



University
of Portland



2025 | FINANCIAL REPORT

The University of Portland, an independently governed Catholic university guided by the Congregation of Holy Cross, addresses significant questions of human concern through disciplinary and interdisciplinary studies of the arts, sciences, and humanities and through studies in majors and professional programs at the undergraduate and graduate levels. As a diverse community of scholars dedicated to excellence and innovation, we pursue teaching and learning, faith and formation, service and leadership in the classroom, residence halls, and the world. Because we value the development of the whole person, the University honors faith and reason as ways of knowing, promotes ethical reflection, and prepares people who respond to the needs of the world and its human family.

UNIVERSITY OF PORTLAND
2025 FINANCIAL REPORT

June 30, 2025

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Report of Independent Auditors

The Board of Regents
University of Portland

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of University of Portland (the University), which comprise the statement of financial position as of June 30, 2025, and the related statements of activities and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the University as of June 30, 2025, 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.

Basis for Opinion

We conducted our audit 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 University 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 University's ability to continue as a going concern within one year after the date that the financial statements are 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 University'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 University'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.

Other Matter

Report on Summarized Comparative Information

We have previously audited the University's June 30, 2024, financial statements, and our report dated November 22, 2024, expressed an unmodified audit opinion on those financial statements. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2024, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Baker Tilly US, LLP

Portland, Oregon
November 17, 2025

UNIVERSITY OF PORTLAND

STATEMENT OF FINANCIAL POSITION

June 30, 2025 (with comparative financial information as of June 30, 2024)
(in thousands)

	2025	2024
ASSETS		
Cash and cash equivalents	\$ 8,217	\$ 8,782
Cash and cash equivalents in bond trust accounts	13,479	-
Accounts receivable, net	3,126	3,421
Prepaid expenses and other assets	2,336	2,334
Contributions receivable, net	22,494	19,438
Student loans receivable	4,074	4,382
Investments	361,368	305,625
Property, plant, and equipment, net	370,698	374,842
Total assets	\$ 785,792	\$ 718,824
LIABILITIES AND NET ASSETS		
Liabilities:		
Accounts payable and accrued liabilities	\$ 10,806	\$ 13,897
Deferred revenues and deposits	5,031	10,096
Government advances for student loans	565	1,501
Annuities payable	1,854	2,102
Bonds payable, net	96,963	76,750
Total liabilities	115,219	104,346
Net Assets:		
Without donor restrictions	\$ 307,464	\$ 302,477
With donor restrictions	363,109	312,001
Total net assets	670,573	614,478
Total liabilities and net assets	\$ 785,792	\$ 718,824

UNIVERSITY OF PORTLAND

STATEMENT OF ACTIVITIES

For the year ended June 30, 2025 (with summarized comparative financial information for the year ended June 30, 2024)
(in thousands)

	2025			2024
	Without Donor Restrictions	With Donor Restrictions	Total	Total
OPERATING ACTIVITIES				
Revenues and gains:				
Student tuition and fees, net	\$ 79,461	\$ -	\$ 79,461	\$ 83,306
Room and board, net	21,265	-	21,265	19,544
Grants and contracts	4,078	1,257	5,335	3,709
Contributions	2,530	3,869	6,399	7,074
Investment return on endowment, distributed	3,346	10,929	14,275	13,526
Other investment returns	952	-	952	1,370
Other revenues and gains	5,544	172	5,716	5,717
Net assets released from restrictions	15,762	(15,762)	-	-
Total operating revenues and gains	132,938	465	133,403	134,246
Expenses:				
Salaries and wages	63,770	-	63,770	65,237
Employee benefits	19,809	-	19,809	20,480
Services purchased	19,953	-	19,953	21,166
Supplies	4,048	-	4,048	4,116
Depreciation	13,615	-	13,615	12,881
Interest expense	3,255	-	3,255	2,571
Other	20,876	-	20,876	20,654
Total operating expenses	145,326	-	145,326	147,105
Change in net assets from operating activities	(12,388)	465	(11,923)	(12,859)
NONOPERATING ACTIVITIES				
Contributions	-	37,638	37,638	11,374
Endowment returns, net of amounts distributed	3,116	24,397	27,513	14,053
Change in value of split interest agreements	(173)	590	417	(240)
Debt extinguishment adjustment	2,373	-	2,373	-
Other	(1)	78	77	239
Net assets released from restrictions for capital projects	12,060	(12,060)	-	-
Change in net assets	4,987	51,108	56,095	12,567
Net assets at beginning of year	302,477	312,001	614,478	601,911
Net assets at end of year	<u>\$ 307,464</u>	<u>\$ 363,109</u>	<u>\$ 670,573</u>	<u>\$ 614,478</u>

UNIVERSITY OF PORTLAND

STATEMENT OF CASH FLOWS

For the year ended June 30, 2025 (with comparative financial information for the year ended June 30, 2024)
(in thousands)

	2025	2024
Cash flows from operating activities:		
Cash received from tuition, fees, room and board	\$ 100,982	\$ 101,702
Cash received from contributions and grants	3,812	11,632
Cash investment returns	5,058	4,045
Miscellaneous receipts	5,870	5,504
Payments for employees and benefits	(85,207)	(86,564)
Payments to vendors	(46,492)	(47,064)
Cash paid for interest on bonds, net of capitalized interest	(4,016)	(2,809)
Net change in cash from operating activities	(19,993)	(13,554)
Cash flows from investing activities:		
Payments of student loans receivable, net	308	(555)
Purchases of investments	(30,613)	(3,406)
Proceeds from maturities and sales of investments	12,970	37,811
Purchases of property, plant, and equipment, including capitalized interest of \$55 and \$705 in 2025 and 2024, respectively	(9,333)	(33,124)
Net change in cash from investing activities	(26,668)	726
Cash flows from financing activities:		
Cash contributions restricted for:		
Investment in endowment	26,993	7,579
Investment in plant	10,591	2,410
Loan fund	3	3
Investment subject to annuity and trust agreements	100	-
Changes in advances from federal government for student loans	(935)	(72)
Payments on bonds payable	(2,190)	(2,100)
Payments on line of credit	(2,380)	-
Proceeds from line of credit	2,380	-
Proceeds from issuance of bonds at stated value	95,100	-
Premium on bonds issued	399	-
Bonds paid or defeased with proceeds from new bonds	(69,645)	-
Payments for bond issuance costs	(841)	-
Net change in cash from financing activities	59,575	7,820
Net change in cash and cash equivalents	12,914	(5,008)
Total beginning cash and cash equivalents & restricted cash and cash equivalents	8,782	13,790
Total ending cash and cash equivalents and restricted cash and cash equivalents	<u>\$ 21,696</u>	<u>\$ 8,782</u>
Reconciliation of cash and cash equivalents and restricted cash and cash equivalents to statement of financial position:		
Cash and cash equivalents	8,217	8,782
Cash and cash equivalents in bond trust accounts	13,479	-
Total ending cash and cash equivalents and restricted cash and cash equivalents	<u>\$ 21,696</u>	<u>\$ 8,782</u>

