premiums. The expected long-term rate of return on pension plan assets was developed by the University, in conjunction with the plan actuary, and is based on the past return of the plan investments.

**Pension Plan Contributions**

There are no expected contributions to the pension plan for the year ended June 30, 2014.

**Estimated Future Benefit Payments**

Future benefit payments, which reflect expected future service, as appropriate, during the next five fiscal years, and in the aggregate for the five fiscal years thereafter, are:

<u>Fiscal Year Ended June 30</u>	<u>Pension Benefits</u>	<u>Other Benefits</u>
2014	\$ 139,660	\$ 786,000
2015	143,322	985,000
2016	152,090	1,190,000
2017	160,589	1,231,000
2018	168,452	1,298,000
2019 - 2023	961,745	7,097,000

The University's pension plan assets at June 30, 2013 and 2012 are all Level 1 assets. The fair value, by asset category, is as follows:

	<u>2013</u>	<u>2012</u>
Equity securities	\$1,332,770	\$1,301,812
Debt securities	1,110,112	1,015,622
Cash equivalents	<u>26,568</u>	<u>49,733</u>
	<u>\$2,469,450</u>	<u>\$2,367,167</u>

In addition to the retirement plans described above, the University maintains an unfunded defined benefit pension plan for former employees that remain eligible for benefits earned prior to 1952 (the termination date of the plan). Based upon actuarial estimations, the future unfunded costs related to this plan are expected to approximate \$53,000 next year, with declining unfunded costs thereafter until 2020.

## OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

### NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

#### **Note 6. Investment in OWU Properties**

The University currently owns all the stock in its taxable subsidiary, OWU Properties. OWU Properties is the general partner in the Austin Manor Limited Partnership (Austin Manor) and owns 1% of the partnership units of Austin Manor. The University also owns a 2% interest in Austin Manor, directly. Certain limited partners of Austin Manor are also trustees of the University. Austin Manor was formed to finance the renovation of a University owned residence hall into an apartment complex. As part of the renovation, the University transferred ownership of the residence hall and the related land to OWU Properties.

The University has consolidated the assets and operations of OWU Properties into its financial statements. The assets and operations of OWU Properties were immaterial to the University for the years ended June 30, 2013 and 2012.

Under terms of the Austin Manor financing agreement, the University has guaranteed 42.415% of a \$2,392,787 first mortgage loan (\$865,998 outstanding at June 30, 2013).

The University has also loaned approximately \$5,006,000 to Austin Manor. The first loan of \$650,000 was borrowed from the University's endowment funds and is secured by a third mortgage. The second loan of approximately \$4,356,000 was borrowed from the University's current funds and is unsecured. These loans bear interest at the rate of 8%. Interest payments are limited to 50% of Austin Manor's cash flows after all other debt service and operating expenses are paid. At June 30, 2013, the unaudited accumulated partnership deficit of Austin Manor, including depreciation and amortization costs of \$2,685,590, approximated \$7,074,748. For the year ended June 30, 2013, Austin Manor generated net income, determined by the cash basis of accounting, of approximately \$72,509. No interest was paid in 2013 and 2012.

The University has also loaned OWU Properties \$140,000 to fund a required special distribution to the partners of Austin Manor. The unsecured loan bears interest at a rate of 8%.

Prior to 2005, the University determined that the loans to Austin Manor and OWU Properties were impaired loans and they remain uncollectible as of June 30, 2013. Interest income is recognized on the loans and is fully reserved. The recorded allowance for doubtful accounts associated with the Austin Manor and OWU Properties loans and related accrued interest is \$5,975,512 at June 30, 2013, bringing the net carrying value to \$-0-.

#### **Note 7. Notes Payable**

Under an unsecured line of credit arrangement with a bank, the University may borrow up to \$10,000,000 at the London Interbank Offered Rate (LIBOR) interest rate (.19% at June 30, 2013) plus 1.5% to fund cyclical working capital requirements. The line of credit arrangement expires in March 2014. As of June 30, 2013, there was \$0 outstanding on this line of credit (\$600,647 outstanding as of June 30, 2012). This line of credit agreement requires the maintenance of certain financial ratios and restricts the University's ability to pledge or sell certain assets and consolidate with or acquire assets of other entities.

OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

**Note 7. Notes Payable (Continued)**

The University has a second unsecured line of credit to borrow up to \$4,000,000 at the LIBOR interest rate (.19% at June 30, 2013) plus 1.5% to fund cyclical working capital requirements. As of June 30, 2013 and 2012, there were no amounts outstanding on this line of credit. This line of credit has a maturity date of November 30, 2013.

Interest expense for all lines of credit for the years ended June 30, 2013 and 2012 was \$19,412 and \$20,789, respectively.

**Note 8. Bonds Payable**

Bonds payable at June 30, 2013 and 2012 consisted of the following:

	<u>2013</u>	<u>2012</u>
Variable-rate bonds issued in 2011, principal payments beginning in 2014 (2011 Bonds)	\$12,028,810	\$ 7,233,904
Variable-rate bonds issued in 2009, principal payments beginning in 2009 and maturing through 2025 (2009 Bonds)	19,741,146	21,008,257
2.0% to 4.0% bonds issued in 2004 and maturing through 2017 (2004 Bonds)	2,450,000	2,955,000
5.15% bonds issued in 1998 and maturing through 2013 (Air Quality Development Bonds)	<u>192,373</u>	<u>562,601</u>
 Total bonds payable	 <u>\$34,412,329</u>	 <u>\$31,759,762</u>

On December 16, 2011, the University entered into a loan in the form of a draw term loan agreement with PNC Bank for up to \$15,000,000 (the 2011 Bonds). The terms of the loan call for a 2-year interest-only repayment period during the draw period, then an additional 60 months to maturity based on a 25-year amortization of the balance with a balloon payment due for any outstanding balance at the end of 96 months. The loan is based on the daily LIBOR rate (.19% at June 30, 2013) plus 1.10%. The proceeds were for the renovation of Stuyvesant Hall. Additional draws of \$4,794,906 were made during the year ended June 30, 2013.

In November 2009, the University, in conjunction with the Ohio Higher Educational Facility Commission (the Commission), issued \$24,000,000 of State of Ohio Higher Educational Facility Variable Rate Bonds (the 2009 Bonds). The variable interest rate is based on 65% of 1-month LIBOR plus 130 basis points (1.43% at June 30, 2013). The University entered into an interest rate swap to manage cash flow fluctuations resulting from interest rate risk. The rate has been fixed at 3.285% through the use of a Swap Agreement with PNC Bank. While the bonds were issued through the Commission, they were ultimately placed as a private placement bond with PNC Bank. The bond proceeds were used to repay bonds issued in 2002 and 2005, and provided new funding for the renovation of various residence halls on campus (the 2009 Project).

OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

**Note 8. Bonds Payable (Continued)**

The 2009 Project is leased to the University by the Commission pursuant to a lease agreement (the Lease). The University is required to make rental payments under the Lease in amounts sufficient to pay the principal and interest on the 2009 Bonds. The University has agreed to purchase the 2009 Project from the Commission after all of the debt service on the 2009 Bonds has been paid. The 2009 Bonds are special obligations of the State of Ohio and the debt service on the 2009 Bonds is payable solely from the revenues to be derived by the Commission from its ownership of the 2009 Project.

Bond debt service for the 2009 Bonds is calculated over a 16-year life with principal repayments beginning December 1, 2009. The 2009 Bonds are collateralized by a security interest in the 2009 Project.

In 2004, the University, in conjunction with the Commission, issued \$6,000,000 in Higher Educational Facility Revenue Bonds (the 2004 Bonds) to refund outstanding 1994 Revenue Bonds. Proceeds from the 2004 Bonds, as well as the existing Bond and Bond Reserve Funds, were used to refinance the outstanding 1994 Bonds, pay costs of issuance and establish a new Bond Reserve Fund.

