Loyola Marymount University

Financial Statements

May 31, 2013

(With Summarized Financial Information at May 31, 2012)

Loyola Marymount University
Table of Contents
May 31, 2013

Independent Auditor's Report

To the Board of Trustees of
Loyola Marymount University

We have audited the accompanying financial statements of Loyola Marymount University, which comprise the statement of financial position as of May 31, 2013 and the related statements of activities and changes in net assets, and cash flows for the year then ended.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our 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, we consider internal control relevant to the University'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 University'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 Loyola Marymount University at May 31, 2013, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matter

We have previously audited Loyola Marymount University's 2012 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated October 1, 2012. In our opinion, the summarized comparative information presented herein as of and for the year ended May 31, 2012 is consistent, in all material respects, with the audited financial statements from which it has been derived.

PricewaterhouseCoopers LLP

October 7, 2013

Loyola Marymount University
Statement of Financial Position
May 31, 2013
(With Summarized Financial Information at May 31, 2012)

(in thousands)

	2013	2012
Assets		
Cash and cash equivalents	$ 27,906	$ 12,061
Accounts receivable		
Tuition & fees, less allowance for doubtful accounts of $1,055 in 2013 and $1,112 in 2012	5,424	4,318
Other	29,527	27,621
Pledges receivable, net	16,171	23,448
Notes receivable, less allowance for doubtful accounts of $1,782 in 2013 and $1,666 in 2012	39,146	40,041
Investments	456,582	404,181
Prepaid expenses, deferred charges and other assets	8,535	8,539
Assets whose use is limited by bond indentures	30,820	-
Plant properties, net	550,429	545,330
Total assets	$ 1,164,540	$ 1,065,539
Liabilities and net assets		
Liabilities		
Accrued payroll expense	$ 10,425	$ 9,303
Accounts payable and accrued expenses	36,183	31,872
Accrued interest expense	38,548	34,360
Deferred revenue and deposits	16,210	15,190
Debt outstanding, net of unamortized premium and discount of $1,990 in 2013 and $2,548 in 2012	193,879	168,139
Loan funds returnable to donor	1,152	1,152
U.S. government grants refundable	10,780	10,785
Annuity liabilities and assets held for others	3,851	4,081
Total liabilities	311,028	274,882
Commitments and contingencies		
Net assets		
Unrestricted	582,321	536,352
Temporarily restricted	101,471	89,110
Permanently restricted	169,720	165,195
Total net assets	853,512	790,657
Total liabilities and net assets	$ 1,164,540	$ 1,065,539

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

Loyola Marymount University
Statement of Activities and Changes in Net Assets
Year Ended May 31, 2013
(With Summarized Financial Information for the Year Ended May 31, 2012)

(in thousands)

	Unrestricted	Temporarily Restricted	Permanently Restricted	2013 Total	2012 Total
Revenues, gains and other additions					
Tuition and fees	$ 328,760	$ -	$ -	$ 328,760	$ 315,459
Scholarships	(83,099)			(83,099)	(78,975)
Net tuition and fees	245,661	-	-	245,661	236,484
Investment returns designated for operations	9,651	7,861		17,512	17,198
Contributions and pledges	9,421	2,061		11,482	16,386
Grants	8,110			8,110	7,143
Auxiliary enterprise revenue	38,333			38,333	35,811
Other revenue	7,562			7,562	7,173
Net assets released from restrictions	8,548	(8,548)		-	-
Total operating revenues, gains, and other changes	327,286	1,374	-	328,660	320,195
Expenses					
Instruction	126,863			126,863	121,794
Research	6,254			6,254	5,401
Academic support	31,711			31,711	29,303
Library	13,286			13,286	12,669
Student services	54,651			54,651	54,712
Institutional support	54,408			54,408	55,183
Auxiliary enterprises	26,479			26,479	25,099
Total operating expenses	313,652	-	-	313,652	304,161
Increase in operating net assets	13,634	1,374	-	15,008	16,034
Non-operating revenues and expenses					
Contributions for non-operating purposes	73		3,098	3,171	3,866
Contributions for acquisition of capital assets	346	650		996	6,251
Investment returns (losses) after amounts designated for current operations	18,183	23,551	1,049	42,783	(36,523)
Loss on early extinguishment of debt	-			-	(1,034)
Net realized and unrealized gains (losses) on interest rate swap	837			837	(4,640)
Other non-operating income (expenses)	61	(1)		60	(291)
Net assets released from restriction and reclassifications	12,950	(12,950)		-	-
Donor redesignations	(115)	(263)	378	-	-
Non-operating revenues (expenses), net	32,335	10,987	4,525	47,847	(32,371)
Increase (decrease) in net assets	45,969	12,361	4,525	62,855	(16,337)
Net assets					
Beginning of year	536,352	89,110	165,195	790,657	806,994
End of year	$ 582,321	$ 101,471	$ 169,720	$ 853,512	$ 790,657

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

Loyola Marymount University
Statement of Cash Flows
Year Ended May 31, 2013
(With Summarized Financial Information for the Year Ended May 31, 2012)

(in thousands)

