

SOUTHERN OREGON UNIVERSITY FOUNDATION

FINANCIAL STATEMENTS

For the Years Ended June 30, 2025 and 2024



SOUTHERN OREGON UNIVERSITY FOUNDATION
FINANCIAL STATEMENTS
For the Years Ended June 30, 2025 and 2024

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INDEPENDENT AUDITOR'S REPORT

To the Board of Trustees
Southern Oregon University Foundation
Ashland, Oregon

Opinion

We have audited the accompanying financial statements of Southern Oregon University Foundation (a nonprofit organization), which comprise the statements of financial position as of June 30, 2025 and 2024, and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Southern Oregon University Foundation as of June 30, 2025 and 2024, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. 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 Southern Oregon University Foundation 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 Southern Oregon University Foundation'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 generally accepted auditing standards 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 generally accepted auditing standards, 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 Southern Oregon University Foundation'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 Southern Oregon University Foundation'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.



Jones & Roth, P.C.
Eugene, Oregon
December 22, 2025

FINANCIAL STATEMENTS

SOUTHERN OREGON UNIVERSITY FOUNDATION
STATEMENTS OF FINANCIAL POSITION
June 30, 2025 and 2024

	<u>2025</u>	<u>2024</u>
Assets		
Current assets		
Cash and cash equivalents	\$ 1,055,538	\$ 1,576,322
Unconditional promises to give, current portion	<u>2,253,670</u>	<u>2,190,772</u>
Total current assets	<u>3,309,208</u>	<u>3,767,094</u>
Noncurrent assets		
Investments	53,554,838	47,406,400
Assets held under split-interest agreements	1,040,393	662,891
Unconditional promises to give, noncurrent, less allowance for uncollectibles and unamortized discount	6,920,470	7,173,631
Other assets	<u>767,798</u>	<u>759,242</u>
Total noncurrent assets	<u>62,283,499</u>	<u>56,002,164</u>
Total assets	<u><u>\$ 65,592,707</u></u>	<u><u>\$ 59,769,258</u></u>

	<u>2025</u>	<u>2024</u>
Liabilities and Net Assets		
Current liabilities		
Accounts payable	\$ 61,491	\$ 60,845
Payments due to related entity	2,867,020	1,436,016
Refundable advances	<u>485,475</u>	<u>419,350</u>
Total current liabilities	3,413,986	1,916,211
Noncurrent liabilities		
Obligations under split-interest agreements	<u>420,634</u>	<u>241,004</u>
Total liabilities	<u>3,834,620</u>	<u>2,157,215</u>
Net assets		
Without donor restrictions	3,893,963	4,156,177
With donor restrictions	<u>57,864,124</u>	<u>53,455,866</u>
Total net assets	<u>61,758,087</u>	<u>57,612,043</u>
Total liabilities and net assets	<u><u>\$ 65,592,707</u></u>	<u><u>\$ 59,769,258</u></u>

The accompanying notes are an integral part of these statements.

SOUTHERN OREGON UNIVERSITY FOUNDATION
STATEMENT OF ACTIVITIES
For the Year Ended June 30, 2025

	Without Donor Restrictions	With Donor Restrictions	Total
Revenue and other support			
Donations	\$ 338,626	\$ 8,743,730	\$ 9,082,356
Contributed services support	1,091,773	-	1,091,773
Change in split-interest agreements	-	(10,517)	(10,517)
Net investment income	147,646	2,081,858	2,229,504
Net realized and unrealized gains	13,505	3,219,729	3,233,234
Fundraising activities and other income	-	18,465	18,465
Net assets released from restrictions	<u>9,645,007</u>	<u>(9,645,007)</u>	<u>-</u>
 Total revenue and other support	 <u>11,236,557</u>	 <u>4,408,258</u>	 <u>15,644,815</u>
Expenses			
Program services	8,865,366	-	8,865,366
Management and fundraising	<u>2,633,405</u>	<u>-</u>	<u>2,633,405</u>
 Total expenses	 <u>11,498,771</u>	 <u>-</u>	 <u>11,498,771</u>
 Change in net assets	 (262,214)	 4,408,258	 4,146,044
 Net assets, beginning of year	 <u>4,156,177</u>	 <u>53,455,866</u>	 <u>57,612,043</u>
 Net assets, end of year	 <u><u>\$ 3,893,963</u></u>	 <u><u>\$ 57,864,124</u></u>	 <u><u>\$ 61,758,087</u></u>

The accompanying notes are an integral part of these statements.