UNIVERSITY OF PORTLAND

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 (with comparative financial information as of June 30, 2024)
(in thousands)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The University of Portland (the University) is a private institution of higher education accredited by the Northwest Commission on Colleges and Universities and by other accrediting bodies for specific programs. It is affiliated with the Congregation of Holy Cross - a Roman Catholic order of priests and brothers. The University offers students both undergraduate and graduate degrees in programs covering a wide variety of academic and professional disciplines. The University is a not-for-profit organization funded by student tuition revenue, endowment income, and outside contributions.

Financial statement presentation

These financial statements are presented on the accrual basis of accounting in accordance with U.S. generally accepted accounting principles, and have been prepared to focus on the University as a whole and to present transactions according to the existence or absence of donor-imposed restrictions. This has been accomplished by classification of net asset balances and transactions into two classes of net assets - without donor restrictions and with donor restrictions. Descriptions of the two net asset categories and the types of transactions affecting each category are reported as follows:

Without donor restrictions – Net assets not subject to donor imposed stipulations.

With donor restrictions – Net assets subject to donor imposed stipulations that will be satisfied by actions of the University and/or the passage of time, or will exist in perpetuity in the form of endowment funds. Items included in this net asset category are contributions and grants for land and depreciable assets, unconditional promises to give (regardless of purpose), split-interest agreements, endowments, and investment returns on donor-restricted endowments.

Revenues are reported as increases in net assets without donor restrictions unless their use is limited by donor imposed restrictions or by law. Expenses are reported as decreases in net assets without donor restrictions. Investment income and gains and losses on investments and other assets or liabilities are reported as increases or decreases in net assets without donor restrictions unless their use is restricted by explicit donor restrictions or by law. Expirations of restrictions on net assets (i.e., the donor stipulated purpose has been fulfilled and/or the stipulated time period has elapsed) are reported as reclassifications between the applicable classes of net assets.

The University's measure of operations presented in the statement of activities includes revenues from tuition and fees, grants and contracts, contributions except those for endowments or land and depreciable assets, investment income from non-endowment investments, amounts appropriated for expenditure from endowments in the current year, and revenues from auxiliary enterprises and other sources. Operating expenses are reported by natural classification in the statement of activities.

The statement of activities includes comparative summarized information for the year ended June 30, 2024. Such information does not include sufficient detail by net asset class to constitute a presentation in conformity with U.S. generally accepted accounting principles. Accordingly, such information should be read in conjunction with the University's financial statements for the year ended June 30, 2024, from which the summarized information was derived.

Revenue recognition

Student tuition and fees

Student tuition and fee revenue is recognized pro-rata over each instructional course as performance obligations associated with the delivery of educational services are met. Registration and other fees that do not relate to instruction are recognized when no longer refundable. The University's student accounts receivable represent unconditional rights to consideration from its contracts with students; accordingly, receivables are recorded once the term has begun and revenue recognition has commenced.

The University maintains an institutional tuition refund policy, which provides for a full or partial refund of tuition if a student withdraws during stated refund periods. If a student withdraws at a time when only a portion, or none of the tuition is refundable, then in accordance with its revenue recognition policy, the University continues to recognize the tuition that was not refunded pro-rata over the applicable period of instruction. The University's education programs have start and end dates that differ from its fiscal year-end. Students are generally billed for courses and programs prior to the start of the course or program. Therefore, at the end of each fiscal year, a portion of revenue from these programs is not yet earned and is recorded as deferred revenue in the statement of financial position.

UNIVERSITY OF PORTLAND

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 (with comparative financial information as of June 30, 2024)
(in thousands)

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *Continued*

Almost half of the University's students rely on funds received from various federal financial aid programs under Title IV of the Higher Education Act of 1965, as amended, to pay for a substantial portion of their tuition. These programs are subject to periodic review by the United States Department of Education (ED). Disbursements under each program are subject to disallowance by the ED and repayment by the University. In addition, as an educational institution, the University is subject to licensure from various accrediting and state authorities and other regulatory requirements of the ED.

Student room and board

Room and board fees are recognized pro-rata as performance obligations associated with the delivery of room and board services are provided. The University's receivables represent unconditional rights to consideration from its contracts with students; accordingly, receivables are recorded once students have moved into student housing.

As with tuition and fees revenue, the University maintains an institutional refund policy for student room and board, which provides for a full or partial refund of room and board fees if a student withdraws and checks out of housing during stated refund periods. If a student checks out of housing at a time when only a portion, or none of the room and board is refundable, then, in accordance with its revenue recognition policy, the University continues to recognize room and board that was not refunded pro-rata over the applicable housing period. Students are generally billed for room and board prior to moving in. Therefore, at the end of each fiscal year, a portion of revenue from these programs is not yet earned and is recorded as deferred revenue in the statement of financial position.

Grants and contracts

Unconditional grants and contracts are recognized as revenue in the period received and are reported as increases in the appropriate category of net assets. Individual governmental and private grant arrangements have been evaluated and determined to be nonreciprocal, meaning the granting entity has not received a direct benefit in exchange for the resources provided. Instead, revenue is treated like a conditional contribution until the barrier to entitlement is overcome, when expenditures associated with each grant are determined to be allowable and all other significant conditions of the grant are met.

As of June 30, 2025, the amount for which grants were awarded but conditions required for recognition were not yet met (typically when qualified expenditures are incurred) was \$1,199.

Contributions and promises to give

Contributions, in cash or in-kind, including unconditional promises to give, are recognized as revenues in the period in which they are received. Unconditional promises to give are recognized at the estimated present value of future cash flows, discounted at a discount rate commensurate with the risks involved. Amortization of the discount is recorded as additional contribution revenue. An allowance for uncollectible contributions receivable is provided based upon management's judgment, including such factors as prior giving history, type of contribution, collection risk, and nature of fund raising activity. Conditional promises to give are recognized when the conditions are met. Contributions of assets other than cash are recorded at their estimated fair value. Contributions for capitalized long lived assets are reported as increases to net assets with donor restrictions and are released from restriction when the assets are placed into service.