	2013	2012
Cash flows from operating activities		
Increase (decrease) in net assets	$ 62,855	$ (16,337)
Adjustments to reconcile (decrease) increase in net assets to net cash provided by operating activities		
Depreciation and amortization	22,930	23,049
Premium on debt issuance	-	1,525
Net unrealized and realized (gain) loss on interest rate swap agreement	(837)	4,639
Realized and unrealized (gain) loss on investments	(54,844)	25,033
Loan receivable forgiveness	1,381	1,162
Provisions for (recovery of) doubtful notes receivable	116	(580)
Non-cash contributions received	(1,780)	-
Contributions to be used for fixed assets	(818)	(6,252)
Contributions to be used for long-term investment	(12,070)	(3,867)
Proceeds from sale of donated securities	454	-
Actuarial change in trust liability	197	309
Changes in assets and liabilities:		
Tuition and fees receivable from students, net	(1,106)	(121)
Accounts receivable, other	(4,498)	508
Pledges receivable, net	426	(1,336)
Prepaid expenses, deferred charges and other assets	192	(1,243)
Accounts payable and accrued expenses	6,151	(1,606)
Deferred revenue and deposits	1,019	759
Annuity liabilities and assets held for others	(125)	(420)
Net cash provided by operating activities	19,643	25,222
Cash flows from investing activities		
Purchases of plant properties	(24,861)	(22,770)
Purchases of investments	(76,918)	(75,229)
Proceeds from sales and maturities of investments	90,869	73,023
Disbursements of loans to students	(5,387)	(6,177)
Repayments of loans by students	4,785	4,873
Net cash used in investing activities	(11,512)	(26,280)
Cash flows from financing activities		
Issuance of CEFA bonds payable	-	22,105
Repayment of CEFA bonds payable	(8,705)	(31,604)
Repayment of U.S. government grants refundable	(4)	(100)
Contributions to be used for fixed assets	3,718	3,494
Contributions to be used for long-term investment	8,379	5,520
Reimbursement from CEFA 2013	5,735	-
Payments made under interest rate SWAP agreement	(1,159)	(1,213)
Contributions restricted for annuity agreements	114	-
Termination of split interest agreement	56	-
Payments made under split-interest agreements	(420)	(442)
Net cash provided by (used in) financing activities	7,714	(2,240)
Net increase (decrease) in cash and cash equivalents	15,845	(3,298)
Cash and cash equivalents		
Beginning of year	12,061	15,359
End of year	$ 27,906	$ 12,061
Supplementary cash flow information		
Non-cash acquisition of plant	$ 3,501	$ 2,294
Non-cash acquisition of investments	675	-
Securities received as gifts	1,105	545
Interest paid	3,953	4,092
Non-cash CEFA 2013 bond proceeds held in trust	36,555	-

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

1. Summary of Significant Accounting Policies

Organization
Loyola Marymount University (the "University" or "LMU") is a coeducational institution offering undergraduate, graduate and professional degrees, including programs leading to degrees in law and business. The University is a non-profit organization as described in Section 501(c)(3) of the Internal Revenue Code (the "Code") and is exempt from federal income taxes on related income pursuant to the Code and under corresponding sections of the California Revenue and Taxation Code.

Basis of Presentation
The financial statements of the University have been prepared on the accrual basis of accounting to conform to accounting principles generally accepted in the United States of America ("GAAP").

Net Assets
Under generally accepted accounting principles applicable to not-for-profit organizations, net assets, revenues, expenses, gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets of the University and changes therein have been classified and are reported as follows:

- <u>Unrestricted net assets</u> – Net assets not subject to donor-imposed stipulations; donor-restricted contributions whose restrictions are met in the same reporting period; and quasi endowment net assets designated by the Board of Trustees or management for specific purposes (known as quasi endowment net assets).

- <u>Temporarily restricted net assets</u> – Net assets subject to donor-imposed stipulations that will be met either by actions of the University pursuant to those stipulations and/or by the passage of time.

- <u>Permanently restricted net assets</u> – Net assets subject to donor-imposed stipulations that require the University maintain them in perpetuity. Generally, the donors of these assets permit the University to use all or part of the income earned on related investments for general or specific purposes.

Summarized Comparative Information
The financial statements include certain prior-year summarized comparative information in total, but not by net asset category. Such information does not include sufficient detail to constitute a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with the University's financial statements for the year ended May 31, 2012 from which the summarized information was derived.

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

Donor Redesignations
Certain amounts previously received from donors have been transferred among net assets categories due to changes in restrictions or gifts by the donor.

Cash and Cash Equivalents
Cash and cash equivalents include cash on hand and investments purchased with an initial maturity of three months or less, excluding those held for long-term investment. The carrying amount of cash and cash equivalents approximates fair value due to the short-term maturity of these financial instruments. In accordance with federal regulations, cash received for Federal Family Education Loans is held in a separate bank account until credited to students' accounts.

Accounts Receivable
Tuition and fees receivable represent amounts due for current or past semesters for which students have registered; amounts collected in advance are deferred and recognized when earned. Management periodically reviews and assesses the collectability of receivables and provides an allowance when collection is doubtful. Historical bad debt experience has been consistent with management's expectations.

Other accounts receivable include receivables from insurance policies and charitable remainder trusts where the University is named a beneficiary but is not the trustee. Present value of the estimated future cash flows from the trusts approximates the value of the underlying assets. Insurance policies are recorded at cash surrender value.

Pledges Receivable
Unconditional promises to give ("pledges") are recorded as contribution revenue and as receivables. Pledge contributions are classified as temporarily restricted or permanently restricted based on time restrictions or donor-imposed stipulations. Pledges are discounted to present value using a discount rate commensurate with the risk involved. An allowance for uncollectible pledges is estimated by management based on such factors as prior collection history, type of contribution, and the nature of the fundraising activity (see Note 2).

Notes Receivable
Student loans are generally funded by government and foundation grants for student financial aid, which the University administers, and are uncollateralized. Student notes receivable have mandated interest rates and repayment terms and are subject to significant restrictions as to their transfer or disposition. Determination of the fair value could not be made without incurring excessive costs. Management reviews and assesses the collectability of notes receivable on an annual basis and provides an allowance when collection is doubtful (see Note 3).

Investments
Investments are stated at fair value (see Note 9). Unrealized and realized gains and losses on investments are reported as increases or decreases to unrestricted, temporarily restricted and permanently restricted net assets depending on donor restrictions, if any (see Note 10). Investment income includes rental income, interest income, royalties, dividends and other investment income, and is reported net of investment management fees (see Note 4). Real estate investments received by gift or bequest are recorded at fair value on the date acquired. The majority of the University's investments are included in the Endowment Fund, which is a commingled fund composed of various types of investment assets, and largely pooled on a market value per unit basis. The total fair value of the Endowment Fund assets at May 31, 2013 was $412,034,000.

The University has adopted endowment, investment and spending policies in an attempt to preserve and enhance the real purchasing power of the endowment, provide a relatively stable and constant return sufficient to meet a portion of the spending needs of the University, and increase the endowment through unspent income and gains, appreciated value, gifts and other appropriate sources. Thus, the University's overall return objective is to garner an average annual real total return of at least 5.0% per year, net of fees and inflation, over the long-term (rolling ten-year periods). The return objective may be difficult to achieve in any single year during the ten-year period, but is expected to be attainable over a series of ten-year periods.