SOUTHERN OREGON UNIVERSITY FOUNDATION
STATEMENT OF ACTIVITIES
For the Year Ended June 30, 2024

	Without Donor Restrictions	With Donor Restrictions	Total
Revenue and other support			
Donations	\$ 200,013	\$ 7,757,979	\$ 7,957,992
Contributed services support	1,087,850	-	1,087,850
Change in split-interest agreements	-	(25,581)	(25,581)
Net investment income	492,754	1,296,679	1,789,433
Net realized and unrealized gains	-	3,306,948	3,306,948
Fundraising activities and other income	-	27,855	27,855
Net assets released from restrictions	<u>5,766,926</u>	<u>(5,766,926)</u>	<u>-</u>
 Total revenue and other support	 <u>7,547,543</u>	 <u>6,596,954</u>	 <u>14,144,497</u>
Expenses			
Program services	4,986,589	-	4,986,589
Management and fundraising	<u>2,528,184</u>	<u>-</u>	<u>2,528,184</u>
 Total expenses	 <u>7,514,773</u>	 <u>-</u>	 <u>7,514,773</u>
 Change in net assets	 32,770	 6,596,954	 6,629,724
 Net assets, beginning of year	 <u>4,123,407</u>	 <u>46,858,912</u>	 <u>50,982,319</u>
 Net assets, end of year	 <u>\$ 4,156,177</u>	 <u>\$ 53,455,866</u>	 <u>\$ 57,612,043</u>

The accompanying notes are an integral part of these statements.

SOUTHERN OREGON UNIVERSITY FOUNDATION
STATEMENTS OF CASH FLOWS
For the Years Ended June 30, 2025 and 2024

	<u>2025</u>	<u>2024</u>
Cash flows from operating activities		
Change in net assets	\$ 4,146,044	\$ 6,629,724
Adjustments to reconcile change in net assets to net cash provided (used) by operating activities:		
Net realized and unrealized gains	(3,219,729)	(3,306,948)
Loss on disposal of other assets	-	13,417
Contributions restricted for long-term investment	(2,099,150)	(609,624)
Investment income restricted for long-term investment	(1,879,331)	(1,614,866)
(Increase) decrease in:		
Unconditional promises to give	190,263	(1,325,205)
Increase (decrease) in:		
Accounts payable	646	57,642
Related party payable	1,431,004	1,036,285
Obligations under split-interest agreements	179,630	36,842
Deferred revenue	<u>66,125</u>	<u>364,350</u>
Net cash provided (used) by operating activities	<u>(1,184,498)</u>	<u>1,281,617</u>
Cash flows from investing activities		
Proceeds from sale of investments	1,064,354	5,485,963
Purchase of investments	(4,357,060)	(9,116,156)
Purchase of other assets	<u>(8,556)</u>	<u>-</u>
Net cash used by investing activities	<u>(3,301,262)</u>	<u>(3,630,193)</u>
Cash flows from financing activities		
Proceeds from contributions restricted for long-term investment	2,099,150	609,624
Proceeds from investment income restricted for long-term investment	<u>1,879,331</u>	<u>1,614,866</u>
Net cash provided by financing activities	<u>3,978,481</u>	<u>2,224,490</u>
Net decrease in cash and cash equivalents	(507,279)	(124,086)
Cash and cash equivalents, beginning of year	<u>1,576,322</u>	<u>1,700,408</u>
Cash and cash equivalents, end of year	<u><u>\$ 1,069,043</u></u>	<u><u>\$ 1,576,322</u></u>

The accompanying notes are an integral part of these statements.