Contributed services are reported when specialized services are performed, or would otherwise be purchased or performed by employees, and when the University exercises control over the duties performed. Contributed services totaling approximately \$267 and \$291, for the years ended June 30, 2025 and 2024, respectively, have been recorded as contribution revenue and instruction expense on the accompanying statement of activities.

As of June 30, 2025, conditional gifts and promises to give in the amount of \$2,000 did not yet meet the criteria for recognition.

Cash and cash equivalents include demand deposits, certificates of deposit, money market funds, and U.S. government securities with original maturity dates of 90 days or less. For valuation purposes, cash and cash equivalents have observable inputs (see Investments for more information on observable inputs). The amount of cash and cash equivalents on deposit fluctuates and may exceed the limit of \$250,000 insured by the Federal Deposit Insurance Corporation per depositor per insured bank for each account ownership category.

UNIVERSITY OF PORTLAND

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 (with comparative financial information as of June 30, 2024)
(in thousands)

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *Continued*

Cash and cash equivalents in bond trust accounts

Cash and cash equivalents in bond trust accounts consist primarily of bond proceeds on deposit with the bond trustee for capital projects and to meet debt service obligations. As of June 30, 2025, the project fund balance was \$9,054 and funds on deposit for debt service totaled \$4,356.

Receivables

Accounts receivable represents amounts due from various individuals and organizations and are recorded at the invoiced amount, net of a reserve for current expected credit losses. Student loans receivable are recorded at the invoiced amount, net of reserves (see Note 4).

The reserve represents the University's best estimate of the amount of probable credit losses in the University's existing accounts receivable and student loans receivable. The University determines the reserve by evaluating factors that indicate the extent of current expected credit losses including length of time past due, historical experience and judgment of economic conditions. Account and loan balances are written off against the allowance after all means of collection have been exhausted and potential recovery is considered remote. As of June 30, 2025 and 2024, the accounts receivable allowance totaled \$1,271 and \$1,162, respectively.

Investments

Investments are stated at fair value. The fair value of all debt and equity securities with readily determinable fair values are based on quotations from national securities exchanges. Alternative investments, which are not readily marketable, are carried at estimated fair values as provided by the investment managers. The University reviews and evaluates the values provided by the investment managers and agrees with the valuation methods and assumptions used in determining fair value. These estimated fair values may differ significantly from the values that would have been used had a ready market for these securities existed.

The University invests in a variety of investment securities that are exposed to various risks such as interest rate, credit and overall market volatility risks. Due to the level of risk associated with certain investment securities, it is reasonably possible that changes in the values of investment securities will occur in the near-term and such changes could materially affect the amounts reported in the financial statements.

The University may employ derivatives and other strategies to hedge against market risks, arbitrage mispricing of related securities, and to replicate long and short positions more cost effectively. Accordingly, derivatives in the investment portfolio may include currency forward contracts, interest rate and currency swaps, call and put options, debt and equity futures contracts, equity swaps and other vehicles that may be appropriate in certain circumstances. The University did not directly hold any derivative securities as detailed above, but held shares of commingled investment vehicles, such as hedge funds of funds, which may hold such instruments. Derivatives held by limited partnerships and commingled investment trusts in which the University invests involve varying degrees of off-balance sheet risk, and may result in losses due to changes in the market.

Beneficial interest in assets held by others

The University invests the majority of its endowment assets with a religious affiliate (the Affiliate) that shares the University's Catholic ministry and educational mission. These assets are held in the Affiliate's endowment and are invested for the University's benefit. The endowment, managed to provide a stable source of financial support, is invested in a diversified portfolio with an allocation emphasizing equity-based instruments to obtain capital appreciation and current yield. Investments held in the Affiliate's endowment include U.S. public equities, non-U.S. public equities, long/short public equities, fixed income securities, marketable alternatives, private equity, real estate, and other real assets. The University has no unfunded commitments to its beneficial interest in assets held by others as of June 30, 2025.

The University may redeem its interest as necessary. Assets can be redeemed at the prior quarter net asset value as reported by the funds' investment managers. Redemption of up to 2 percent of the total units is allowed every month with payment in 30 days. Redemption requests of up to 12.5 percent of the total units are to be paid within two quarters. Full payout at a quarterly rate of 12.5 percent would be made in two years.

UNIVERSITY OF PORTLAND
NOTES TO FINANCIAL STATEMENTS

June 30, 2025 (with comparative financial information as of June 30, 2024)
(in thousands)

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *Continued*

Property, plant, and equipment

Property, plant, and equipment are recorded at cost at the date of acquisition, or fair value at the date of receipt if contributed. The University computes depreciation using the straight line method over the estimated useful lives of property, plant, and equipment as follows:

Land improvements	60 years
Buildings	60 years
Library holdings	20 years
Real estate holdings	20 years
Furniture, fixtures, and equipment	10 years
Computer equipment	5 years

Addition and betterments of \$5 or more are capitalized except for computer equipment and library holdings, which are capitalized at any value. Repairs and maintenance that do not extend the useful lives or upgrade the functionality of the respective assets are expensed as incurred.

Charitable gift annuities and charitable remainder trusts

The University has entered into deferred gift agreements with donors classified as charitable gift annuities and charitable remainder trusts. Under these agreements, the donor contributes assets in exchange for distributions to beneficiaries over a specified period of time, often the lifetime of the beneficiaries, based on the value of the donation or the trust assets. When the agreement reaches the end of its terms, remaining assets are available for the University's use. Assets received are recorded at fair value, and a liability equal to the estimated present value of expected future distributions to income beneficiaries is recorded. Assets held in the gift annuity pool and charitable trusts are carried as investments at their estimated fair values. The difference between the fair value of the assets received and the liability to income beneficiaries is recognized as contribution revenue. On an annual basis, the University recalculates the liability based on applicable mortality tables and discount rates. For the values reported as of June 30, 2025, the University used the 2010 CM mortality tables with a discount rate of 5%.

Leases

The University follows the provisions of ASC 842, *Leases*, which requires recognition of a right of use asset and lease liability for all leases longer than 12 months, including operating leases. The lease liability represents the university's obligation to make lease payments measured on a discounted basis, and the right of use asset represents the university's right to use or control use of a specified asset for the term of the lease. The University elected the following practical expedients: not reassessing past lease accounting, and using the risk-free rate at lease inception to determine the present value of lease payments. Variable lease payments are accounted for as period expenses unless the changes are based on an index or the liability is remeasured. The right of use asset is included in prepaid expenses and other assets, and the lease liability is included in deferred revenues and deposits.