The University classifies as permanently restricted net assets: (a) the original value of gifts donated to the permanent endowment; (b) the original value of subsequent gifts to the permanent endowment; and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. The remaining portion of the donor-restricted endowment fund that is not classified in permanently restricted net assets is classified as temporarily restricted net assets until those amounts are appropriated for expenditure by the University in a manner consistent with the standard of prudence prescribed by Uniform Prudent Management of Institutional Funds Act "UPMIFA" and considers the following factors in making a determination to appropriate or accumulate endowment funds: (1) the duration and preservation of the fund; (2) the mission of the University 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 University; and (7) the investment policies of the University.

The total amount to be distributed to the University's operations each fiscal year is based on a target spending rate of 5.0% of the average of the market values at the end of the three prior calendar years. Distribution amounts higher than 5.0% yet less than 7.0% are approved by the Board of Trustees. Distributions greater than 7.0% are not permitted. For the year ended May 31, 2013, the total distribution under the spending policy was $18,320,000 which represents 4.7% of the fair market of the endowment as of December 31, 2012. Included in Investment returns designated for operations is a portion of the endowment distribution designated for operations of $16,721,000 and other non-endowment investment returns of $791,000. The remaining endowment distribution of $1,599,000 is recorded in Investment returns after amounts designated for current operations in the Statement of Activities and Changes in Net Assets. Any returns remaining after the distributions are reinvested in the endowment pool as Board-designated endowment funds. Over the long term, this spending policy is expected to enable the University to fulfill its stated investment objectives described above.

From time to time, the fair value of assets associated with individual donor-restricted endowment funds may fall below the value of the initial and subsequent donor gift amounts, thus creating "underwater" endowment funds. The aggregate underwater amount, if any, is classified as a reduction of unrestricted net assets. The aggregate portion of the endowment that is underwater at May 31, 2013 is $142,000 or .03% of the endowment investment pool.

Assets Whose Use is Limited by Bond Indentures
As of May 31, 2013 the University had unspent bond proceeds related to the Series 2013A Bonds. These proceeds are designated for acquisition of plant. These funds are held at U.S. Bank, the Bond Trustee.

Plant Properties
Plant assets, which are purchased or constructed, are stated at cost; assets acquired by gift or bequest are stated at fair value at the date of acquisition. The University uses the straight-line method for the computation of depreciation of long-lived assets according to the following schedule of useful lives:

Asset	Life
Buildings	60 years
Equipment	5-20 years
Library Books	20 years
Computer software	5 years
Improvements	20 years

The University uses a half-year convention for all assets except new construction of buildings for which depreciation begins from the date they are placed in service. Depreciation expense for fiscal year 2013 was $23,232,000.

Normal repair and maintenance expenses and minor equipment replacement costs are expensed as incurred. When items are retired or otherwise disposed of, the cost and accumulated depreciation and amortization are removed from the accounts, and any profit or loss on such retirements or disposal is recognized in the year of disposal. The University records conditional asset retirement obligations associated with the legally required removal and disposal of certain hazardous materials, primarily asbestos, present in its facilities. When an asset retirement obligation is identified, the University records the fair value of the obligation as a liability. The fair value of the obligation is also capitalized as property, plant and equipment and then amortized over the estimated useful life of the associated asset. The fair value of the conditional asset retirement obligations is estimated using a probability weighted, discounted cash flow model. The present value of future estimated cash flows is calculated using a credit-adjusted, interest rate applicable to the University in order to determine the fair value of the conditional asset retirement obligations. As of May 31, 2013, $1,202,000 of conditional asset retirement obligations is included within accounts payable and accrued expenses in the Statement of Financial Position (see Note 6).

Credit Concentration
Financial instruments that potentially subject the University to concentration of credit risk are cash, cash equivalents, investments, and receivables. The University's cash, cash equivalents, and investments are held by recognized financial institutions and reputable fund managers. Management regularly reviews its investment policies, asset allocations and individual manager portfolios with the University's external investment consultant, as well as the University's Endowment Fund Investment Committee. Concentration of credit risk for accounts receivable and student loans receivable is generally limited due to the dispersion of these loans over a wide debtor base.

Revenue Recognition
The University's revenue recognition policies are as follows:

- Tuition and fees, and Scholarships – Student tuition and fees are recorded as revenues in the year in which the related academic services are rendered. Student tuition and fees received in advance of services to be rendered are recorded as deferred revenue. Scholarships are reported in the Statement of Activities and Changes in Net Assets as a reduction of tuition and fees and are recognized in the same manner as described for student tuition and fees (see Note 11).

- Contributions and pledges – Pledges are recorded as receivables and revenues in the year received. For financial reporting purposes, the University distinguishes between contributions of unrestricted net assets, temporarily restricted net assets and permanently restricted net assets. Contributions for which donors have imposed restrictions that limit the use of the donated assets are reported as restricted. When such donor-imposed restrictions are met in subsequent reporting periods, temporarily restricted net assets are reclassified to unrestricted net assets and reported as net assets released from restrictions. Contributed assets that are subject to perpetual donor restrictions and from which only the current income may be used are classified as permanently restricted net assets. Contributed assets for which donors have not stipulated restrictions, as well as contributions on which donors have placed restrictions which are made and met within the same reporting period, are reported as unrestricted support.

  Pledges on which payments are receivable in future periods are reported as temporarily restricted. Gifts of land, buildings and equipment are reported as unrestricted unless explicit donor stipulations specify how the donated assets must be used. Gifts of long-lived assets with explicit restrictions that specify how the assets are to be used and gifts of cash or other assets that must be used to acquire long-lived assets are reported as temporarily restricted. Absent explicit donor stipulation, the University reports expirations of donor restrictions on long-lived assets when the donated or acquired long-lived asset is placed in service.

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

- Auxiliary enterprise revenue – Revenues from supporting services, such as dining facilities, student housing, parking charges, child care center, and bookstores are recorded at the time of delivery of a product or service. Amounts received in advance of delivery of products or services are recorded as deferred revenue.

- Other revenue – Other revenue includes income generated from athletic activities and commissions from significant vendor contracts. Amounts received are recorded at the time of transaction. Amounts not received by year end but earned are accrued and are included in Accounts receivable – other.

