

**University of Northern Iowa Foundation
University of Northern Iowa Properties Corporation
University of Northern Iowa Research Foundation**

Combined Financial Statements
June 30, 2023

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Independent Auditor's Report

RSM US LLP

Board of Trustees
University of Northern Iowa Foundation
University of Northern Iowa Properties Corporation
University of Northern Iowa Research Foundation

Opinion

We have audited the combined financial statements of the University of Northern Iowa Foundation, University of Northern Iowa Properties Corporation and University of Northern Iowa Research Foundation (collectively, the Organization), which comprise the combined statements of financial position as of June 30, 2023 and 2022, the related combined statements of activities and cash flows for the years then ended, and the related notes to the combined financial statements (collectively, the financial statements).

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Organization as of June 30, 2023 and 2022, 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.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Organization and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management 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, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Organization's ability to continue as a going concern within one year after the date that the financial statements are issued or available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Organization's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Organization's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings and certain internal control-related matters that we identified during the audit.

RSM US LLP

Des Moines, Iowa
October 24, 2023

University of Northern Iowa Foundation
University of Northern Iowa Properties Corporation
University of Northern Iowa Research Foundation

Combined Statements of Financial Position
June 30, 2023 and 2022

	2023	2022
Assets		
Cash and cash equivalents	\$ 13,310,104	\$ 9,951,873
Investments	212,989,345	187,127,110
Pledges receivable, net	38,112,885	25,203,009
Life insurance, cash value	1,472,587	1,435,071
Capital improvements, net	44,404	55,917
Other	2,198,489	1,280,244
	<u>2,198,489</u>	<u>1,280,244</u>
Total assets	<u>\$ 268,127,814</u>	<u>\$ 225,053,224</u>
Liabilities and Net Assets		
Liabilities:		
Accounts payable, accrued expenses and other liabilities	\$ 1,904,932	\$ 1,433,541
Annuities payable	1,620,483	1,232,851
Annuity trusts payable	521,546	546,449
Unitrusts payable	427,368	348,634
Total liabilities	<u>4,474,329</u>	<u>3,561,475</u>
Net assets:		
Without donor restrictions	12,524,005	11,450,972
With donor restrictions	251,129,480	210,040,777
Total net assets	<u>263,653,485</u>	<u>221,491,749</u>
Total liabilities and net assets	<u>\$ 268,127,814</u>	<u>\$ 225,053,224</u>

See notes to combined financial statements.

University of Northern Iowa Foundation
University of Northern Iowa Properties Corporation
University of Northern Iowa Research Foundation

Combined Statement of Activities
Year Ended June 30, 2023

	Without Donor Restrictions	With Donor Restrictions	Total
Revenues, support and reclassifications:			
Contributions of cash and other financial assets	\$ 2,122,097	\$ 46,477,838	\$ 48,599,935
Contributions of nonfinancial assets	2,014,372	1,502,815	3,517,187
Investment gains, net	1,750,712	12,424,556	14,175,268
Miscellaneous income	231,385	2,181	233,566
Change in donor intent	(24,050)	24,050	-
Net assets released from restrictions	18,580,058	(18,580,058)	-
Total revenues, support and reclassifications	24,674,574	41,851,382	66,525,956
Expenses and adjustments:			
Scholarship expenses	7,074,786	-	7,074,786
Programming expenses	9,704,417	542,257	10,246,674
Administrative expenses	2,202,290	696	2,202,986
Fundraising expenses	4,576,823	-	4,576,823
Present value liability actuarial adjustment	43,225	219,726	262,951
Total expenses and adjustments	23,601,541	762,679	24,364,220
Change in net assets	1,073,033	41,088,703	42,161,736
Net assets, beginning of year	11,450,972	210,040,777	221,491,749
Net assets, end of year	<u>\$ 12,524,005</u>	<u>\$ 251,129,480</u>	<u>\$ 263,653,485</u>

See notes to combined financial statements.

University of Northern Iowa Foundation
University of Northern Iowa Properties Corporation
University of Northern Iowa Research Foundation

Combined Statement of Activities
Year Ended June 30, 2022

	Without Donor Restrictions	With Donor Restrictions	Total
Revenues, support and reclassifications:			
Contributions of cash and other financial assets	\$ 1,219,198	\$ 26,563,120	\$ 27,782,318
Contributions of nonfinancial assets	2,099,242	220,671	2,319,913
Investment losses, net	(3,152,646)	(13,472,030)	(16,624,676)
Miscellaneous income	128,759	1,428	130,187
Change in donor intent	(167,558)	167,558	-
Net assets released from restrictions	18,687,191	(18,687,191)	-
Total revenues, support and reclassifications	18,814,186	(5,206,444)	13,607,742
Expenses and adjustments:			
Scholarship expenses	6,953,682	-	6,953,682
Programming expenses	10,069,811	151,598	10,221,409
Administrative expenses	2,217,982	8,621	2,226,603
Fundraising expenses	3,837,533	-	3,837,533
Present value liability actuarial adjustment	(279,896)	101,905	(177,991)
Total expenses and adjustments	22,799,112	262,124	23,061,236
Change in net assets	(3,984,926)	(5,468,568)	(9,453,494)
Net assets, beginning of year	15,435,898	215,509,345	230,945,243
Net assets, end of year	<u>\$ 11,450,972</u>	<u>\$ 210,040,777</u>	<u>\$ 221,491,749</u>

See notes to combined financial statements.