Functional allocation of expenses

Expenses are allocated to programs and organized by functional categories that correlate to the educational mission. Natural expenses are charged directly to the appropriate program where possible, and expenses attributable to more than one functional expense category (including costs for information services and operation and maintenance of plant, collectively labeled "Support Services" in Note 13) are allocated using a variety of cost allocation techniques, including square footage and employee head count.

Income taxes

The University is a tax-exempt organization and is not subject to federal or state income taxes, except for unrelated business income, in accordance with Section 501(c)(3) of the Internal Revenue Code. In addition, the University qualified for the charitable contribution deduction under Section 170(b)(1)(A) and has been classified as an organization that is not a private foundation. Unrelated business income tax, if any, is insignificant and no tax provision has been made in the accompanying financial statements.

UNIVERSITY OF PORTLAND

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 (with comparative financial information as of June 30, 2024)
(in thousands)

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *Continued*

The University recognizes the tax benefit from uncertain tax positions only if it is more likely than not that the tax positions will be sustained on examination by tax authorities, based on the technical merits of the position. The tax benefit is measured based on the largest benefit that has a greater than 50% likelihood of being realized upon ultimate settlement. The University recognizes interest accrued and penalties related to unrecognized tax benefits in administrative expense. During the years ended June 30, 2025 and 2024, the University recognized no interest and penalties. There were no unrecognized tax benefits at June 30, 2025 and 2024, and the University has no uncertain tax positions requiring accrual.

The University files an exempt organization income tax return and an unrelated business income tax return in the U.S. federal jurisdiction. The appropriate state and local returns are also filed for any unrelated business income.

Fair value measurements

Generally accepted accounting principles define fair value as the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The valuation techniques used are based on observable and unobservable inputs. Observable inputs reflect market data obtained from independent sources, while unobservable inputs reflect the University's market assumptions.

These two types of inputs create the following fair value hierarchy:

Level 1 – Inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities at the measurement date.

Level 2 – Inputs (other than quoted prices included in Level 1) are either directly or indirectly observable for the asset or liability through correlation with market data at the measurement date.

Level 3 – Inputs reflect the reporting entity's best estimates of what market participants would use in pricing the asset or liability at the measurement date. Consideration is given to the risks inherent in the valuation technique and the inputs to the model. Securities classified within Level 3 are valued based on estimates provided by external investment managers. The valuations consider variables such as financial performance of investments, recent sales prices, and other pertinent information. Management reviews the valuation of investments on a quarterly basis.

A financial instrument is defined as a contractual obligation that ultimately ends with the delivery of cash or an ownership interest in an entity. Disclosures included in these notes regarding the fair value of financial instruments have been derived using external market sources, estimates using present value, or other valuation techniques. Most financial assets and liabilities for which the carrying amount approximates fair value are considered by the University to be Level 1 measurements in the fair value hierarchy.

The University uses the following methods and significant assumptions to estimate valuation for assets carried at fair value on a recurring basis:

Equity holdings and corporate bonds – Fair value is based on quoted market prices for identical assets, if available. If a quoted market price is not available, fair value is estimated using quoted market prices of similar assets.

Cash surrender value of life insurance – Fair value is based on the cash surrender value provided by the policy's insurer.

Private equity funds – Fair value is based on the net asset value of the fund as determined in good faith by the fund manager. Due to inherent uncertainty in investments in funds for which no active market exists, or underlying assets which are not actively traded, the estimated value may differ significantly from the value that could be realized in a secondary market transaction, and the ultimate amounts realized could be significantly different from the values reported.

Investment strategies of such funds may include the use of margin and other forms of leverage including taking short positions, swaps, futures, options, warrants, private placements, forward contracts, trade claims and credit default swaps and real estate instruments when deemed appropriate by fund managers. Other event-driven investment strategies include merger arbitrage, distressed securities and special situations. All investment objectives and strategies used by fund managers comply with the University's Investment Policy.

UNIVERSITY OF PORTLAND

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 (with comparative financial information as of June 30, 2024)
(in thousands)

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *Continued*

The University is generally unable to redeem its investment in these private equity funds until they are liquidated. The remaining lives of these funds range from one to three years with all commitments due on demand. See Note 6.

Beneficial interest in assets held by others – Fair value is based on the net asset value as reported by the Affiliate, unless specific evidence indicates that net asset value should be adjusted. This may involve using significant unobservable inputs. The valuation methods used by the Affiliate are subject to regular review by the University.

Endowments

The University is governed by the Uniform Prudent Management of Institutional Funds Act (UPMIFA), which identifies specific factors that must be considered in the University's policies on investing and spending earnings from endowed funds. See Note 14.

Use of estimates

The preparation of these financial statements, in conformity with U.S. generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results may differ from these estimates.

Related party transactions

From time to time, members of the University's Board of Regents and senior management may be associated, either directly or indirectly, with companies doing business with the University. The University requires annual disclosure of significant financial interests in, or employment or consulting relationships with, entities doing business with the University. These annual disclosures cover regents, senior management, and their immediate family members. When such relationships exist, measures are taken to appropriately manage the actual or perceived conflict of interest. The University has a written conflict of interest policy that requires, among other things, that no member of the Board of Regents may participate in any decision in which he or she (or an immediate family member) has a material financial interest. When such relationships exist, measures are taken to mitigate any actual or perceived conflict, including requiring that such transactions be conducted at arm's length, for good and sufficient consideration, based on terms that are fair and reasonable to and for the benefit of the University, and in accordance with applicable conflict of interest laws.

Subsequent events

Subsequent events are events or transactions that occur after the statement of financial position date but before financial statements were available to be issued. The University recognizes in the financial statements the effects of all subsequent events that provide additional evidence about conditions that existed at the statement of financial position date, including the estimates inherent in the process of preparing the financial statements. The University's financial statements do not recognize subsequent events that provide evidence about conditions that did not exist at the statement of financial position date, but arose after the statement of financial position date and before financial statements were issued.

Subsequent events have been evaluated through November 17, 2025, which corresponds to the date the financial statements were issued. No other events were determined to be reportable.

Reclassifications

Certain amounts from the prior year have been reclassified to conform to current year presentation.