Expenses
Expenses are reported as decreases in unrestricted net assets. In the Statement of Activities and Changes in Net Assets expenses are presented by functional classification in accordance with Integrated Postsecondary Education Data System ("IPEDS"). Each functional classification includes direct expenses, as well as allocated costs such as depreciation, interest expense and plant operating costs. Depreciation expense is allocated based upon square-footage occupancy of University facilities. Interest expense on external debt is allocated to the functional categories which have benefited from the proceeds of the external debt. Plant operations and maintenance represent building occupancy costs, which are allocated to functional categories based upon square-footage occupancy or by specific identification. Square-footage occupancy is adjusted for changes due to new construction or space redistribution.

Included in institutional support expense in the Statement of Activities and Changes in Net Assets for the year ended May 31, 2013, is approximately $10,316,000 of direct expenses related to fundraising.

Non-Operating Revenues and Expenses
Non-operating revenues and expenses consist of amounts which, due to their nature, are not considered by management as part of operations. Specific items include investment results (exclusive of amounts distributed per the spending policy which is included in Investment returns designated for operations), market value adjustment on derivative instruments, and other non-operating items.

Adoption of New Accounting Guidance
The Financial Accounting Standards Board ("FASB") issued an accounting standards update modifying the fair value measurement and disclosure guidance. This amendment results in new disclosures primarily related to Level 3 measurements including quantitative disclosure about unobservable inputs and assumptions, a description of the valuation processes and a narrative description of the sensitivity of the fair value to changes in unobservable inputs. In addition, the new guidance requires all transfers between Level 1 and Level 2, regardless of significance, to be disclosed (See Note 9). The University adopted this guidance effective June 1, 2012, and it did not have a material impact on the financial statements.

The FASB issued an accounting standards update that provided additional guidance on the classification of the sale proceeds of donated financial assets in the statement of cash flows. The guidance requires that a Not-for-Profit ("NFP") classify cash receipts from the sale of donated financial assets consistently with cash donations received in the statement of cash flows if those cash receipts were from the sale of donated financial assets that upon receipt were directed without any NFP-imposed limitations for sale and were converted nearly immediately into cash. Accordingly, the cash receipts from the sale of those financial assets should be classified as cash inflows from operating activities, unless the donor restricted the use of the contributed resources to long-term purposes, in which case those cash receipts should be classified as cash flows from financing activities. The University adopted this guidance effective June 1, 2012, and it did not have a material impact on the financial statements.

2. Pledges Receivable

The University has undertaken various fundraising campaigns for operational, plant and endowment purposes. Pledges are recorded at fair value estimated by discounting future cash flows at rates ranging from 3.0% to 5.0% per annum. At May 31, 2013, outstanding pledges in connection with these campaigns are reflected in the financial statements and are summarized below:

Pledges expected to be collected are as follows at May 31, 2013 (*in thousands)*:

In one year or less	$	12,200
Between one and five years		9,295
Over five years		381
Total pledges receivable		21,876
Less: Allowance for uncollectible pledges		(4,810)
Discount to present value		(895)
Total pledges receivable, net	$	16,171

Pledges receivable at May 31, 2013 have the following designations (*in thousands)*:

	Pledge Receivable Balance	Allowance	Discount	Pledge Receivable Balance, Net
Endowment for academic programs and activities	$ 4,158	$ -	$ (65)	$ 4,093
Endowment for scholarships	7,570	(4,810)	(213)	2,547
Plant properties	5,370	-	(373)	4,997
Departmental programs and activities	4,778	-	(244)	4,534
Total pledges receivable	$ 21,876	$ (4,810)	$ (895)	$ 16,171

3. Notes Receivable

Student Loans
The University makes uncollateralized loans to students based on financial need. Student loans are funded through the Federal Perkins Loan Program, Weingart Foundation Loan Program, and institutional resources. At May 31, 2013 net student loans represented approximately 2% of total assets.

At May 31, 2013, student loans and the related allowance for doubtful accounts consist of the following (*in thousands*):

	Student Receivable Balance	**Related Allowance**	**Student Receivable Balance, net**
Perkins	$ 12,975	$ (496)	$ 12,479
Weingart	11,121	(828)	10,293
Institutional	3,764	(458)	3,306
Total	$ 27,860	$ (1,782)	$ 26,078

Management regularly assesses the adequacy of the allowance for credit losses by performing ongoing evaluations of the student loan portfolio, including such factors as the differing economic risks associated with each loan category, the financial condition of specific borrowers, the economic environment in which the borrowers operate, and the level of delinquent loans. The University's Perkins receivable represents the amounts due from current and former students under the Federal Perkins Loan Program. Loans disbursed under the Federal Perkins Loan Program are able to be assigned to the Federal Government in certain non-repayment situations. In these situations the Federal portion of the loan balance is guaranteed. The University's Weingart receivable represents the amount due from current and former students under the Weingart Foundation Loan Program. Under the Weingart Foundation Loan Program, students are awarded non-interest bearing loans. Any loans not collected under the Weingart Foundation Loan Program become the University's responsibility for repayment. The University must make whole all loans uncollected under this program. Various other institutional loans are sponsored by donor gifts and are subject to donor restrictions on use of funds. The University manages institutional loans through guidelines included in respective donor gift agreements.

Changes in the allowance for credit losses for the year ended May 31, 2013 were as follows (*in thousands*):

	Student Loan Allowance
Beginning Balance - June 1, 2012	$ (1,666)
Change in estimated reserve requirement	(258)
Net charge-offs	165
Recoveries	(23)
Ending Balance - May 31, 2013	$ (1,782)

At May 31, 2013, the following amounts were due under the student loan program (*in thousands*):

	Current	1-60 Days Past Due	60-90 Days Past Due	90-120 Days Past Due	120 + Days Past Due	Total Student Loans Receivable
Perkins	$ 10,600	$ 655	$ 6	$ 87	$ 1,627	$ 12,975
Weingart	10,326	511	33	64	187	11,121
Institutional	3,235	207	22	109	191	3,764
						$ 27,860

Faculty and Staff Loans
As part of a program to attract and retain excellent faculty, the University provides home mortgage financing assistance. Notes receivable amounting to $12,917,000 were outstanding at May 31, 2013, and are collateralized by deeds of trust on properties concentrated in the region surrounding the University. Loans are granted up to $150,000, interest free per eligible faculty member. The loan amounts are forgiven over a 10-year period, following one-year participation in the program, as long as the faculty member remains employed at the University per the terms of the agreement. If the faculty member leaves the University prior to the full forgiveness of the loan, the unforgiven balance of the loan is to be repaid to the University. In addition, the University provides both staff and faculty with computer loans as a benefit of employment. Notes of $151,000 were outstanding

at May 31, 2013 related to employee computer loans. No allowance for doubtful accounts has been recorded against these loans based on their prior collection history.