University of Northern Iowa Foundation
University of Northern Iowa Properties Corporation
University of Northern Iowa Research Foundation

Combined Statements of Cash Flows
Years Ended June 30, 2023 and 2022

	2023	2022
Cash flows from operating activities:		
Change in net assets	\$ 42,161,736	\$ (9,453,494)
Adjustments to reconcile change in net assets to net cash provided by (used in) operating activities:		
Depreciation	11,513	40,217
Donated assets	(4,661,053)	(3,412,140)
Investment (gains) losses, net	(9,691,592)	21,493,113
Gains in cash value of life insurance	(37,516)	(209,133)
Losses on sale of donated assets	3,451	6,044
Net cash proceeds from purchase and sale of donated assets without donor restriction	12,182	998
Change in annuity and unitrust obligations	255,772	(199,274)
Uncollectible pledge receivables	572,034	173,930
Net contributions restricted for long-term investment	(17,170,657)	(5,559,712)
Changes in assets and liabilities:		
Pledges receivable	(13,481,910)	(7,059,213)
Other assets	2,418,631	2,078,768
Accounts payable, accrued expenses and other liabilities	471,391	380,349
Net cash provided by (used in) operating activities	863,982	(1,719,547)
Cash flows from investing activities:		
Purchases of investments	(85,778,718)	(110,007,376)
Sales of investments	69,608,075	102,621,963
Cash proceeds from sale of donated assets	891,163	210,777
Net cash used in investing activities	(15,279,480)	(7,174,636)
Cash flows from financing activities:		
Net contributions restricted for long-term investments	17,170,657	5,559,712
Net cash proceeds from termination of restricted life insurance policies and annuities	39,955	599,353
Net cash provided from contribution of restricted life insurance policies and annuities	489,996	6,257
Payments of annuities, annuity trusts and unitrust payables	(344,260)	(598,754)
Cash proceeds from sale of restricted donated assets	417,381	1,023,004
Net cash provided by investing activities	17,773,729	6,589,572
Net increase (decrease) in cash and cash equivalents	3,358,231	(2,304,611)
Cash and cash equivalents:		
Beginning of year	9,951,873	12,256,484
End of year	\$ 13,310,104	\$ 9,951,873

See notes to combined financial statements.

**University of Northern Iowa Foundation
University of Northern Iowa Properties Corporation
University of Northern Iowa Research Foundation**

Notes to Combined Financial Statements

Note 1. Organization and Summary of Significant Accounting Policies

Organization: The University of Northern Iowa Foundation (the Organization) is organized and operated exclusively for educational and scientific purposes. It is authorized to accept, hold, administer, invest and disburse monies for the direct benefit of the University of Northern Iowa (the University).

The University of Northern Iowa Properties Corporation is organized to receive, hold, manage and administer real property and tangible personal property for the use and benefit of the Foundation.

The University of Northern Iowa Research Foundation is organized to advance, develop, increase and extend the progress of science and useful arts through encouraging and assisting investigation, research and education at the University. This is accomplished by furnishing the means, methods and agencies by which ideas, creations, discoveries, inventions and processes may be protected and the uses thereof determined and safeguarded for the public, and to manage, license and dispose of proprietary rights in ideas, creations, discoveries and inventions and processes of any nature.

Basis of combination: The accompanying combined financial statements (collectively, the financial statements) include the activities of the Foundation, University of Northern Iowa Properties Corporation, and University of Northern Iowa Research Foundation (collectively, the Organization). All material transactions between these entities have been eliminated. Combined financial statements are presented because the entities share the objectives of promoting and benefiting the University.

Basis of accounting: The Organization classifies its activities and net assets into two categories: net assets without donor restrictions, or net assets with donor restrictions, based on the absence or existence of external (donor) imposed restrictions. The accounts of the Organization are maintained in accordance with the principles of fund accounting. Under fund accounting, resources for various purposes are classified into funds established according to their nature and purpose. Separate funds are maintained for each purpose; however, in the accompanying financial statements, funds that have similar characteristics have been combined.

Contributions and net assets: Contributions received and unconditional promises to give are recorded as increases in net assets without donor restrictions or net assets with donor restrictions, depending on the existence and/or nature of any donor restrictions. The Board of Trustees (the Board) of the Foundation may designate a portion of its net assets without donor restrictions for various purposes. A description of the two net asset categories follows:

Net assets without donor restrictions: Include contributions for which there are no donor imposed restrictions. They include net assets designated to carry out the general mission of the Foundation and net assets that have not yet been designated by the Board as to where they will be spent.

Net assets with donor restrictions: Include contributions for which donor imposed restrictions have not been met and charitable gift annuities and charitable remainder trusts for which proceeds have not been realized. Purpose restrictions include support for student scholarships, department programs and capital projects.

**University of Northern Iowa Foundation
University of Northern Iowa Properties Corporation
University of Northern Iowa Research Foundation**

Notes to Combined Financial Statements

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

In addition, net assets with donor restrictions include contributions for which donor imposed restrictions require investment in perpetuity and only the agreed upon payout be made available to carry out the mission of the Foundation. Also included are charitable gift annuities and charitable remainder trusts in which the donor has restricted the use of the Foundation's interest in the assets in perpetuity.

Cash and cash equivalents: The Foundation considers all highly liquid equity instruments purchased with a maturity of three months or less to be cash equivalents. Cash and cash equivalents managed by external managers are included in investments. The Foundation maintains cash balances at various financial institutions. From time to time, the cash balances may exceed the amounts insured by the Federal Deposit Insurance Corporation, however the Foundation has not experienced any losses in such accounts and management believes the Foundation is not exposed to any significant credit risk related to those accounts.