UNIVERSITY OF PORTLAND

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 (with comparative financial information as of June 30, 2024)
(in thousands)

NOTE 2 - LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS

The University regularly monitors liquidity and availability of resources required to meet its operating needs and other contractual commitments. For purposes of analyzing resources available to meet general expenditures over a twelve month period, the University considers all expenditures for its mission-related activities and the costs of service in support of those activities to be general expenditures. The following table presents the University's financial assets available for general use within one year:

	2025	2024
Financial assets available for general use within one year:		
Cash and cash equivalents	\$ 8,217	\$ 8,782
Cash and cash equivalents in bond trust accounts to be applied to interest payment	967	-
Accounts receivable, net	2,934	3,237
Current non-endowed contributions receivable, net	1,411	1,671
Investments related to current appropriation of earnings for endowed funds	1,153	12,517
Total financial assets available for general use within one year	14,682	26,207
Liquidity resources:		
Available line of credit	15,000	15,000
Net assets without donor restrictions funds functioning as endowment, net of appropriation	49,313	45,649
Total financial assets and liquidity resources available within one year	<u>\$ 78,995</u>	<u>\$ 86,856</u>

The University's practice is to structure its financial assets to be available as its general expenditures, liabilities and other obligations come due.

The University also maintains funds not subject to donor restrictions that function as endowment (see Note 14). With the consent of the University's Board of Regents, these funds may be drawn upon for general use. While a limit exists on the amount that may be drawn from the beneficial interest in assets held by others in any one-year period, a complete draw of funds functioning as endowment together with its regular annual appropriation would not exceed that limit.

NOTE 3 - CONTRIBUTIONS RECEIVABLE

The University calculates contributions receivable as the present value of estimated future cash flows using a 4.19% to 6.0% discount rate. At June 30, 2025, contributions due from 11 related party donors totaled \$44,244 and represented 86% of outstanding contributions receivable. At June 30, 2024, contributions due from 15 related party donors totaled \$39,733 and represented 77% of outstanding contributions receivable. The annual payments are scheduled to be received as follows:

	2025	2024
Less than one year	\$ 1,773	\$ 9,580
One to five years	4,872	4,168
More than five years	45,132	37,945
	51,777	51,693
Less discount	(19,313)	(16,310)
Less reserve for uncollectible accounts	(9,970)	(15,945)
Contributions receivable, net	<u>\$ 22,494</u>	<u>\$ 19,438</u>

UNIVERSITY OF PORTLAND

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 (with comparative financial information as of June 30, 2024)
(in thousands)

NOTE 4 - STUDENT LOANS RECEIVABLE

The University's student loans receivable is comprised of Federal Perkins and Nursing Student loans (Federal Program), as well as institutional loans payable on similar terms. Federal Program loans are generally payable with interest at 3.00% and 5.00% over approximately 11 years following University attendance. Principal payments, interest and losses due to cancellation are shared by the University and the U.S. government in proportion to their respective shares of funds provided. The Federal Program provides for cancellation of loans if the student is employed in certain occupations following graduation (employment cancellations).

Student loans are considered past due if payment is not received by the 15th day of the month. Loans more than 60 days past due are sent to a collection agency. The student loans receivable are as follows:

	2025	2024
Federal Perkins loans	\$ 31	\$ 815
Federal Nursing loans	449	536
Institutional loans	4,067	3,504
	<u>4,547</u>	<u>4,855</u>
Less reserve for current expected credit losses on student loans	(473)	(473)
Student loans receivable, net	<u>\$ 4,074</u>	<u>\$ 4,382</u>

Changes in current expected credit losses for the year ended June 30, 2025 are as follows:

	Accounts Receivable	Student Loans Receivable	Total
Beginning reserve for current expected credit losses	\$ 689	473	\$ 1,162
Write-offs	-	-	-
Adjustments based on current expectations	109	-	109
Ending reserve for current expected credit losses	<u>798</u>	<u>473</u>	<u>1,271</u>

On October 1, 2017, the Federal Perkins Extension Act of 2015 expired and no longer permits disbursements to students of any kind after June 30, 2018. No additional funds have been advanced, and the University is returning excess funds as required by the federal government. The University will continue to service loans until assignment is required or it becomes more cost-effective to assign the remaining loans. Government advances for student loans in prior years totaling \$565 and \$1,501 as of June 30, 2025 and June 30, 2024, respectively, are ultimately refundable to the government and are classified as a liability in the statement of financial position. Outstanding loans cancelled under the Federal Program result in a reduction of the funds available for loan and a decrease in the liability to the federal government.

NOTE 5 - INVESTMENTS

The fair value of investments at June 30, 2025 and June 30, 2024 is as follows:

	2025	2024
Beneficial interest in assets held by others	\$ 354,669	\$ 299,336
Public equity holdings	4,466	3,571
Private equity funds	12	37
Corporate bonds	2,031	2,363
Cash surrender value of life insurance	190	318
Total investments	<u>\$ 361,368</u>	<u>\$ 305,625</u>

UNIVERSITY OF PORTLAND

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 (with comparative financial information as of June 30, 2024)
(in thousands)

NOTE 5 - INVESTMENTS *Continued*

The following schedule summarizes investment return and its presentation in the statement of activities:

	2025	2024
Interest and dividend income	\$ 4,750	\$ 3,775
Net unrealized and realized gains on investments carried at fair value	38,407	25,434
Total investment return	43,157	29,209
Less investment return on endowment, distributed	(14,275)	(13,526)
Less other operating investment net returns	(952)	(1,370)
Nonoperating investment return	27,930	14,313
Net investment returns included in net change in value of split interest agreements	(417)	(242)
Net investment returns included in other nonoperating	-	(18)
Endowment returns, net of amounts distributed	<u>\$ 27,513</u>	<u>\$ 14,053</u>

NOTE 6 - FAIR VALUE OF ASSETS

The University's investments and other assets by major category in the fair value hierarchy as of June 30, 2025 and June 30, 2024 are as follows:

	Level 1	Level 2	Level 3	Total
2025				
Investments in the fair value hierarchy:				
Equity holdings	\$ 4,466	-	-	\$ 4,466
Corporate bonds	-	2,031	-	2,031
Cash surrender value of life insurance	-	190	-	190
Total investments in fair value hierarchy	<u>4,466</u>	<u>2,221</u>	<u>-</u>	<u>6,687</u>
Investments measured at net asset value (practical expedient):				
Beneficial interest in assets held by others				354,669
Private equity funds				12
Total investments	<u>\$ 4,466</u>	<u>2,221</u>	<u>-</u>	<u>\$ 361,368</u>
2024				
Investments in the fair value hierarchy:				
Equity holdings	\$ 3,571	-	-	\$ 3,571
Corporate bonds	-	2,363	-	2,363
Cash surrender value of life insurance	-	318	-	318
Total investments in fair value hierarchy	<u>3,571</u>	<u>2,681</u>	<u>-</u>	<u>6,252</u>
Investments measured at net asset value (practical expedient):				
Beneficial interest in assets held by others				299,336
Private equity funds				37
Total investments	<u>\$ 3,571</u>	<u>2,681</u>	<u>-</u>	<u>\$ 305,625</u>

There were no changes in valuation methods or assumptions during the years ended June 30, 2025 and 2024.