The loan amounts represent approximately 1% of total assets. At May 31, 2013 there were no amounts past due under the faculty and staff loan program.

4. Investments

Investments consist of the following at May 31, 2013, stated at fair value (*in thousands)*:

Investment cash and cash equivalents	$ 12,631
Certificates of deposit	754
Corporate bonds	21,435
Government bonds	22,645
Common stock	1,942
Mutual funds	119,017
Commingled funds	110,300
Alternative investment funds	
Hedge funds	93,900
Private equity/venture capital	31,929
Natural resources	27,002
Real estate	1,038
Distressed debt	9,755
Real property and other	4,234
	$ 456,582

The investment goal of the University is to maintain or grow its investments in order to increase financial support to operations and further enhance the educational mission. In order to achieve this, and also mitigate market risk, the University diversifies its investments among various financial instruments and asset categories, and uses multiple investment strategies. As a general practice, virtually all the financial assets of the University are managed by external investment management firms selected by the University. The University maintains agreements with each of the external investment managers, which provide for compensation in the form of management fees. Most of these managers charge fees directly to fund Net Asset Value ("NAV") on a regular basis, and therefore, the majority of management fees are included in realized and unrealized gains and losses in the Statement of Activities and Changes in Net Assets.

Approximately 63% of the University's investments are invested (directly or indirectly) in publicly traded equities, which are listed on national exchanges, quoted on NASDAQ, or in the over-the-counter market; treasury and agency bonds of the U.S. government; and primarily investment-grade corporate bonds for which an active trading market exists. Net realized and unrealized gains and losses on investments are reflected in the Statement of Activities and Changes in Net Assets as changes in net assets.

The University's alternative investment funds consist of private equity, venture capital, natural resources, distressed debt, real estate and absolute return hedge funds. These are largely fund-of-funds and are held in partnership or trust format. Approximately 37% of the University's investments as of May 31, 2013 are invested with various limited partnerships that invest (directly or indirectly) in the securities of companies that are not immediately liquid, such as venture capital and buyout firms, and in real estate limited partnerships that have investments in various types of properties.

Included in common stock and mutual funds above are investments held in charitable remainder trusts wherein the University is the trustee and has control over the assets. The aggregate balance of these assets held in trust at May 31, 2013 is $3,224,000.

The following schedule summarizes the investment return and its classification in the Statement of Activities and Changes in Net Assets for the year ended May 31, 2013 (*in thousands)*:

Unrealized and realized net gains	$ 54,845
Interest income, dividends, royalties and rents	6,710
Management fees and other investment related expenses	(1,260)
Total net gains on investments	60,295
Less: Investments designated for current operations	(17,512)
Investment gains after amounts designated for current operations	$ 42,783

Investment securities are exposed to various risks, such as changes in interest rates or credit ratings and market fluctuations. Due to the level of risk associated with certain investment securities and the level of uncertainty related to changes in the value of investment securities, it is possible that the University's investments and total net assets balances could fluctuate materially.

5. Plant Properties

At May 31, 2013, plant properties are as follows (*in thousands*):

	Westchester Campus	Law School Campus	Total	Fully Depreciated Assets
Land	$ 44,931	$ 3,265	$ 48,196	$ -
Buildings	385,977	58,318	444,295	177
Equipment	137,422	14,007	151,429	61,318
Library books	30,513	32,596	63,109	13,230
Computer software	18,353	2,884	21,237	15,782
Leasehold improvements	36,308	4,104	40,412	4,794
Building improvements	58,386	3,399	61,785	
Construction-in-progress	16,566	352	16,918	
Total cost	728,456	118,925	847,381	$ 95,301
Less: Accumulated depreciation	243,784	53,168	296,952	
Plant properties, net	$ 484,672	$ 65,757	$ 550,429	

6. Accounts Payable and Accrued Expenses

The following table sets forth major components of Accounts Payable and Accrued Expenses as of May 31, 2013 (*in thousands*):

Vendor accounts payable	$	9,761
Postretirement benefits liability		9,356
Accrued vacation expense		7,035
Workers' compensation self-insurance liabilities		5,529
Accrued expenses		3,300
Asset retirement obligations		1,202
	$	36,183

7. Retirement and Other Postretirement Benefits

The University contributes to a retirement plan on behalf of eligible University employees. Under the defined contribution plan, the University and plan participants make contributions to purchase individual annuities or to participate in a variety of mutual funds. Benefits commence upon retirement and pre-retirement survivor death benefits are provided. Amounts expensed for the University's share of these costs were approximately $11,959,000 during the year ended May 31, 2013.

The University currently provides certain health care benefits for retired University employees. Employees become eligible for those benefits if they reach retirement while employed by the University and are at least 65 with 10 years of service. As of May 31, 2013, a net post retirement benefit liability of $9,356,000 is included in accounts payable and accrued expenses (see Note 6). The Statement of Activities and Changes in Net Assets includes the net periodic benefit costs, net of benefits paid, which is allocated among the functional expense classifications. The change in net assets is recorded in other non-operating expenses in the Statement of Activities and Changes in Net Assets. The University's postretirement benefits are funded on a pay-as-you-go basis; therefore the plan has no assets.

The following table sets forth the postretirement benefit plan's unfunded status as of May 31, 2013 and amounts recognized in the Statement of Activities and Changes in Net Assets for the year ended May 31, 2013 (*in thousands*):

Benefit obligation at beginning of year	$	8,997
Net periodic benefit costs		1,092
Benefits paid		(188)
Change in unrestricted net asset		(545)
Benefit obligation at end of year	$	9,356

The increase in accumulated postretirement benefit obligation for the year ended May 31, 2013 is primarily attributable to an increase in service cost of $630,000 partially offset by a decrease in interest cost of $326,000. In addition, there was a decrease in actuarial loss of $545,000 as a result of an increase in the discount rate to 3.90%.