Investments: Investments are managed by the Foundation Treasurer and external managers, in accordance with the Board's policy. The Foundation carries investments in marketable securities with readily determinable fair values and all investments in debt securities at their fair values in the combined statements of financial position. The Foundation reports the fair value of market alternatives, also known as alternative investments, using the practical expedient. The practical expedient allows for the use of net asset value (NAV), either as reported by the investee fund or as adjusted by the Foundation based on various factors, to determine fair value, under certain conditions. The fair value of the investment is based on a combination of audited financial statements of the investees and monthly or quarterly statements received from the investees. The practical expedient may not be used on funds intended to liquidate, or in the process of liquidation. Such funds are valued based on the fund manager's expectation of liquidation proceeds.

Unrealized gains and losses and management fees are included in investment gain (loss) in the change in net assets in the combined statements of activities. Purchases and sales of securities are recorded on trade dates and realized gains and losses are determined on the basis of average cost of securities.

Investments may be exposed to various risks, such as interest rate, market and credit risks. As a result, it is at least reasonably possible that changes in risks in the near term could affect investment balances, and those effects could be significant.

Beneficial interest in trust: The fair value of recorded beneficial interest in a noncustodial perpetual trust is recorded based on the fair value of the underlying assets and is included in investments on the combined statements of financial position.

Pledges receivable: Pledges receivable are recorded at their net present value using an effective interest rate, less an allowance for doubtful pledges. Conditional promises to give are not recorded until the condition is met.

Other assets: Included in other assets is prairie land received by the Organization that are carried at cost and are evaluated for impairment when triggering events are present. No triggering events were present during the years ended June 30, 2023 or 2022.

**University of Northern Iowa Foundation
University of Northern Iowa Properties Corporation
University of Northern Iowa Research Foundation**

Notes to Combined Financial Statements

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

Impairment of long-lived assets: Long-lived assets held for use, such as capital improvements and land, are reviewed for impairment whenever events or circumstances indicate that the carrying amount of the asset may not be recoverable. Recoverability is measured by a comparison of the carrying amount of an asset to the estimated undiscounted future cash flows expected to be generated by the asset. If the carrying amount of an asset exceeds its estimated undiscounted future cash flows, an impairment charge is recognized in the amount by which the carrying amount of the asset exceeds the fair value of the asset. No long-lived assets were determined to be impaired during the years ended June 30, 2023 and 2022.

Contribution of securities: Donated securities are recorded in the financial statements at their fair value at the date of receipt based primarily on publicly available information. The Foundation's policy is to sell donated securities soon after receipt to be able to use the funds for their specified purpose, unless management determines that the security should be retained as an investment.

University commitments: From time to time the administration of the University asks the Foundation to raise funds and provide financial support for given projects. Such requests are not recorded as liabilities of the Foundation until the Board votes to accept them.

Capital improvements: Purchased or constructed buildings, equipment and tenant improvements are recorded at cost. Depreciation and amortization are provided using the straight-line method over the estimated useful lives of the assets, which vary from five to 20 years.

Split interest agreements: Contributions received under lifetime charitable gift annuity, remainder and unitrust agreements are recorded at fair value at the inception of the trust and a liability is recorded equal to the present value of the expected future payments to the life tenant. Annuity and life income obligations are determined annually based on the ages and life expectancies of the donors using applicable interest rates at the date of the contribution, established by the Internal Revenue Service. Beneficial interest in trusts is recorded at fair value at the inception of the trust, based upon the underlying assets.

Income taxes: The Organization is exempt from income taxes under section 501(c)(3) of the Internal Revenue Code. Thus, no provision for income taxes is included in the accompanying financial statements.

The Organization is subject to federal and state income taxes to the extent it has unrelated business income. In accordance with the guidance for uncertainty in income taxes, management has evaluated their material tax positions and determined that there are no income tax effects with respect to its financial statements.

The Organization recognizes any interest and penalties related to income taxes. There were no interest or penalties related to income taxes that have been accrued or recognized as of and for the years ended June 30, 2023 and 2022.

**University of Northern Iowa Foundation
University of Northern Iowa Properties Corporation
University of Northern Iowa Research Foundation**

Notes to Combined Financial Statements

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

The Organization follows the accounting guidance for accounting for uncertainty in income taxes. The Organization recognizes the financial statement benefit of a tax position only after determining that the relevant tax authority would more likely than not sustain the position following an audit. For tax positions meeting the more likely than not threshold, the amount recognized in the financial statements is the largest benefit that has a greater than 50% likelihood of being realized upon ultimate settlement with the relevant tax authority. The Organization applied the uncertain tax position guidance to all tax positions for which the statute of limitations remained open and determined there were no material unrecognized tax benefits as of that date. The Organization does not believe there is any uncertainty with respect to its tax position which would result in a material change to the financial statements.

Endowments: The Foundation's endowment funds consist of numerous individual funds established to support the mission of the University. These funds include both donor-restricted endowment funds and funds designated by the Foundation's Board to function as endowments. Net assets associated with endowment funds, including funds designated by the Board to function as endowments, are classified and reported based on the existence or absence of donor-imposed restrictions.

The Board has interpreted the state Uniform Prudent Management of Institutional Funds Act (UPMIFA) as requiring the preservation of the fair value of the original gift as of the gift date, absent explicit donor stipulations to the contrary. As a result of this interpretation, the Foundation has classified as net assets with donor restrictions (a) the original value of gifts donated to the endowment to be held in perpetuity, (b) the original value of subsequent gifts to the endowment to be held in perpetuity, and (c) accumulations to the endowment to be held in perpetuity 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 funds are purpose restricted and maintained with donor restrictions until those amounts are appropriated for expenditure by the Foundation in a manner consistent with the standard of prudence prescribed by UPMIFA. In accordance with UPMIFA, the Foundation considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds: (1) the duration and preservation of the various funds, (2) the purposes of the donor-restricted endowment funds, (3) general economic conditions, (4) the possible effects of inflation and deflation, (5) the expected total return from income and the appreciation of investments, (6) other resources of the Organization and (7) the investment policies of the Foundation.