SOUTHERN OREGON UNIVERSITY FOUNDATION
STATEMENT OF FUNCTIONAL EXPENSES
For the Year Ended June 30, 2025

	Program Services				Management and Fundraising	Total
	<u>Southern Oregon University Foundation</u>	<u>Southern Oregon University</u>	<u>Affiliates</u>	<u>Total Program Services</u>		
Scholarships	\$ -	\$ 2,159,994	\$ -	\$ 2,159,994	\$ -	\$ 2,159,994
Special project expense	-	-	-	-	24,250	24,250
Personnel expenses	-	-	-	-	999,048	999,048
Personnel expenses provided by SOU	-	-	-	-	1,059,588	1,059,588
Administrative expenses	-	-	-	-	550,519	550,519
SOU administrative support	-	53,112	21,183	74,295	-	74,295
SOU program support	<u>11,022</u>	<u>6,620,055</u>	<u>-</u>	<u>6,631,077</u>	<u>-</u>	<u>6,631,077</u>
Total functional expenses	<u>\$ 11,022</u>	<u>\$ 8,833,161</u>	<u>\$ 21,183</u>	<u>\$ 8,865,366</u>	<u>\$ 2,633,405</u>	<u>\$ 11,498,771</u>

The accompanying notes are an integral part of these statements.

SOUTHERN OREGON UNIVERSITY FOUNDATION
STATEMENT OF FUNCTIONAL EXPENSES
For the Year Ended June 30, 2024

	Program Services				Management and Fundraising	Total
	Southern Oregon University Foundation	Southern Oregon University	Affiliates	Total Program Services		
Scholarships	\$ -	\$ 1,891,896	\$ -	\$ 1,891,896	\$ -	\$ 1,891,896
Grants	45,000	-	-	45,000	-	45,000
Special project expense	-	-	-	-	61,347	61,347
Personnel expenses	-	-	-	-	918,778	918,778
Personnel expenses provided by SOU	-	-	-	-	998,147	998,147
Administrative expenses	-	-	-	-	549,912	549,912
SOU administrative support	-	171,579	21,799	193,378	-	193,378
Program support	2,202	2,838,156	15,957	2,856,315	-	2,856,315
Total functional expenses	<u>\$ 47,202</u>	<u>\$ 4,901,631</u>	<u>\$ 37,756</u>	<u>\$ 4,986,589</u>	<u>\$ 2,528,184</u>	<u>\$ 7,514,773</u>

The accompanying notes are an integral part of these statements.

SOUTHERN OREGON UNIVERSITY FOUNDATION
NOTES TO FINANCIAL STATEMENTS

1. Nature of Organization and Summary of Significant Accounting Policies

Nature of Organization

The Southern Oregon University Foundation (the Foundation) is a nonprofit corporation established in 1959 to support and promote the educational, scientific, and charitable activities of Southern Oregon University (the University) and programs and activities occurring on its campuses or in its facilities or undertaken by it in coordination with other educational, scientific, or charitable institutions. Supporting and promoting includes activities to solicit, acquire, receive, own, manage, invest, and dispose of any real and personal property for the benefit of the University. The Foundation's exempt purpose includes maintaining a development program to encourage contributions to the Foundation for University support (academic programs, capital projects, athletics, student activities, etc.), and maintaining scholarships and grants for the benefit of students and faculty at the University. The Foundation also includes five affiliate organizations (not separately organized) that support and promote a specific unit or activity of the University and are comprised of the Alumni Association, Chamber Music Concerts, Friends of the Hannon Library, Friends of the Schneider Museum of Art, and Osher Lifelong Learning Institute.

Basis of Accounting

The financial statements have been prepared on the accrual basis of accounting.