Components of net periodic benefit costs for the year ended May 31, 2013 are as follows (*in thousands*):

Service cost	$	630
Interest cost		326
Amortization of prior service cost		46
Amortization of losses		90
Net periodic benefit cost	$	1,092

A one-percentage-point change in assumed healthcare cost trend rates would have the following effects (*in thousands*):

		Increase		(Decrease)
Effect on accumulated postretirement benefit obligation	$	1,087	$	(902)
Effect on service and interest cost components		148		(122)

The following benefit payments which reflect expected future service, as appropriate, are expected to be made (*in thousands*):

Fiscal Year Ending May 31,		
2014	$	474
2015		616
2016		639
2017		640
2018		669
2019-2022		3,769

8. Debt Outstanding

Total debt outstanding is composed of bonds payable resulting from borrowings issued through the California Educational Facilities Authority (“CEFA”). Also included is the University’s interest rate swap. The University maintains all long-term debt at amortized cost on the Statement of Financial Position, with the exception of the interest rate swap which is maintained at fair value.

In March 2013, the University issued $37,000,000 of taxable revenue bonds through the California Educational Facilities Authority (Taxable Series 2013A). The bond proceeds are designated for a new underground parking garage, various fire/life/safety upgrades on campus and new residential homes in the Westchester area to support faculty housing. The amortizing bonds maintain various fixed interest rates ranging from 0.750% to 4.727% depending on maturity with final maturity on October 1, 2043. The bonds are payable solely from the revenues of the University and are unsecured.

Total debt outstanding at May 31, 2013 is as follows (*in thousands*):

Series	Fiscal Year Maturity Dates	Type of Bond	Interest Rates	Principal Outstanding
2001A	2015 - 2040	Capital appreciation bonds	5.22% - 5.83%	$ 40,234
2010A	2014 - 2041	Revenue bonds	2.00% - 5.13%	58,090
2010B	2014 - 2016	Variable refunding revenue bonds	SIFMA + 0.80%	33,175
2011	2014 - 2025	Refunding revenue bonds	2.50% - 5.00%	17,540
2013A	2014 - 2043	Variable refunding revenue bonds	0.75% - 4.73%	37,000
		Total CEFA bond principal outstanding		186,039
		Plus: Total unamortized premium on CEFA borrowings		1,990
		Total amortized cost of CEFA bonds		188,029
		Plus: Fair value of swap agreement		5,850
		Total long-term debt outstanding		$ 193,879

Future principal payment requirements for the CEFA bonds are as follows (*in thousands*):

	CEFA
2014	$ 9,725
2015	7,964
2016	36,983
2017	6,866
2018	6,857
Thereafter	117,644
	$ 186,039

Total interest expense on debt outstanding for fiscal year 2013 was $8,106,000.

The CEFA agreements contain covenants relating to maintenance of the University, insurance and other general items. In addition, the University must at all times maintain unrestricted and temporarily restricted net assets in the aggregate at a market value equal to at least 90% of the outstanding indebtedness.

The estimated fair value of the University’s long-term debt bonds outstanding at May 31, 2013 was $183,249,000. Including the Series 2001A Capital Appreciation bond accrued interest of $37,935,000, the total estimated fair value of the University's long term debt outstanding was $221,184,000, which would be classified as level 2.

Not all of the University's individual serial bonds trade at or near fiscal year end and thus market prices may be stale. Therefore, fair value was calculated by discounting future cash outflows using the relevant yield curve at May 31, 2013 for similar rated debt of the same remaining maturities. Estimated fair values as of May 31, 2013 are as follows (*in thousands*):

	Principal	Fair Market Value	Price per $100
Series 2001A Capital appreciation bonds	$ 40,234	$ 28,234	70
Series 2010A Revenue bonds	58,090	66,650	115
Series 2010B Variable revenue bonds	33,175	33,175	100
Series 2011 Refunding revenue bonds	17,540	19,289	110
Series 2013A Revenue bonds	37,000	35,901	97
	$ 186,039	183,249	
Accrued interest on Capital appreciation bonds		37,935	
Total CEFA debt outstanding at fair market value		$ 221,184	

At May 31, 2013 the University held one derivative instrument in the form of an interest rate swap which serves to mitigate interest rate risk and cap interest expense. The interest rate swap agreement was not entered into for trading or speculative purposes, and currently qualifies as an effective cash flow hedge on the Series 2010B variable rate bond interest expense; as such, cash payments on the interest rate swap are reflected in cash flows from financing activities on the Statement of Cash Flows. Under the terms of the agreement, the University pays a fixed rate of 3.575% on a declining notional amount which is $33,175,000 at May 31, 2013. There are no collateral requirements or contingent features, and the agreement expires in fiscal year 2035. Entering into interest rate swaps involves varying degrees of risk, including the possibility that the counterparty to the swap may default on its obligation to perform, and that there may be unfavorable changes in interest rates and market values. Further, the value of the swap will decrease should interest rates decrease.

9. Fair Value Measurements

Certain University assets and liabilities are measured and reported in the financial statements at fair value on a recurring basis. The fair value hierarchy of valuation techniques is utilized to determine such fair value. The three levels of the fair value hierarchy are as follows:

- Level 1 – Quoted prices available in active markets for identical investments.
- Level 2 – Quoted prices in active markets for similar investments; quoted prices for identical investments in markets that are inactive; and prices based on observable inputs other than an unadjusted quoted price.
- Level 3 – Prices based on significant unobservable inputs.

Valuation inputs may be observable or unobservable, and refer to the assumptions that a market participant would consider significant to value an asset or liability. The determination of what is "observable" requires judgment by the University. In general, the University considers observable inputs to be data that are readily available, regularly updated, reliable, and verifiable. Unobservable inputs may be used when observable inputs are not readily available or current. In this situation, one or more valuation techniques may be used including the market approach (inputs based on recent market transactions or comparables) or the income approach (discounted cash flow).