The 2004 Project is leased to the University by the Commission pursuant to a lease agreement. The University is required to make rental payments under the Lease in amounts sufficient to pay the principal and interest on the 2004 Bonds. The University has agreed to purchase the 2004 Project from the Commission after the principal of the Bonds has been paid. The 2004 Bonds are special obligations of the State of Ohio and the debt service on the 2004 Bonds is payable solely from the revenues to be derived by the Commission from its ownership of the 2004 Project. The University has also unconditionally guaranteed the payment of the 2004 Bonds and agreed to maintain a certain level of funding in a Bond Reserve Fund (\$290,435 at June 30, 2013 included in investments). In addition, the 2004 Bonds are insured by municipal bond insurance, so long as the Bonds remain outstanding.

During October 1998, the University entered into an agreement which guarantees the payment of semi-annual amounts to cover debt service associated with bonds, which were issued by the Ohio Air Quality Development Authority (the Authority) to fund an energy conservation measures project for the University. The total bonds issued by the Authority for this project were \$4,096,940, and \$192,373 was outstanding on the bonds as of June 30, 2013. The bonds bear interest at a rate of 5.15% and are payable in semi-annual payments (principal and interest) of \$197,379 over 15 years, maturing on September 15, 2013.

Principal payments for all bonds, for the years ending June 30, are as follows:

2014	\$ 2,252,316
2015	2,379,186
2016	2,439,308
2017	2,510,935
2018	14,966,959
Thereafter	<u>9,863,625</u>
	<u>\$34,412,329</u>

OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

**Note 8. Bonds Payable (Continued)**

Interest expense for all bonds payable for the years ended June 30, 2013 and 2012 was \$1,032,062 and \$1,002,027, respectively.

The interest rate swap agreement is designated and qualifies as a fair value hedge and is reported at fair value. Changes in the swap's fair value are reported on the consolidated statements of activities within non-operating activities of unrestricted net assets. Amounts receivable or payable under the swap are settled by the parties on a monthly basis and are treated as an increase or decrease in interest expense. For the years ended June 30, 2013 and 2012, the (decrease) increase in fair value of the swap agreement liability was \$(366,973) and \$503,780, respectively. Included in interest expense is \$383,858 and \$403,791 in 2013 and 2012, respectively, related to the interest rate swap.

**Note 9. Net Assets**

The University's temporarily and permanently restricted net assets consisted of the following:

	June 30	
	2013	2012
<b>Temporarily restricted net assets</b>		
Unspent gains on endowment and similar funds	\$ 45,035,243	\$ 45,268,510
Annuity, pooled income and unitrust funds	(1,702,596)	(1,558,676)
Interest in trusts	1,699,946	1,600,507
Endowment income designated for restricted purposes	9,589,666	3,975,963
Unexpended gifts and grants	3,107,743	3,628,669
Pledges receivable	12,239,355	5,596,681
	\$ 69,969,357	\$ 58,511,654
<b>Permanently restricted net assets</b>		
Perpetual endowment funds	\$ 131,765,366	\$ 124,982,335
Annuity, pooled income and unitrust funds	3,562,437	3,018,907
Interest in trusts	1,934,394	1,887,517
Pledges receivable	6,071,210	5,944,581
Student loan funds	2,004,716	1,934,297
	\$ 145,338,123	\$ 137,767,637

**Note 10. Endowment Funds**

The Board of Trustees of the University has approved an investment policy detailing the long-term goals, asset allocation, measurable objectives, on-going communication, review and oversight. The basic philosophy of the investment policy is that administration and management of the endowment are to be implemented through diversified investment options designed to recognize income needs for ongoing operations, as well as committed spending and capital-growth needs to meet expansion goals and costs increased by future inflation.

## OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

**Note 10. Endowment Funds (Continued)**

Permanently restricted endowment funds represent funds which are restricted as to use in perpetuity. The University records permanent endowment gifts at historic dollar value. Distributions from endowment funds are spent in compliance with the donor's restrictions applicable to the funds being distributed. The current spending rule provides an annual cash flow to the operating budget equal to the fixed amount of spending calculated at June 30, 1998 plus 5% of new endowment gifts each year through the current year.

According to the University's spending policy, \$9,609,934 and \$9,509,934 was distributed for operations during the years ended June 30, 2013 and 2012, respectively.