The University uses net asset value (NAV) to determine the fair value of underlying investments which (a) do not have a readily determinable fair value and (b) prepare their financial statements consistent with the measurement principles or have the attributes of an investment company. The following table lists investments in other investment companies by major class:

UNIVERSITY OF PORTLAND

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 (with comparative financial information as of June 30, 2024)
(in thousands)

NOTE 6 - FAIR VALUE OF ASSETS *Continued*

	Fair Value June 30, 2025	Unfunded Commitments	Redemption Frequency	Redemption Notice Period	Other Restrictions
Multi-strategy private equity funds	\$ 12	\$ -	N/A*	N/A*	N/A*
Beneficial interest in assets held by others					
Multi-strategy (a)	354,669	-	Monthly	30 days-2 years	N/A
Total	<u>\$ 354,681</u>	<u>\$ -</u>			

* These funds are in private equity structures with no redemption provisions.

- (a) Investment objectives seek to preserve the real purchasing power of the investment, while providing a stable source of financial support. To satisfy its long-term rate of return objectives, a total return strategy is employed in which investment returns are achieved through both realized and unrealized capital appreciation and current yield through interest and dividends. In addition, a diversified asset allocation places a greater emphasis on equity-based investments to achieve its long-term return objectives within prudent risk constraints.

NOTE 7 - PROPERTY, PLANT, AND EQUIPMENT

Property, plant, and equipment consists of the following at June 30, 2025 and 2024:

	2025	2024
Land and improvements	\$ 53,656	\$ 52,950
Buildings	381,458	376,359
Furniture, fixtures and equipment	77,447	72,355
Library holdings	19,402	19,215
Real estate holdings	8,539	8,524
	<u>540,502</u>	<u>529,403</u>
Less accumulated depreciation	(171,876)	(160,129)
	<u>368,626</u>	<u>369,274</u>
Construction in progress	2,072	5,568
Property, plant, and equipment, net	<u>\$ 370,698</u>	<u>\$ 374,842</u>

Depreciation expense totaled \$13,615 and \$12,881 during the years ended June 30, 2025 and 2024, respectively.

The University periodically reviews its property, plant, and equipment to remove from its assets any fully depreciated items that have been discarded and fully depreciated items that are no longer in use.

NOTE 8 - LEASES, COMMITMENTS, AND CONTINGENCIES

The University leases certain office equipment and facilities under operating lease agreements expiring through May 2028. Future minimum lease payments are as follows:

<u>Fiscal Years Ending June 30,</u>	
2026	217
2027	217
2028	181
	<u>615</u>
Less unamortized discount to net present value	(47)
Total expected future aggregate minimum lease payments	<u>\$ 568</u>

UNIVERSITY OF PORTLAND

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 (with comparative financial information as of June 30, 2024)
(in thousands)

NOTE 8 - LEASES, COMMITMENTS, AND CONTINGENCIES *Continued*

The University incurred operating lease expenses of \$592 and \$834 for the years ended June 30, 2025 and 2024, respectively. The statement of financial position includes right-of-use lease assets of \$594 and \$775, reported in prepaid expenses and other assets, and right-of-use liabilities of \$568 and \$686, reported in deferred revenues and deposits, for the years ended June 30, 2025 and 2024, respectively.

The University is obligated under a guarantee bond agreement with the Province of Alberta to provide educational services in the Province. Under the terms of the agreement, the obligation becomes null and void if all required services are completed by the University. As of June 30, 2025 the University is scheduled to provide the services as agreed upon, and no liability has been recorded.

The University is subject to legal proceedings generally incidental to its business. Although the final outcome of any legal proceeding is subject to many variables and cannot be predicted with any degree of certainty, the University presently believes that the ultimate outcome resulting from these proceedings would not have a material effect on the University's financial position or changes in net assets.

NOTE 9 - LINE OF CREDIT

The University has an annually renewable line of credit for a total amount of \$16,600, of which \$1,600 is earmarked for two letters of credit related to construction projects, and \$15,000 is available for operational liquidity. The line of credit was renewed during the year ended June 30, 2025 and is payable on demand, or on January 31, 2026 if no demand is made. Interest is at 1.86%, plus the greater of 0% or the one month forward-looking term rate based on the secured overnight financing rate (SOFR) at the time of borrowing. The line of credit agreement is secured by the assets of the University.

NOTE 10 - BONDS PAYABLE

In May 2015, the University issued State of Oregon, Oregon Facilities Authority (University of Portland Projects) 2015 Series A and Series B bonds for \$69,645 and \$21,645, respectively, at a premium totaling \$5,503. 2015 Series A and Series B bonds are secured by investments and revenues without donor restrictions. A portion of the proceeds was used to refund 2007 series bonds, and the remaining proceeds were used for various building improvement and expansion projects.

In June 2025, the University issued State of Oregon, Oregon Facilities Authority (University of Portland Projects) 2025 Series A and Series B bonds for \$92,750 and \$2,350, respectively, at a premium totaling \$399. 2025 Series A and Series B bonds are secured by revenues without donor restrictions. A portion of the proceeds was used to refund 2015 series bonds, and \$20,000 was deposited to a project fund to be used for various building improvement projects.