The table below sets forth the University's assets and liabilities which are fair valued on a recurring basis with their associated categorization into Levels 1, 2 and 3 at May 31, 2013 (*in thousands*):

	Level 1	Level 2	Level 3	Total
Asset classification				
Investment cash and cash equivalents	$ 12,631	$ -	$ -	$ 12,631
Debt securities				
Certificates of deposit		754		754
Corporate bonds		21,435		21,435
Government bonds		22,635	10	22,645
Equity securities				
Common stock	1,942			1,942
Mutual funds				
Fixed Income	36,194			36,194
Equity	76,132			76,132
Alternative	6,691			6,691
Commingled funds				
Fixed income		18,498		18,498
U.S. Equity		35,388		35,388
International Equity		56,414		56,414
Alternative investment funds				
Hedge funds		1,073	92,827	93,900
Private equity/venture capital			31,929	31,929
Natural resources		15,507	11,495	27,002
Real estate			1,038	1,038
Distressed debt			9,755	9,755
Real property		620	1,868	2,488
Oil & Gas interests			1,746	1,746
Total investment	133,590	172,324	150,668	456,582
Other assets: Split/beneficial interest		21,695		21,695
Total Assets	$ 133,590	$ 194,019	$ 150,668	$ 478,277
Derivative contracts: Interest rate swap	$ -	$ (5,850)	$ -	$ (5,850)
Total Liabilities	$ -	$ (5,850)	$ -	$ (5,850)

Level 1: Include the University's investment cash and cash equivalents, investments in mutual funds, and common stock that are regularly traded in active markets where quoted prices may be easily obtained.

Level 2: Include the University's investments in debt securities and certain non-listed equity funds that offer a high degree of transparency and liquidity. Debt security prices are obtained from pricing services, or from brokers. Non-listed equity funds that have redemption terms of 90 days or less and consistently transact on a daily, weekly, or monthly basis are valued at manager-reported NAV.

Level 2 investments may also be priced using model-based valuation techniques where all assumptions are observable, or by utilizing observable inputs from contractual agreements. These investments include the University's interest rate swap which is valued via discounted cash flow analysis taking into account contractual terms and the relevant current yield curve. These investments also include those maintained as part of split-interest agreements where the University is not the Trustee but is named as the beneficiary. These assets include life insurance policies that are recorded at cash surrender value and charitable remainder trusts that are recorded at present value of expected proceeds net of any annual distributions. Finally, Level 2 also includes certain real property that has a recent and viable offer to purchase.

Level 3: Include the University's alternative investments, which consist of hedge funds, private equity/venture capital funds, real estate funds, natural resource funds, and distressed debt funds. These investments do not typically transact on a regular basis, nor do they have readily determinable fair values. Therefore, the University relies heavily on investment manager-reported valuations, usually in the form of NAV. In certain cases, where NAV is reported on a three-month lag, the University adjusts fair value to reflect funding and any relevant market changes between the report date and the University's fiscal year end. Level 3 investments also include the University's oil and gas interests and real property. Oil and gas interests are valued by discounting future expected royalty revenues, while real property is valued based on a number of different approaches, including third party appraisals, market comparables, tax assessor values, and discounted future rental revenues.

In order to gain comfort over Level 3 manager reported valuations, the University conducts various due diligence efforts. These efforts include, but are not limited to, review of manager audited financial statements, performance benchmarking to relevant indices and peers, and back-testing.

The methods described above may produce a fair value that may not be indicative of net realizable value or reflective of future values. In addition, while the University believes that its valuation methods are appropriate and consistent with those used by other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in different estimates of fair value at the reporting date.

The following table sets forth a reconciliation of beginning and ending balances, separately for each major category of assets, for financial instruments designated as Level 3 (*in thousands)*:

	Beginning Balance	Realized Gains (Losses)	Unrealized Gains (Losses)	Purchases	Sales	Net Transfers	Ending Balance
Alternative investments							
Hedge funds: Absolute return	$ 77,015	$ 5,331	$ 4,221	$ 27,800	$ (20,467)	$ (1,073)	$ 92,827
Private equity/venture capital	30,561	2,528	365	3,654	(5,179)		31,929
Natural resources	9,973	899	333	2,045	(1,755)		11,495
Real estate	1,284		44		(290)		1,038
Distressed debt	4,305		825	4,950	(325)		9,755
Real property	1,900		(32)				1,868
Oil & Gas interests	2,133		(387)				1,746
Government Bonds						10	10
Total assets	$ 127,171	$ 8,758	$ 5,369	$ 38,449	$ (28,016)	$ (1,063)	$ 150,668

The amount of unrealized gains and losses included in the Statement of Activities and Changes in Net Assets for the period which is attributable to the change in unrealized gains and losses related to assets still held at the reporting date is $5,369,000. That entire amount is recorded in Non-operating investment returns.

Transfers in and out of Levels 1, 2, and 3 are recognized at the end of the fiscal year. Funds are transferred out of Level 3 when it is determined that pricing inputs are determinable and liquidity terms are under 90 days. The opposite is true when funds are transferred into Level 3.

The following table sets forth all transfers between levels (*in thousands)*:

Asset classification	Level 1	Level 2	Level 3	Explanation of Transfer
Transfers from Level 1 to	NA	$ -	$ -	
Transfers from Level 2 to	165	NA	10	Transfer from Level 2 to Level 1 as the individual securities were determined to be highly liquid publicly traded funds that are priced daily. Transfer from Level 2 to Level 3 due to the illiquid nature of an individual auction rate bond security.
Transfers from Level 3 to	-	1,073	NA	Transfer due to a final hedge fund redemption.

The University uses the NAV to determine the fair value of all the underlying investments which (a) may not have a readily determinable fair value and (b) prepare financial statements consistent with the measurement principles of an investment company or have the attributes of an investment company. The following table lists investments in other investment companies (in limited partnership or trust format) by major category (*in thousands*):

	Strategy	NAV in Funds	# of Funds	Remaining Life *(in years)*	Unfunded Commitments	Redemption Terms and Restrictions
Commingled Funds	Global, long only equities and bonds in LP/Trust format	$110,300	6	NA	NA	Ranges from daily to monthly redemptions with 1 to 30 days notice.
Hedge Funds	Absolute return employing long/short, convertible arbitrage, event driven, distressed strategies	93,900	10	NA	NA	Ranges from quarterly to annual redemptions with 65 to 100 days notice. Up to 10% holdback on full redemptions. One fund has 20% gate at pool level.
Private Equity/Venture Capital	Venture and buyout in U.S. and International	31,929	13	0 to 12	$19,195	No ability to redeem due to structure.
Natural Resources	Diversified inflation hedge strategy including public and private natural resource equities, TIPS, commodities	27,002	5	2 to 7	2,609	Two funds have daily to monthly redemptions with 1 to 7 days notice; other three offer no ability to redeem.
Real Estate	Private real estate equity	1,038	1	1 to 2	340	No ability to redeem due to structure.
Distressed Debt	Opportunistic including distressed bonds and bank debt	9,755	2	8 to 10	900	No ability to redeem due to structure.