Cash and Cash Equivalents

For the purposes of the statements of cash flows, the Foundation considers cash and cash equivalents to be all highly liquid investments available for current use with an initial maturity of three months or less.

Promises to Give

Contributions are recognized when the donor makes a promise to give that is, in substance, unconditional. Donor-restricted contributions are reported as an increase in net assets with donor restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions. Promises to give are stated at the present value of expected future cash flows. Management periodically assesses the need for an allowance for uncollectible promises to give based on historical experience and delinquent promises to give. Management has recorded an allowance for uncollectible promises to give of \$20,174 and \$21,135 at June 30, 2025 and 2024, respectively.

Concentrations of Credit Risk

Financial instruments that potentially expose the Foundation to concentrations of credit and market risk consist primarily of cash and cash equivalents and investments.

Cash and cash equivalents are maintained at two financial institutions. The Foundation has not experienced any losses on its cash and cash equivalents. The FDIC secures accounts in insured institutions up to \$250,000 per depositor. At times, the balance of the Foundation's accounts may exceed the federally insured limits. At June 30, 2025 and 2024, the Foundation's uninsured cash balances totaled \$808,141 and \$1,313,027, respectively.

SOUTHERN OREGON UNIVERSITY FOUNDATION
NOTES TO FINANCIAL STATEMENTS

1. Nature of Organization and Summary of Significant Accounting Policies, continued

Concentrations of Revenues

During the year ended June 30, 2025, no individual donors contributed a significant concentration of revenues. During the year ended June 30, 2024, contributions from one donor made up approximately 21 percent of total revenues, excluding realized and unrealized gains and losses.

Concentrations of Receivables

Approximately 70 percent and 89 percent of the Foundation's receivables were due from two and one individuals or businesses as of June 30, 2025 and 2024, respectively.

Investments

Investments are carried at market value, and realized and unrealized gains and losses are reflected in the statements of activities. Gains or losses are reported as increases or decreases in the net assets without donor restrictions unless the donor places restrictions on the gains and losses. Investment income is also reported as an increase in net assets without donor restrictions or net assets with donor restrictions, depending on the nature of the restrictions. Investments consist of funds that are managed by professional fund managers chosen by the Board of Trustees and are invested in U.S. Government and Agency obligations, corporate bonds, equity securities, mortgage-backed securities, money market accounts, and certificates of deposit.

Artwork

Collections, works of art, and historical treasures of significance that are owned by the Foundation and meet all of the required conditions, are capitalized and recorded at cost or, if donated, the fair market value at the date of the donation. Required conditions for capitalizing are:

- Held for public exhibition, education, or research in furtherance of public service, rather than financial gain.
- Protected, kept unencumbered, cared for, and preserved.
- Subject to an organizational policy that required the proceeds from sales of collection items to be used to acquire other items for collections.

Inexhaustible collections, works of art, and historical treasures where the economic benefit or service potential is used up so slowly that the estimated useful lives are extraordinarily long are not depreciated. Because of their cultural, aesthetic, or historical value, these assets are protected and preserved in a manner greater than that for similar assets without such cultural, aesthetic, or historical value.

SOUTHERN OREGON UNIVERSITY FOUNDATION
NOTES TO FINANCIAL STATEMENTS

1. Nature of Organization and Summary of Significant Accounting Policies, continued

Obligations Under Split-interest Agreements

Obligations under split-interest agreements and charitable remainder trusts are recorded when incurred at the present value, discounted at various rates for the years ended June 30, 2025 and 2024, respectively. Distributions under charitable remainder annuity trusts are fixed amounts, while distributions under charitable remainder unitrusts are a specified percentage of the trust assets' fair value, determined annually. Distributions are paid over the lives of the beneficiaries or another specified period. Present values are determined using discount rates established by the Internal Revenue Service (IRS) and actuarially determined expected lives. Obligations under the split-interest agreements are revalued annually at June 30 to reflect actual experience. The net revaluations, together with any remaining recorded obligations after all trust obligations under terminated agreements have been met, are recorded as increases/decreases in contributions in the statements of activities.