From time to time the fair value of assets associated with the individual donor restricted endowment funds may fall below the level that the donor requires the University to retain as a perpetual fund balance. These deficiencies result from unfavorable market fluctuations that occur shortly after the investment of new permanently restricted contributions or as a result of continued expenditure for programs that the Board deems prudent. The fair value of assets associated with certain individual donor-restricted endowment funds was below the carrying value by \$1,335,374 and \$2,170,919 at June 30, 2013 and 2012, respectively.

The endowment pool, which includes true endowment and quasi-endowment, was as follows as of June 30, 2013 and 2012:

	2013			
	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
Endowment assets, beginning of year	\$ 9,410,667	\$ 41,637,814	\$124,982,335	\$176,030,816
Investment return:				
Investment income	57,990	1,072,155	97,500	1,227,645
Net appreciation (realized and unrealized)	<u>785,266</u>	<u>13,889,969</u>	<u>-</u>	<u>14,675,235</u>
Total investment return	843,256	14,962,124	97,500	15,902,880
Cash contributions and transfers	126,976	-	6,685,531	6,812,507
Appropriation of endowment assets for expenditure	<u>(453,944)</u>	<u>(9,155,990)</u>	<u>-</u>	<u>(9,609,934)</u>
Endowment assets, end of year	<u>\$ 9,926,955</u>	<u>\$ 47,443,948</u>	<u>\$131,765,366</u>	<u>\$189,136,269</u>



OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

**Note 10. Endowment Funds (Continued)**

	2012			Total
	Unrestricted	Temporarily Restricted	Permanently Restricted	
Endowment assets, beginning of year	\$ 10,098,390	\$ 56,271,133	\$120,262,915	\$186,632,438
Investment return:				
Investment income	54,166	946,899	-	1,001,065
Net depreciation (realized and unrealized)	(842,606)	(6,124,450)	-	(6,967,056)
Total investment return	(788,440)	(5,177,551)	-	(5,965,991)
Cash contributions and transfers	154,883	-	4,719,420	4,874,303
Appropriation of endowment assets for expenditure	(54,166)	(9,455,768)	-	(9,509,934)
Endowment assets, end of year	<u>\$ 9,410,667</u>	<u>\$ 41,637,814</u>	<u>\$124,982,335</u>	<u>\$176,030,816</u>

**Note 11. Noncontrolling Interest**

The following is a reconciliation of net assets relating to the University and to the noncontrolling interests of the OWU Fund, Stuyvesant Hall and Master Tenant:

	University	Noncontrolling Interest	Total
Net assets balance at July 1, 2011	\$267,221,002	\$ -	\$267,221,002
Capital contribution		32,500	32,500
Decrease in net assets attributable to:			
University	(15,122,157)		(15,122,157)
Noncontrolling interests		(218)	(218)
Net assets balance at June 30, 2012	252,098,845	32,282	252,131,127
Capital contribution	-	6,108,926	6,108,926
Increase in net assets attributable to:			
University	21,802,457	-	21,802,457
Noncontrolling interests	-	210,770	210,770
Net assets balance at June 30, 2013	<u>\$273,901,302</u>	<u>\$ 6,351,978</u>	<u>\$280,253,280</u>

OHIO WESLEYAN UNIVERSITY AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

**Note 12. Commitments and Contingencies**

At June 30, 2013, the University has outstanding commitments on various construction projects totaling approximately \$1,200,000 most of which is related to building renovations.

The University is involved in litigation and is subject to certain claims that arise in the normal course of operations. In the opinion of management, the ultimate disposition of the litigation and claims will not have a material adverse effect on the University's operations or financial position.

The University rents commercial space in the Stuyvesant Hall building from Master Tenant, under a 6-year sublease agreement. The sublease expires in August 2018. Future minimum lease payments are \$16,100 per month. These amounts are eliminated in consolidation.

Stuyvesant Hall receives rental income from Master Tenant under a 32-year master lease that expires in 2044. Future minimum lease payments are \$72,458 per month. These amounts are eliminated in consolidation.