10. Net Assets

Temporarily restricted net assets for annuity trust agreements, buildings and equipment, and for scholarship and academic support represent funds previously collected but not yet expended or released from their restrictions.

Temporarily restricted net assets at May 31, 2013 are available for the following purposes (*in thousands*):

Buildings and equipment	$	5,505
Endowment		62,406
Pledges		9,530
Annuity trust agreements		24,030
	$	101,471

Permanently restricted net assets consist of the following at May 31, 2013 (*in thousands)*:

Investment in perpetuity, the income from which is expendable to support educational activities	$	132,222
Donor-restricted loan funds		30,858
Permanently restricted pledges		6,640
	$	169,720

The University had the following endowment activities during the year ended May 31, 2013 delineated by net asset class and donor-restricted versus Board-designated funds.

The fair value of the endowment is comprised of the following net asset composition by type of fund as of May 31, 2013 is as follows (*in thousands*):

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
Donor-restricted endowment funds	$ -	$ 49,933	$ 131,726	$ 181,659
Board-designated endowment funds	230,375	-	-	230,375
Total endowment funds	$ 230,375	$ 49,933	$ 131,726	$ 412,034

Changes in endowment net assets for the year ended May 31, 2013 are as follows (*in thousands*):

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
Endowment net assets, beginning of year	$ 227,311	$ 46,376	$ 135,441	$ 409,128
Unspent endowment distribution	(34,981)	(3,352)	(11,473)	(49,806)
Reclassification of prior period amounts	9,242	(9,242)		-
Endowment fair market value, beginning of year	201,572	33,782	123,968	359,322
Total Investment gains	34,168	23,521	-	57,689
Contributions	5,367		7,758	13,125
Appropriation of endowment returns for expenditure	(10,848)	(7,472)		(18,320)
Donor redesignation/transfers	116	102		218
Endowment net assets, end of year	$ 230,375	$ 49,933	$ 131,726	$ 412,034

Amounts included in unspent endowment distribution refer to amounts previously disclosed as part of the endowment net assets as of May 31, 2012. The beginning endowment fair market value was adjusted to exclude permanently restricted endowment pledges for which pledge payments have not yet been received in order to disclose the ending fair market value of the endowment as of May 31, 2013.

The unrestricted and temporarily restricted net asset balances at May 31, 2013 were adjusted to record $9,242,000 related to a prior period reclassification error. The error resulted from unrealized losses within unrestricted net assets that were not restored with subsequent unrealized gains for the periods ended May 31, 2010, 2011 and 2012 in accordance with GAAP. The adjustment is reflected within Non-operating revenues and expenses on the Statement of Activities within the line item entitled "Net assets released from restriction and reclassifications". The adjustment does not impact total net assets and is not considered to be material to the University's current or prior year financial statements.

The portions of endowment funds that are required to be retained permanently and/or temporarily either by explicit donor stipulation or by UPMIFA as enacted by the State of California are as follows (*in thousands*):

Temporarily Restricted Net Assets

Scholarship support	$	23,841
Chair & other faculty support		17,658
Program support		7,831
Awards		484
Plant		119
Total temporarily restricted net assets	$	49,933

Permanently Restricted Net Assets

Scholarship support	$	61,478
Chair & faculty support		42,811
Program support		24,400
Awards		1,774
Plant		1,263
Total permanently restricted net assets	$	131,726

11. Scholarships

Scholarships, reported in the Statement of Activities and Changes in Net Assets as a reduction of tuition and fees, were funded in fiscal year 2013 from the following revenue sources (*in thousands*):

University tuition and fees	$	74,987
Endowment distribution		4,349
Donor contributions for current use		3,036
Government grants		727
Total scholarships	$	83,099

12. Related Parties

Members of the Society of Jesus, the Religious of the Sacred Heart of Mary, and the Sisters of St. Joseph of Orange constitute approximately 2% of the University's full and part-time faculty and administrative staff. During the year ended May 31, 2013, the University paid these religious communities approximately $2,730,000 for their services. This compensation is included in Instruction, Research, Institutional support and Student services expenses in the Statement of Activities and Changes in Net Assets. Some members of these communities live in housing provided by the University for a nominal rent. In addition, the University has approximately $6,511,000 of endowment funds invested in mutual funds that are managed by an investment management company in which one of the University's Trustees has significant influence. This investment was fully disclosed to, and approved by, the full Board of Trustees.

13. Commitments and Contingencies

Amounts are received and expended by the University under federal contracts and are subject to audit by governmental agencies. These awards are subject to audit and final acceptance by federal granting agencies. The amount of expenditures that may be disallowed by the grantors, if any, cannot be determined at this time, although the University expects such amounts, if any, to be immaterial.

The University is committed under certain construction contracts in the amount of $43,986,000 as of May 31, 2013.

At May 31, 2013, the University has open commitments to invest approximately $23,044,000 with alternative investment managers.

The University's workers' compensation carrier requires that the University maintain an unsecured letter of credit for claims that fall below the deductible amount. At May 31, 2013, the amount of the letter of credit facility was $2,450,000. The letter of credit was not used during the year ended May 31, 2013, and therefore no liability was recorded in the Statement of Financial Position.

The University is a defendant in various legal actions incident to the conduct of its operations. The University's management does not expect that liabilities, if any, related to these legal actions would have a material effect on the University's financial position at May 31, 2013.

14. Subsequent Events

On June 1, 2013, the University entered into an agreement with its primary bank for a $20,000,000 revolving line of credit to provide an additional resource for working capital needs. The line is uncollateralized and is available to the University until May 30, 2014. The University incurs a commitment fee on unused balances and interest on borrowed balances, payable quarterly and monthly, respectively.

Management has evaluated subsequent events through October 7, 2013, the date the financial statements were issued. Other than the transaction described in the preceding paragraph, there are no other events that require adjustment or additional disclosure in these financial statements.