Bonds payable consist of the following at June 30, 2025 and 2024:

	2025	2024
2015 Series A, refunded in June 2025 with proceeds from the Oregon Facilities Authority 2025 bonds.	\$ -	\$ 69,645
2015 Series B, payable in annual principal installments ranging from \$25 to \$2,280, with interest payable semiannually at 4.10%, due 2027	2,305	4,495
2025 Series A, payable in annual principal installments ranging from \$1,695 to \$6,495 beginning in 2032, with interest payable semiannually at rates ranging from 5.00% to 5.50%, due 2055	92,750	-
2025 Series B, payable in annual principal installments ranging from \$380 to \$1,970, beginning in 2031, with interest payable semiannually at 5.35%, due 2032	2,350	-
	<u>97,405</u>	<u>74,140</u>
Net unamortized premium and issuance costs	(442)	2,610
Total bonds payable	<u>\$ 96,963</u>	<u>\$ 76,750</u>

UNIVERSITY OF PORTLAND

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 (with comparative financial information as of June 30, 2024)
(in thousands)

NOTE 10 - BONDS PAYABLE *Continued*

Principal payments on bonds payable are as follows:

<u>Fiscal Years Ending June 30,</u>	<u>Payments</u>
2026	\$ 2,280
2027	25
2028	-
2029	-
2030	-
Thereafter	95,100
	<u>\$ 97,405</u>

Interest costs on bonds payable for the years ended June 30, 2025 and June 30, 2024 was approximately \$3,310 and \$3,276, respectively, of which \$55 and \$705 was capitalized. The remaining interest expense is included in various functional expense categories in the statement of activities.

NOTE 11 - NET STUDENT REVENUES

The table below presents student revenues and financial aid, reported net in the Statement of Activities:

	<u>2025</u>			<u>2024</u>		
	<u>Tuition and fees</u>	<u>Food and housing</u>	<u>Total</u>	<u>Tuition and fees</u>	<u>Food and housing</u>	<u>Total</u>
Student revenues	\$ 183,271	26,063	209,334	\$ 182,713	23,468	206,181
Less:						
Financial aid funded by endowment	7,987	-	7,987	7,033	-	7,033
Financial aid funded by current gifts	1,953	-	1,953	1,281	-	1,281
Financial aid funded by other	359	-	359	348	-	348
Unfunded institutional aid	93,511	4,798	98,309	90,745	3,924	94,669
Total financial aid	103,810	4,798	108,608	99,407	3,924	103,331
Net student revenues	<u>\$ 79,461</u>	<u>21,265</u>	<u>100,726</u>	<u>\$ 83,306</u>	<u>19,544</u>	<u>102,850</u>

NOTE 12 - RETIREMENT PLAN EXPENSE

The University has a 403(b) defined contribution retirement plan which provides retirement benefits to eligible personnel through TIAA. The University's contributions are based on a percentage of participating employees' salaries and, along with employee contributions, are paid into the plan monthly. Retirement plan expense for the years ended June 30, 2025 and 2024 was approximately \$2,331 and \$2,366, respectively, and is recognized as benefits expense in various functional categories.

UNIVERSITY OF PORTLAND

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 (with comparative financial information as of June 30, 2024)
(in thousands)

NOTE 13 - FUNCTIONAL EXPENSES

The table below presents natural categories of expenses and their allocation by functional category.

Year ended June 30, 2025						
	Instruction, Research, & Academic Support	Student Services	Auxiliary Enterprises	Institutional Support	Support Services	Total Expenses
Salaries and wages	\$ 34,482	12,052	1,493	9,071	6,672	\$ 63,770
Employee benefits	10,568	3,272	1,004	2,590	2,375	19,809
Services purchased	2,478	3,328	6,724	4,790	2,633	19,953
Supplies	1,885	1,135	114	215	699	4,048
Depreciation	4,618	2,314	3,537	481	2,665	13,615
Interest expense	1,021	620	1,400	120	94	3,255
Other	3,944	6,476	276	4,720	5,460	20,876
	58,996	29,197	14,548	21,987	20,598	145,326
Allocation of support services	8,769	4,375	6,424	1,030	(20,598)	-
Total functional expenses	<u>\$ 67,765</u>	<u>33,572</u>	<u>20,972</u>	<u>23,017</u>	<u>-</u>	<u>\$ 145,326</u>
Year ended June 30, 2024						
	Instruction, Research, & Academic Support	Student Services	Auxiliary Enterprises	Institutional Support	Support Services	Total Expenses
Salaries and wages	\$ 36,373	11,386	1,210	9,784	6,484	\$ 65,237
Employee benefits	12,239	3,249	1,082	1,554	2,356	20,480
Services purchased	3,951	2,476	6,894	5,001	2,844	21,166
Supplies	1,999	1,049	82	271	715	4,116
Depreciation	4,247	2,143	3,629	377	2,485	12,881
Interest expense	806	489	1,106	95	75	2,571
Other	3,915	6,923	447	3,783	5,586	20,654
	63,530	27,715	14,450	20,865	20,545	147,105
Allocation of support services	8,810	4,185	6,526	1,024	(20,545)	-
Total functional expenses	<u>\$ 72,340</u>	<u>31,900</u>	<u>20,976</u>	<u>21,889</u>	<u>-</u>	<u>\$ 147,105</u>

Fundraising expenses of \$3,490 and \$1,791, exclusive of expenditures for alumni relations and news and publications, are included in general institutional support expenses for the years ended June 30, 2025 and 2024, respectively.

NOTE 14 - ENDOWMENT AND FUNDS FUNCTIONING AS ENDOWMENT

As of June 30, 2025, the University's endowment consists of approximately 594 individual funds established for a variety of purposes, including both donor-restricted endowment funds and funds designated to function as endowments. As required by U.S. generally accepted accounting principles (GAAP), net assets associated with endowment funds, including funds designated by the governing board to function as endowments, are classified and reported based on the existence or absence of donor imposed restrictions.

UNIVERSITY OF PORTLAND

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 (with comparative financial information as of June 30, 2024)
(in thousands)

NOTE 14 - ENDOWMENT AND FUNDS FUNCTIONING AS ENDOWMENT *Continued*

Interpretation of relevant law

The State of Oregon has enacted the Uniform Prudent Management of Institutional Funds Act (UPMIFA), the provisions of which apply to endowment funds. The Board of Regents of the University has interpreted UPMIFA as requiring the preservation of the fair value of the original gift, as of the gift date, of donor-restricted endowment funds absent explicit donor stipulations to the contrary. As a result of this interpretation, the University classifies as net assets with donor restrictions (a) the original value of gifts donated to the perpetual endowment, (b) the original value of subsequent gifts to the perpetual endowment, and (c) accumulations to the perpetual 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, generally made up of cumulative undistributed investment gains, is classified as net assets with donor restrictions until those amounts are appropriated for expenditure by the University in a manner consistent with the standard of prudence described by UPMIFA. In making a determination to appropriate or accumulate these funds, the University considers the following factors:

1. The duration and preservation of the fund
2. The purposes 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 appreciation of investments
6. Other resources of the University
7. The investment policies of the University

Return objectives and risk parameters

The University has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment while seeking to maintain the purchasing power of the endowment assets. Endowment assets include those assets of donor-restricted funds that the University must hold in perpetuity or for a donor-specified period, as well as those funds designated by the board to function as endowments. Under this policy, as approved by the Board of Regents, the endowment assets are invested in a manner that is intended to produce long-term results that meet or exceed the aggregate amount needed to support both the endowment spending policy and growth in principal commensurate with the rate of inflation.