Investment return objectives, risk parameters and strategies: The Foundation has adopted endowment investment and spending policies, which have been approved by the Board. The objective is to provide a predictable stream of funding to programs supported by endowment funds while maintaining the purchasing power of those assets over the long-term. The investment process seeks to achieve an after-cost total real rate of return, including investment income as well as capital appreciation, which exceeds annual distributions with acceptable levels of risk.

Endowment assets are invested in a well-diversified asset mix, which includes public and private equities, private real estate, hedge funds, fixed income funds and cash. This diversified asset allocation is intended to result in a consistent inflation-protected rate of return that has sufficient liquidity to make distributions, while growing the funds, if possible. Investment risk is measured in terms of the total endowment fund; investment assets and allocation between asset classes and strategies are managed to reduce risk to the overall fund.

University of Northern Iowa Foundation
University of Northern Iowa Properties Corporation
University of Northern Iowa Research Foundation

Notes to Combined Financial Statements

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

Spending policy: The Foundation's Board recognizes their fiduciary responsibility to prudently manage the funds that have been, and will be, given to the Foundation. Spending from these funds is intended to benefit the University in perpetuity; therefore, the spending policy is intended to achieve a balance between preserving the purchasing power of the endowment principal and maximizing current distributions to support the programs designated by the contributors. The Foundation uses a 12-quarter rolling average model which allows spending within a 4% to 6% band at a rate determined annually by the Board.

Funds with deficiencies: From time to time, the fair value of assets associated with individual donor-restricted endowment funds may fall below the level that the donor or UPMIFA requires the Foundation to retain as a fund of perpetual duration. Deficiencies of this nature, which result primarily from unfavorable market fluctuations and continued appropriations deemed prudent by the Foundation's Board, are reported as net assets with donor restrictions.

Fair value measurements: The Foundation accounts for its investments at fair value. The Foundation estimates fair value using the guidance established by the accounting guidance for Fair Value Measurements, which defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in its principal market, or in the absence of a principal market, the most advantageous market for the asset or liability. In accordance with the guidance, the Foundation has categorized its investments, based on the priority of the inputs to the valuation technique which give the highest priority to quoted prices in active markets and the lowest priority to unobservable inputs, into a three-level fair value hierarchy. These levels are:

Level 1: Valuation is based upon quoted prices for identical instruments traded in active markets.

Level 2: Valuation is based upon quoted prices for similar instruments in active markets, quoted prices for identical or similar instruments in markets that are not active, and model-based valuation techniques for which all significant assumptions are observable in the market.

Level 3: Valuation is based upon significant unobservable inputs that reflect the Foundation's own assumptions, including discount cash flow models. Level 3 investments also include beneficial interests in trusts as the Foundation has no redemption rights with respect to trust assets and is valued based on the underlying trust assets, which are primarily publicly traded.

Use of estimates: The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP) requires management to make estimates and assumptions that affect certain reported amounts of assets, liabilities, revenues and expenses and disclosure of contingent assets and liabilities. Accordingly, actual results could differ from those estimates.

University of Northern Iowa Foundation
 University of Northern Iowa Properties Corporation
 University of Northern Iowa Research Foundation

Notes to Combined Financial Statements

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

Recent accounting pronouncements: In February 2016, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) 2016-02, *Leases (Topic 842)*. The guidance in this ASU supersedes the leasing guidance in Topic 840, *Leases*. Under the new guidance, lessees are required to recognize lease assets and lease liabilities on the statement of financial position for all leases with terms longer than 12 months. Leases will be classified as either finance or operating, with classification affecting the pattern of expense recognition in the statement of activities. The Foundation adopted the standard on July 1, 2022, utilizing the modified retrospective transition method with no adjustments to the prior period presented. Additionally, the Foundation elected the package of practical expedients to not reassess the original conclusion reached regarding lease identification, lease classification and initial direct costs. The impact of the adoption was not material to the Foundation's financial statements.

Note 2. Functional Expenses

The costs of providing programs and other services have been summarized on a functional basis in the combined statements of activities. Program services functional expense classification represent the purpose of the grant made to the University. Accordingly, certain costs have been allocated among the programs and the supporting services benefited based on square footage or actual hours worked by Foundation employees.

The functional expenses for the year ending June 30, 2023, are summarized below:

	Program Services	Administrative Expenses	Fundraising Expenses	Total
Present value liability actuarial adjustments	\$ 262,951	\$ -	\$ -	\$ 262,951
Uncollectible pledge receivables	572,034	-	-	572,034
Building, equipment and maintenance	1,613,563	5,149	37,280	1,655,992
Conferences and travel	1,301,440	-	248,042	1,549,482
Grants	137,771	-	-	137,771
Information technology	61,493	13,364	134,160	209,017
Insurance	87,584	18,904	7,323	113,811
Meals and entertainment	401,598	17,430	360,306	779,334
Duties and licenses	400,843	47,861	252,990	701,694
Occupancy	227,764	61,266	80,777	369,807
Office expenses	361,486	46,314	463,579	871,379
Professional services	2,814,393	104,113	615,516	3,534,022
Royalty payments	17,893	-	-	17,893
Salaries, wages and fringe benefits	2,435,240	1,888,585	2,376,850	6,700,675
Scholarships	6,888,358	-	-	6,888,358
	<u>\$ 17,584,411</u>	<u>\$ 2,202,986</u>	<u>\$ 4,576,823</u>	<u>\$ 24,364,220</u>