Net Assets

Net assets of the Foundation consisted of the following:

Net assets without donor restrictions - These net assets are available for general obligations of the Foundation.

Net assets with donor restrictions - These net assets are restricted by donors to be used for specific purposes.

Contributions

Contributions received are recorded as without donor restrictions or with donor restrictions depending on the existence and/or nature of any donor restrictions.

Donated Administrative Support

Donated administrative support received from the University is recorded as revenue. This type of support is also recorded as an expense in the accompanying statements of activities. The University provides for a portion of the Foundation's operating budget, including a percentage of salaries and related expenses.

Donated Assets

Noncash donations are recorded as contributions at their estimated fair value at the date of donation. Such donations are reported as without restrictions unless the donor has restricted the donated asset for a specific purpose. The Foundation allocates expense as the donated assets are used to the appropriate program or supporting service.

Functional Expenses

Expenses for the Foundation are summarized according to functional classification of program services and management and fundraising services. The Foundation's purpose is entirely fundraising; therefore, this amount is not separately stated.

SOUTHERN OREGON UNIVERSITY FOUNDATION
NOTES TO FINANCIAL STATEMENTS

1. Nature of Organization and Summary of Significant Accounting Policies, continued

Functional Expenses, continued

The Foundation allocates its expenses on a functional basis among its program services and management and fundraising services. Expenses that can be identified with a specific program or management and fundraising service are allocated directly to that program or management and fundraising service according to their natural expenditure classification. Other expenses that are common to several functions are allocated among the programs and management and fundraising services benefitted.

Program Services - Costs that are identifiable with a program and are clearly described by that program.

Management and Fundraising Services - Management, general, and fundraising expenses.

Advertising Expenses

Advertising expenses are expensed when incurred. Advertising costs totaled \$2,287 and \$44,260 for the years ended June 30, 2025 and 2024, respectively.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles of the United States of America requires the Foundation to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Accordingly, actual results could differ from those estimates.

Income Taxes

The Foundation is a charitable organization exempt from payment of federal income taxes and Oregon excise taxes. All filing requirements of Internal Revenue Code (IRC) Section 501(c)(3) and Oregon Revised Statutes (ORS) 128.670 have been met. The Foundation has also been classified as an entity that is not a private foundation within the meaning of Section 509(a) and qualifies for deductible contributions as provided in Section 170(b)(1)(A)(iv). The Foundation's information returns are generally subject to examination by taxing authorities for a period of three years after filing.

2. Liquidity and Availability of Resources

The Foundation has a policy to manage its liquidity and reserves in order to meet its needs to fund operating expenditures. At June 30, the Foundation's financial assets, reduced by amounts not available for general expenditures within one year, are comprised of the following:

	<u>2025</u>	<u>2024</u>
Receivables	\$ 9,320	\$ -
Investments	<u>2,493,040</u>	<u>2,757,483</u>
Financial assets available for general expenditure	<u>\$ 2,502,360</u>	<u>\$ 2,757,483</u>

SOUTHERN OREGON UNIVERSITY FOUNDATION
NOTES TO FINANCIAL STATEMENTS

3. Investments

Substantially all of the Foundation's investments are held in a pooled account managed by a professional fund manager selected by the Board of Trustees. Investment management fees are recorded when incurred.