Strategies employed for achieving objectives

To satisfy its long-term return objectives, the University relies on a total return strategy in which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). The University targets a diversified asset allocation that places a greater emphasis on equity-based investments to achieve its long-term return objectives within prudent risk constraints.

Spending policy and how the investment objectives relate to spending policy

The University has a policy of appropriating for distribution each year 4.5% of the endowment fund's average market value over the prior twelve quarters, through the calendar year-end preceding the fiscal year in which the distribution is planned. In establishing this policy, the University considered the long-term expected return on its endowment, which is expected to exceed this appropriation by at least the general rate of inflation. This is consistent with the University's objective to maintain the purchasing power of endowment assets held in perpetuity, or for a specified term, as well as to provide additional real growth through new gifts and investment. An additional 1.5% appropriation was approved for funds that either generate revenue without donor restrictions or budget-relieving revenue for the year ended June 30, 2025.

The board has designated funds to function as endowments. These funds are subject to the university's spending policy and the additional 1.5% appropriation. In addition, the Board has approved an expenditure of these funds of up to \$10,000 to fund campaign costs. \$219 was expended from funds functioning as endowment on a pro-rata basis for the year ended June 30, 2025.

Funds with Deficiencies

The fair value of assets associated with individual donor-restricted endowment funds may at times fall below the level that the donor or UPMIFA requires the University to maintain as a fund of perpetual duration. Deficiencies of this nature were \$0 and \$2 as of June 30, 2025 and 2024, respectively. Funds with deficiencies had a total fair value of \$1,008 and a historic gift value of \$1,010 as of June 30, 2024.

UNIVERSITY OF PORTLAND

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 (with comparative financial information as of June 30, 2024)
(in thousands)

NOTE 14 - ENDOWMENT AND FUNDS FUNCTIONING AS ENDOWMENT *Continued*

These deficiencies generally resulted from unfavorable market fluctuations that occurred after the investment of new donor-restricted contributions. Under UPMIFA future expenditures from funds with deficiencies are subject to the same criteria used in appropriation determinations - see discussion under Interpretation of Relevant Law.

Endowment net asset composition by type of fund consists of the following as of June 30, 2025 and June 30, 2024:

	2025			2024		
	Without donor restrictions	With donor restrictions	Total	Without donor restrictions	With donor restrictions	Total
Funds restricted in perpetuity	\$ -	133,131	133,131	\$ -	126,306	126,306
Funds functioning as endowment	49,313	20,000	69,313	45,649	-	45,649
Accumulated endowment gains	-	176,038	176,038	-	151,674	151,674
	<u>\$ 49,313</u>	<u>329,169</u>	<u>378,482</u>	<u>\$ 45,649</u>	<u>277,980</u>	<u>323,629</u>

Changes in endowment net assets for the years ended June 30, 2025 and June 30, 2024 are as follows:

	2025			2024		
	Without donor restrictions	With donor restrictions	Total	Without donor restrictions	With donor restrictions	Total
Beginning endowment net assets	\$ 45,649	277,980	323,629	\$ 42,562	258,330	300,892
Net investment returns	5,707	36,081	41,788	4,996	22,583	27,579
Contributions	-	26,817	26,817	-	8,815	8,815
Appropriation for expenditure	(2,591)	(11,684)	(14,275)	(2,268)	(11,258)	(13,526)
Transfers and other changes	548	(25)	523	359	(490)	(131)
Ending endowment net assets	<u>\$ 49,313</u>	<u>329,169</u>	<u>378,482</u>	<u>\$ 45,649</u>	<u>277,980</u>	<u>323,629</u>

NOTE 15 - NET ASSETS

Net assets subject to donor-imposed restrictions are as follows at June 30, 2025 and 2024:

	2025	2024
Purpose and time restricted:		
Charitable gift annuities	\$ 306	\$ 288
Charitable remainder trusts	172	147
Term endowment funds	20,000	-
Unappropriated appreciation on restricted endowments	176,038	151,674
Gifts and bequests restricted for investment in property, plant, and equipment	11,097	12,125
Scholarships	2,095	2,105
Loan funds	8,172	8,091
Other purpose and time restrictions	8,987	8,682
Total net assets with donor restrictions - purpose and time restricted	<u>226,867</u>	<u>183,112</u>
Perpetual in nature:		
Endowment funds	133,131	126,306
Charitable gift annuities	687	581
Charitable remainder trusts	2,424	2,002
Total net assets with donor restrictions - perpetual in nature	<u>136,242</u>	<u>128,889</u>
Total net assets with donor restrictions	<u>\$ 363,109</u>	<u>\$ 312,001</u>

UNIVERSITY OF PORTLAND

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 (with comparative financial information as of June 30, 2024)
(in thousands)

NOTE 16 - NET ASSETS RELEASED FROM RESTRICTION

Net assets are released from donor restrictions by incurring expenses satisfying the restricted purposes, placing depreciable assets into service, or by occurrence of events other specified by the donors, as follows for the years ended June 30, 2025 and June 30, 2024:

	2025	2024
Scholarships	\$ 9,940	\$ 8,314
Grants and contracts	1,265	744
Other	4,557	4,757
Operating net assets released from restrictions	15,762	13,815
Capital projects	12,060	17,300
Total net assets released from restrictions	<u>\$ 27,822</u>	<u>\$ 31,115</u>

NOTE 17 - CONCENTRATION OF CREDIT RISK

Financial instruments that potentially subject the University to concentrations of credit risk consist principally of cash and cash equivalents, investments, and accounts and loans receivable. The University places substantially all of its cash and liquid investments with financial institutions; however, cash balances generally exceed federally insured limits. Marketable securities, consisting of both debt and equity instruments, are generally placed in a variety of managed funds administered by an investment manager. Student receivables and loans are due from a variety of sources. As of June 30, 2025 and 2024, management considers the University to have no significant concentration of credit risk.

Beneficial interest in assets held by others represents 45% and 42% of total assets at June 30, 2025 and 2024, respectively.

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