**University of Northern Iowa Foundation
University of Northern Iowa Properties Corporation
University of Northern Iowa Research Foundation**

Notes to Combined Financial Statements

Note 2. Functional Expenses (Continued)

The functional expenses for the year ending June 30, 2022, are summarized below:

	Program Services	Administrative Expenses	Fundraising Expenses	Total
Present value liability actuarial adjustments	\$ (177,991)	\$ -	\$ -	\$ (177,991)
Uncollectible pledge receivables	173,930	-	-	173,930
Building, equipment and maintenance	843,512	11,953	28,860	884,325
Conferences and travel	1,048,858	522	142,060	1,191,440
Grants	102,387	-	-	102,387
Information technology	43,181	5,955	117,536	166,672
Insurance	80,788	13,614	6,248	100,650
Meals and entertainment	361,431	27,392	227,592	616,415
Duties and licenses	370,135	69,666	138,853	578,654
Occupancy	618,825	99,416	82,613	800,854
Office expenses	220,706	55,993	256,935	533,634
Professional services	3,978,350	118,926	448,563	4,545,839
Royalty payments	17,130	-	-	17,130
Salaries, wages and fringe benefits	2,582,412	1,823,166	2,388,273	6,793,851
Scholarships	6,733,446	-	-	6,733,446
	<u>\$ 16,997,100</u>	<u>\$ 2,226,603</u>	<u>\$ 3,837,533</u>	<u>\$ 23,061,236</u>

Note 3. Liquidity and Availability

The Foundation receives substantial donor restricted gifts to establish endowments that will exist in perpetuity and contributions with time and purpose restrictions. The income generated from donor restricted endowments may be donor restricted or without donor restriction as to use in accordance with the gift agreement. In addition, the Foundation receives support without donor restrictions through its Annual Fund with the remainder funded by investment income without donor restrictions, gift fees and appropriated earnings from gifts with donor restrictions.

Investment income without donor restrictions, earnings appropriated from endowments with donor restrictions, board designated endowments (quasi-endowments), contributions without donor restrictions and contributions with donor restrictions for use in current activities and programs, are considered to be available to meet cash needs for general expenditures. General expenditures include administrative and general expenses, fundraising expenses, and grant commitments expected to be paid in the subsequent year. Annual operations are defined as activities occurring during and included in the budget for a fiscal year.

The Foundation manages its cash available to meet general expenditures following three guiding principles:

- (a) Operating within a prudent range of financial soundness and stability,
- (b) Maintaining a sufficient level of asset liquidity, and
- (c) Monitoring and maintaining reserves to provide reasonable assurance that long-term grant commitments and obligations related to endowments with donor restrictions and quasi endowments will continue to be met.

University of Northern Iowa Foundation
University of Northern Iowa Properties Corporation
University of Northern Iowa Research Foundation

Notes to Combined Financial Statements

Note 3. Liquidity and Availability (Continued)

	<u>2023</u>	<u>2022</u>
Financial assets at year end:		
Cash and cash equivalents	\$ 13,310,104	\$ 9,951,873
Investments	212,989,345	187,127,110
Pledges receivable, net	38,112,885	25,203,009
Other receivables included in other assets	271,331	191,870
Total financial assets	<u>264,683,665</u>	<u>222,473,862</u>
Investment portfolio line of credit (Note 11)	3,000,000	3,000,000
Total available resources	<u>267,683,665</u>	<u>225,473,862</u>
Less amounts not available to be used within one year:		
Cash, cash equivalents and investments earmarked for net asset restrictions	211,837,010	185,104,206
Investments in nonliquid securities	308,587	636,710
Pledge receivables for restricted gifts	37,943,466	25,073,593
Other receivables for restricted assets, net	228,528	178,057
Pledge receivables due after one year, net	169,419	102,448
Financial assets not available to be used within one year	<u>250,487,010</u>	<u>211,095,014</u>
Financial assets available to meet general expenditures within one year	<u>\$ 17,196,655</u>	<u>\$ 14,378,848</u>

**University of Northern Iowa Foundation
University of Northern Iowa Properties Corporation
University of Northern Iowa Research Foundation**

Notes to Combined Financial Statements

Note 4. Investments

A summary of the investments held at June 30, 2023 and 2022, segregated by the valuation inputs under the fair value hierarchy, is as follows:

	June 30, 2023			Total
	Level 1	Level 2	Level 3	
Investments:				
Equities	\$ 81,675,879	\$ -	\$ -	\$ 81,675,879
Mutual funds	24,643,288	-	-	24,643,288
Fixed income	14,391,477	10,942,235	-	25,333,712
Money market	17,390,650	-	-	17,390,650
Living trusts and gift annuities:				
Fixed income	1,835,716	-	-	1,835,716
Equities	4,479,147	-	-	4,479,147
Money market	150,134	-	-	150,134
Beneficial interest in trust	-	-	1,461,993	1,461,993
Other	-	100,733	-	100,733
	<u>\$ 144,566,291</u>	<u>\$ 11,042,968</u>	<u>\$ 1,461,993</u>	<u>157,071,252</u>
Market alternatives, at NAV:				
Real estate investments				681,400
Fund of funds				24,810,569
Commonfund limited partnerships				404,711
Other limited partnerships				30,021,413
				<u>55,918,093</u>
Total				<u>\$ 212,989,345</u>

**University of Northern Iowa Foundation
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Notes to Combined Financial Statements