At June 30, the summary of investments was as follows:

	<u>2025</u>	<u>2024</u>
Cash and cash equivalents	\$ 2,274,191	\$ 6,777
Treasury bills	-	1,310,559
Mutual funds:		
Equities:		
U.S. large company stocks	23,502,478	20,003,275
International large company stocks	4,561,230	2,732,852
U.S. mid-size company stocks	3,729,790	-
U.S. small company stocks	1,642,813	4,761,999
International small company stocks	883,200	-
U.S. REITs	-	2,864,191
Emerging markets stocks	1,969,036	935,046
International REITs	-	847,996
Fixed income:		
Ultrashort bonds	-	1,319,273
High quality bonds	-	4,336,465
Investment grade bonds	22,885	5,138,675
International bonds	521,628	2,274,293
High yield bonds	519,766	874,999
Corporate bonds	4,790,734	-
U.S. government bonds	8,187,817	-
Emerging markets bonds	452,049	-
Other investments	497,221	-
Total investments	<u>\$ 53,554,838</u>	<u>\$ 47,406,400</u>

For the years ended June 30, 2025 and 2024, investment expenses totaled \$216,408 and \$161,062, respectively.

For the years ended June 30, net realized and unrealized gains were as follows:

	<u>2025</u>	<u>2024</u>
Net realized gain	\$ 1,539,579	\$ 16,931
Net unrealized gain	<u>1,693,655</u>	<u>3,290,017</u>
Total realized and unrealized gains	<u>\$ 3,233,234</u>	<u>\$ 3,306,948</u>

SOUTHERN OREGON UNIVERSITY FOUNDATION
NOTES TO FINANCIAL STATEMENTS

4. Unconditional Promises to Give

At June 30, unconditional promises to give consisted of the following:

	<u>2025</u>	<u>2024</u>
Unrestricted promises to give	\$ 9,320	\$ -
Donor restricted promises to give	10,432,485	10,857,372
Allowance for uncollectible promises to give	<u>(20,174)</u>	<u>(21,135)</u>
	10,421,631	10,836,237
Unamortized discount	<u>(1,247,491)</u>	<u>(1,471,834)</u>
Unconditional promises to give, net	<u>\$ 9,174,140</u>	<u>\$ 9,364,403</u>

The following table consists of a timeline of amounts due at June 30:

	<u>2025</u>	<u>2024</u>
Amounts due in:		
Less than one year	\$ 2,253,670	\$ 2,190,772
One to five years	<u>6,920,470</u>	<u>7,173,631</u>
	<u>\$ 9,174,140</u>	<u>\$ 9,364,403</u>

The unconditional promises to give unamortized discount has been discounted using a rate of 3.81 percent and 4.36 percent for the years ended June 30, 2025 and 2024, respectively.

5. Net Assets with Donor Restrictions

Net assets with purpose or time restrictions at June 30, 2025 and 2024, in the amount of \$26,516,050 and \$24,196,425, respectively, consisted of tuition scholarships, student support, and other program services.

Net assets with perpetual restrictions at June 30, 2025 and 2024, in the amount of \$31,348,074 and \$29,259,441, respectively, consisted of endowment funds, which are permanently restricted as stipulated by the donors.

6. Endowment Fund

The Foundation's endowment consists of approximately 265 individual funds established for a variety of purposes. Its endowment includes both donor-restricted endowment funds and funds designated by the Board of Trustees to function as endowments. As required by GAAP, net assets associated with endowment funds, including funds designated by the Board of Trustees to function as endowments, are classified and reported based on the existence or absence of donor-imposed restrictions.

SOUTHERN OREGON UNIVERSITY FOUNDATION
NOTES TO FINANCIAL STATEMENTS

6. Endowment Fund, continued

Interpretation of Relevant Law

The Board of Trustees of the Foundation has interpreted the State of Oregon Uniform Prudent Management of Institutional Funds Act (UPMIFA) as allowing the Foundation, absent of any donor stipulations to the contrary, to appropriate so much of an endowment fund as the Foundation determines is prudent for the uses, benefits, purposes, and duration for which the endowment is established. Unless stated otherwise in the gift instrument, the assets in an endowment fund are donor-restricted until appropriated for expenditure by the Foundation. 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 fund
- (2) The purposes of the Foundation and the donor-restricted endowment fund
- (3) General economic conditions
- (4) The possible effect of inflation and deflation
- (5) The expected total return from income and the appreciation of investments
- (6) Other resources of the Foundation
- (7) The investment policies of the Foundation

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. These deficiencies resulted from unfavorable market fluctuations that occurred after the investment of new permanently restricted contributions. There were not any current appropriations for these programs that was deemed prudent by the Board of Trustees.