Note 4. Investments (Continued)

	June 30, 2022			
	Level 1	Level 2	Level 3	Total
Investments:				
Equities	\$ 77,040,402	\$ -	\$ -	\$ 77,040,402
Mutual funds	12,130,993	-	-	12,130,993
Fixed income	29,036,156	542,488	-	29,578,644
Money market	3,889,633	-	-	3,889,633
Living trusts and gift annuities:				
Fixed income	1,444,018	-	-	1,444,018
Equities	3,912,510	-	-	3,912,510
Beneficial interest in trust	-	-	1,411,760	1,411,760
Other	-	100,733	-	100,733
	<u>\$ 127,453,712</u>	<u>\$ 643,221</u>	<u>\$ 1,411,760</u>	<u>129,508,693</u>
Market alternatives, at NAV:				
Real estate investments				912,757
Fund of funds				27,023,640
Commonfund limited partnerships				578,432
Other limited partnerships				29,103,588
				<u>57,618,417</u>
Total				<u>\$ 187,127,110</u>

The following table provides a summary of market alternatives at June 30, 2023 and 2022, by net asset class, whose fair value is calculated using NAV per share, or its equivalent:

Description	June 30, 2023				
	2023 Fair Value	2022 Fair Value	Unfunded Commitments (Approximate)	Redemption Frequency (If Available)	Redemption Notice Period
Real estate investments (a)	\$ 681,400	\$ 912,757	\$ 4,995,000	Not allowed	Not applicable
Fund of funds (b)	24,810,569	27,023,640	1,153,000	See below	See below
Commonfund limited partnerships (c)	404,711	578,432	136,000	Not allowed	Not applicable
Other limited partnerships (d)	30,021,413	29,103,588	15,270,000	See below	See below
	<u>\$ 55,918,093</u>	<u>\$ 57,618,417</u>	<u>\$ 21,554,000</u>		

- (a) Represents fund of funds investments with a concentration in real estate with no particular geographic concentration. Redemptions are not allowed; distributions, if any, are based on the sales of the underlying assets.
- (b) Includes funds of funds invested in private investment companies and hedge funds with no particular industry or geographic concentration. Approximately \$10,784,000 of the fund is subject to quarterly redemption notices between 65-95 days. Approximately \$8,909,000 of the funds are redeemable semi-annually with a 105 day notice. Redemptions are not allowed for the remaining funds.

**University of Northern Iowa Foundation
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Notes to Combined Financial Statements

Note 4. Investments (Continued)

- (c) Represents limited partnership investments focused on private equity and emerging markets. Redemptions are not allowed; distributions, if any, are based on the sales of the underlying assets.
- (d) Partnership investments are primarily swaps, debt and equity securities, options, foreign currency and private investment pools, distressed securities and securitized assets with no particular industry or geographic concentration. Approximately \$8,395,000 is subject to quarterly redemption with a 60-90 day notice. Approximately \$2,918,000 is subject to semi-annually redemption notice with a 90 day notice. Redemptions are not allowed for the remaining funds.

Market alternatives are redeemable with the investee fund at NAV under the original terms of the subscription agreement but are subject to significant redemption and other restrictions that would limit the Foundation's ability to redeem out of the fund at a report date NAV. Due to the nature of these investments, changes in market conditions and the overall economic environment may significantly impact the NAV of the funds and, therefore, the value of the Foundation's interest. It is, therefore, reasonably possible that if the Foundation were to sell all or a portion its market alternatives, the transaction value could be significantly different than the fair value reported as of June 30, 2023 or 2022.

Interest, dividends, realized and unrealized gains and losses and management fees are recognized and allocated to the various designated funds based on each individual funds' average balance. The following summarizes the investment gains (losses) and its classification on the combined statements of activities for the years ended June 30, 2023 and 2022:

	2023		
	Without Donor Restrictions	With Donor Restrictions	Total
Interest and dividends	\$ 878,406	\$ 4,711,546	\$ 5,589,952
Realized and unrealized gains	1,008,075	8,683,517	9,691,592
Management fees	(135,769)	(970,507)	(1,106,276)
	<u>\$ 1,750,712</u>	<u>\$ 12,424,556</u>	<u>\$ 14,175,268</u>
	2022		
	Without Donor Restrictions	With Donor Restrictions	Total
Interest and dividends	\$ 797,646	\$ 5,332,798	\$ 6,130,444
Realized and unrealized losses	(3,795,553)	(17,697,560)	(21,493,113)
Management fees	(154,739)	(1,107,268)	(1,262,007)
	<u>\$ (3,152,646)</u>	<u>\$ (13,472,030)</u>	<u>\$ (16,624,676)</u>

**University of Northern Iowa Foundation
University of Northern Iowa Properties Corporation
University of Northern Iowa Research Foundation**

Notes to Combined Financial Statements

Note 5. Pledges Receivable

Unconditional promises to give are included in the financial statements as pledges receivable and revenue of the appropriate net asset category in the year received. Unconditional promises are recorded at their net realizable value at the time the promise is made. Those promises expected to be collected in more than one year are discounted at various rates based on the length of time the payments are to be received. Unconditional promises are expected to be realized in the following periods:

	2023	2022
In one year or less	\$ 9,930,163	\$ 2,285,432
Between one year and five years	21,205,457	16,951,736
More than five years	10,083,078	7,369,963
	41,218,698	26,607,131
Less discounts to net present value (interest rates 0.31% to 4.08%)	(2,437,316)	(1,162,183)
Less allowance for uncollectible pledges	(668,497)	(241,939)
	<u>\$ 38,112,885</u>	<u>\$ 25,203,009</u>

Pledges receivable at June 30, 2023 and 2022, have the following restrictions:

	2023	2022
Net assets without donor restrictions:		
Undesignated	\$ 141,533	\$ 129,416
Net assets with donor restrictions:		
Scholarships and department programs	10,267,919	11,353,217
Building, equipment and leasehold improvements	11,187,708	10,337,379
Endowments—scholarships and department programs	16,515,725	3,382,997
	<u>\$ 38,112,885</u>	<u>\$ 25,203,009</u>

The Foundation also maintains a planned giving program through which contributors promise to give amounts to be donated upon their death. These promises are not reflected in the financial statements because they are subject to retraction at the discretion of the contributor. Any amounts reflected as income in the financial statements are the amounts received during the year. For the years ended June 30, 2023 and 2022, conditional promises to give total approximately \$166,985,000 and \$165,267,000, respectively.

Conditional promises to give are only recognized when the conditions on which they depend are substantially met and the promises become unconditional.

**University of Northern Iowa Foundation
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University of Northern Iowa Research Foundation**

Notes to Combined Financial Statements

Note 6. Capital Improvements

Components of capital improvements include the following as of June 30, 2023 and 2022:

	2023	2022
Tenant improvements	\$ 412,905	\$ 412,905
Less accumulated depreciation	(368,501)	(356,988)
Net capital improvements	<u>\$ 44,404</u>	<u>\$ 55,917</u>

Note 7. Recurring Obligations—Split Interest Agreements

The Foundation is obligated to pay approximately \$186,000 under existing lifetime charitable gift annuities based on original contributions of approximately \$2,835,000 and \$47,000 under charitable remainder annuity trust agreements, based on original contributions of \$855,000. The Foundation is obligated under charitable remainder unitrust agreements to make payments based on trust income or on a fixed percentage of the asset values. The Foundation's obligation for the unitrust agreements was approximately \$53,000 and \$43,000 as of June 30, 2023 and 2022, respectively. Asset values for all split interest agreements were approximately \$4,955,000 and \$4,022,000 as of June 30, 2023 and 2022, respectively.

In accordance with state law, to qualify and provide charitable gift annuities, an organization must be in continuous operation for three years and have a minimum value of unrestricted assets equal to the lesser of \$300,000 or five times the total amount of outstanding annuities (\$12,847,000 at June 30, 2023). The Foundation was in compliance with all aforementioned state requirements during both the years ended June 30, 2023 and 2022.

Note 8. Related-Party Transactions

The University compensates the Foundation for a portion of employee salaries and fringe benefits, which are not reimbursed by the Foundation, and provides office space, equipment maintenance, telephone support and other miscellaneous office supplies. Total unreimbursed amounts recorded as revenue and expense during the years ended June 30, 2023 and 2022, were approximately \$1,528,000 and \$1,525,000, respectively. At June 30, 2023 and 2022, approximately \$161,000 and \$168,000, respectively, were due from the University for accrued vacation and sick leave and were included in pledges receivable. At June 30, 2023 and 2022, approximately \$1,248,000 and \$733,000, respectively, due to the University were included in accounts payable.

Note 9. Restrictions on Net Assets

Net assets were released from donor restrictions by incurring expenses satisfying the purpose or time restrictions specified by donors as follows:

	2023	2022
Purpose restrictions accomplished:		
Scholarships and department programs	\$ 16,756,243	\$ 15,398,834
Plant	1,823,815	3,288,357
Total net assets with donor restrictions released	<u>\$ 18,580,058</u>	<u>\$ 18,687,191</u>

**University of Northern Iowa Foundation
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University of Northern Iowa Research Foundation**

Notes to Combined Financial Statements

Note 9. Restrictions on Net Assets (Continued)

Net assets with donor restrictions are available for the following purposes or periods:

	2023	2022
Scholarships and department programs	\$ 72,491,695	\$ 66,434,872
Plant	22,022,137	17,873,066
Charitable gift annuities	869,033	492,043
Charitable remainder trust annuities	379,620	359,684
Charitable remainder unitrusts	1,114,594	1,052,820
Endowment, held in perpetuity	151,908,647	121,543,971
Life insurance fund	881,761	872,561
Beneficial interest in trust	1,461,993	1,411,760
Total net assets with donor restrictions	<u>\$ 251,129,480</u>	<u>\$ 210,040,777</u>

Net assets without donor restrictions that are quasi-restricted by the board, are quasi-restricted for scholarships and department programs. The total board designated net assets as of June 30, 2023 and 2022, are \$7,182,822 and \$6,495,114, respectively.

The composition of and changes in endowments as of and for the years ended June 30, 2023 and 2022, are as follows:

	June 30, 2023		
	Without Donor Restrictions	With Donor Restrictions	Total
Endowment net assets, beginning of year	\$ 6,495,114	\$ 140,735,192	\$ 147,230,306
Contributions, net	483,356	30,793,712	31,277,068
Investment gains	501,617	10,038,729	10,540,346
Change in donor intent	(203,665)	191,157	(12,508)
Amounts appropriated for expenditure	(93,600)	(6,041,431)	(6,135,031)
Other changes	-	(321,724)	(321,724)
Endowment net assets, end of year	<u>\$ 7,182,822</u>	<u>\$ 175,395,635</u>	<u>\$ 182,578,457</u>
Endowment net assets consist of the following:			
Donor-restricted funds	\$ -	\$ 175,395,635	\$ 175,395,635
Board-designated funds	7,182,822	-	7,182,822
	<u>\$ 7,182,822</u>	<u>\$ 175,395,635</u>	<u>\$ 182,578,457</u>