As of June 30, 2025, the amount by which funds were underwater were calculated as follows:

Aggregate fair value	\$ 560,931
Aggregate original gift amount	<u>607,913</u>
Aggregate deficiency	<u><u>\$ (46,982)</u></u>

Return Objectives and Risk Parameters

The Foundation 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 Foundation must hold in perpetuity or for a donor-specified period(s) as well as board-designated funds. Under this policy, as approved by the Board of Trustees, the endowment assets are invested in a manner that is intended to produce results that exceed the price and yield results of the S&P 500 index while assuming a moderate level of investment risk.

SOUTHERN OREGON UNIVERSITY FOUNDATION
NOTES TO FINANCIAL STATEMENTS

6. Endowment Fund, continued

Return Objectives and Risk Parameters, continued

The Foundation expects its endowment funds, over time, to provide an average rate of return of approximately 6 percent annually. Actual returns in any given year may vary from this amount.

Strategies Employed for Achieving Objectives

To satisfy its long-term rate-of-return objectives, The Foundation 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 Foundation 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 Foundation has a long-term policy of appropriating for distribution each fiscal year 4.0 percent of its endowment fund's average fair value over the prior 12 quarters preceding the fiscal year in which the distribution is planned. In establishing this policy, the Foundation considered the long-term expected return on its endowment. Accordingly, over the long term, the Foundation expects the current spending policy to allow its endowment to grow at an average of 3.5 percent annually. This is consistent with the Foundation's objective to maintain the purchasing power of the endowment assets held in perpetuity or for a specified term as well as to provide additional real growth through new gifts and investment return. The revalue calculation is done annually at June 30, disbursing quarterly.

At June 30, the Endowment Fund consisted of the following:

	<u>2025</u>	<u>2024</u>
Time restricted earnings	\$ 11,169,819	\$ 7,501,330
Perpetually restricted	<u>31,348,074</u>	<u>29,259,441</u>
Total Endowment Fund	<u>\$ 42,517,893</u>	<u>\$ 36,760,771</u>

A summary of Endowment Fund activity was as follows:

	<u>2025</u>	<u>2024</u>
Balance, July 1	\$ 36,760,771	\$ 33,369,211
Contributions	2,099,150	609,624
Appropriated expenditures	(1,436,475)	(1,754,712)
Change in value of assets held under split-interest agreements	<u>(10,517)</u>	<u>(25,581)</u>
	<u>37,412,929</u>	<u>32,198,542</u>
Investment returns:		
Net unrealized gain on endowment	1,703,525	3,265,550
Net return on endowment investments	<u>3,401,439</u>	<u>1,296,679</u>
Investment returns	<u>5,104,964</u>	<u>4,562,229</u>
Balance, June 30	<u>\$ 42,517,893</u>	<u>\$ 36,760,771</u>

SOUTHERN OREGON UNIVERSITY FOUNDATION
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7. In-Kind Administrative Contributions by the University

The Foundation receives donated professional services from the University that would typically be purchased if not provided as an in-kind contribution. These services, which require specialized skills, are recognized as in-kind contributions at fair value and are expensed when the services are rendered. The fair value of these services is estimated by the University using staff hourly wages.