University of Northern Iowa Foundation
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Notes to Combined Financial Statements

Note 9. Restrictions on Net Assets (Continued)

	June 30, 2022		
	Without Donor Restrictions	With Donor Restrictions	Total
Endowment net assets, beginning of year	\$ 7,273,255	\$ 149,764,499	\$ 157,037,754
Contributions, net	11,533	6,959,041	6,970,574
Investment losses	(594,434)	(10,567,419)	(11,161,853)
Change in donor intent	(107,679)	81,091	(26,588)
Amounts appropriated for expenditure	(87,561)	(5,501,031)	(5,588,592)
Other changes	-	(989)	(989)
Endowment net assets, end of year	<u>\$ 6,495,114</u>	<u>\$ 140,735,192</u>	<u>\$ 147,230,306</u>
Endowment net assets consist of the following:			
Donor-restricted funds	\$ -	\$ 140,735,192	\$ 140,735,192
Board-designated funds	6,495,114	-	6,495,114
	<u>\$ 6,495,114</u>	<u>\$ 140,735,192</u>	<u>\$ 147,230,306</u>

From time to time, the fair value of endowment funds associated with individual donor-restricted endowment funds may fall below the level that the donor or UPMIFA requires the Foundation to retain as a fund of perpetual duration, underwater endowments. As of June 30, 2023 and 2022, approximately \$255,000 and \$632,000, respectively, of the Foundation's donor restricted endowment funds were underwater. As of June 30, 2023 and 2022, the fair value of the underwater endowment funds was approximately \$7,300,000 and \$12,496,000 on original gift amounts of \$7,555,000 and \$13,128,000, respectively.

Note 10. Contributed Nonfinancial Assets

For the years ended June 30, contributed nonfinancial assets recognized within the statement of activities included:

	2023	2022
Salaries and benefits	\$ 1,646,317	\$ 1,607,188
Plant	931,000	-
Miscellaneous	558,001	466,940
Office space	157,866	182,386
Services	174,953	35,699
Artwork	49,050	27,700
	<u>\$ 3,517,187</u>	<u>\$ 2,319,913</u>

The Organization recognized contributed nonfinancial assets within revenue. Unless otherwise noted, contributed nonfinancial assets did not have donor-imposed restrictions.

**University of Northern Iowa Foundation
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Notes to Combined Financial Statements

Note 10. Contributed Nonfinancial Assets (Continued)

The Organization recognizes revenue for salaries and benefits of university employees that perform duties for the Foundation without compensation from the Foundation at fair value based on current rates for such employees.

The Organization recognizes property at fair value based on recent comparable sales in the area real estate market. During the year ended June 30, 2023, land valued at \$931,000 which was restricted by the donor to be used for a specific program.

The Organization recognizes revenue for miscellaneous items contributed to be used in order to benefit the programs of the University based on publicly available information. For the years ended June 30, 2023 and 2022, approximately \$410,000 and \$189,000, respectively, were restricted by the donor to be used for specific programs.

The contributed office space is used for general and administrative activities. The Organization estimates the fair value on the basis of recent comparable lease prices in the area real estate market.

The Organization recognizes revenue for the contributed services received at the fair value based on the current rate for such services. These include professional assistance donated by doctors, consultants and other specialized service providers. For the years ended June 30, 2023 and 2022, approximately \$162,000 and \$31,000, respectively, were restricted by the donor to be used for specific programs.

The Organization recognizes artwork at fair value based on publicly available information. The Foundation's policy is to transfer donated artwork to the University.

The fair value of nonmonetary assets and donated services is included in expenses in the following functional categories:

	2023	2022
Administrative	\$ 687,823	\$ 696,531
Fundraising	839,738	835,475
	<u>\$ 1,527,561</u>	<u>\$ 1,532,006</u>

In addition, the Foundation receives donated services from unpaid volunteers who assist in fundraising and special projects. No amounts have been recognized in the statements of activities since the services are not specialized services that would otherwise be purchased.

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Notes to Combined Financial Statements

Note 11. Commitments and Contingencies

The Foundation entered into an agreement with a bank effective August 2013 which provides the Foundation with liquidity and flexibility in managing their investment portfolio. The agreement allows the Foundation borrowings, if needed, up to \$5,000,000 via a variable rate advance, fixed rate advance, or letter of credit at a rate of the secured overnight financing rate (SOFR) plus a variable rate adjustment plus 1.25%, reset daily. The maximum borrowing amount is subject to a borrowing base calculation, which limited the maximum borrowing at both June 30, 2023 and 2022, to \$3,000,000. The agreement is collateralized by the Foundation's investment accounts held with the bank. No borrowings were outstanding at both June 30, 2023 and 2022. No interest expense was incurred for the years ending June 30, 2023 and 2022.

Note 12. Major Donor

The Foundation is supported by contributions from the public. Contributions during the years ended June 30, 2023 and 2022, include contributions from the following major donors, together with pledges receivable due from those donors at June 30, 2023 and 2022:

	2023		2022	
	Contributions	Pledges Receivable	Contributions	Pledges Receivable
Donor A	\$ 25,000,000	\$ 15,000,000	\$ -	\$ -
Donor B	-	4,784,156	5,000,000	5,000,000
	<u>\$ 25,000,000</u>	<u>\$ 19,784,156</u>	<u>\$ 5,000,000</u>	<u>\$ 5,000,000</u>

Note 13. Subsequent Events

The Organization evaluated subsequent events through October 24, 2023, the date the financial statements were available to be issued. The Organization is not aware of any subsequent events which would require recognition, or disclosure in the financial statements.