At June 30, in-kind administrative contributions by the University consisted of the following:

	<u>2025</u>	<u>2024</u>
Personnel and supplies expenses provided	<u>\$ 1,091,773</u>	<u>\$ 1,087,850</u>

8. Split-interest Agreements

At June 30, total assets held under the split-interest agreements consisted of the following:

	<u>2025</u>	<u>2024</u>
Cash and cash equivalents	\$ 86,884	\$ 14,366
Treasury bills	40,093	38,449
Mutual funds:		
Equities:		
U.S. large company stocks	407,633	173,005
International large company stocks	97,512	91,103
U.S. mid-size company stocks	72,874	-
U.S. small company stocks	35,182	48,750
International small company stocks	-	16,174
U.S. REITs	-	65,790
Emerging markets stocks	40,927	36,346
International REITs	-	32,056
Fixed income:		
High quality bonds	-	45,634
Investment grade bonds	120,627	55,221
International bonds	4,529	32,065
High yield bonds	10,466	13,932
U.S. government bonds	111,281	-
Emerging markets bonds	6,676	-
Other investments	<u>5,709</u>	<u>-</u>
Total assets held under split-interest agreements	<u>\$ 1,040,393</u>	<u>\$ 662,891</u>

SOUTHERN OREGON UNIVERSITY FOUNDATION
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9. Other Assets

At June 30, other assets consisted of the following:

	<u>2025</u>	<u>2024</u>
Collections:		
Antique furniture and collectibles	\$ 21,508	\$ 21,508
Real property:		
Fern Valley Road, Phoenix, Oregon	725,000	725,000
Resort property timeshares	9,000	9,000
Other assets	<u>12,290</u>	<u>3,734</u>
 Total other assets	 <u>\$ 767,798</u>	 <u>\$ 759,242</u>

The real property on Fern Valley Road in Phoenix, Oregon is a twenty-seven acre undeveloped parcel that was appraised at \$1,000,000 when the Foundation received the property as a contribution in 1995. Additionally, the Foundation incurred \$15,125 in land survey costs subsequent to receipt of the real property. The city of Phoenix had been granted an easement for use of up to two acres of the parcel for a community water reservoir. The city of Phoenix and the Foundation negotiated an agreement regarding the property. In March 2022, the property was appraised at \$725,000 and a \$290,125 loss was recorded in that year.

The Foundation previously received a contribution of a timeshare unit in Puerto Vallarta, Mexico. As of June 30, 2025 and 2024, the resort property timeshares are carried at their donated value.

10. Net Assets Released from Restrictions

During 2025 and 2024, net assets in the amount of \$9,645,007 and \$5,766,926, respectively, were released from donor restrictions by incurring expenses satisfying the restricted purposes specified by the donors.

11. Fair Value Measurements

The Foundation uses fair value measurements to record fair value adjustments to certain assets and liabilities and to determine fair value disclosures. In accordance with FASB Accounting Standards Codification (ASC) 820, *Fair Value Measurements and Disclosures*, the fair value of a financial instrument is 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. Fair value is best determined based upon quoted market prices. However, in many instances, there are no quoted market prices for the entity's various financial instruments. In cases where quoted market prices are not available, fair value is based on estimates using present value or other valuation techniques. Those techniques are significantly affected by the assumptions used, including the discount rate and estimates of future cash flows. Accordingly, the fair value estimates may not be realized in an immediate settlement of the instrument.

SOUTHERN OREGON UNIVERSITY FOUNDATION
NOTES TO FINANCIAL STATEMENTS

11. Fair Value Measurements, continued

FASB ASC 820 provides a consistent definition of fair value, which focuses on exit price in an orderly transaction (that is, not forced liquidation or distressed sale) between market participants at the measurement date under current market conditions. If there has been a significant decrease in the volume and level of activity for the asset or liability, a change in valuation technique or the use of multiple valuation techniques may be appropriate. In such instances, determining the price at which willing market participants would transact at the measurement date under current market conditions depends on the facts and circumstances and requires the use of significant judgment. The fair value is a reasonable point within the range that is most representative of fair value under current market conditions.

In accordance with FASB ASC 820, the Foundation groups its financial assets and financial liabilities generally measured at fair value in three levels based on the markets in which the assets and liabilities are traded and the reliability of the assumptions used to determine fair value.

Level 1 – Valuation is based on quoted prices in active markets for identical assets or liabilities that the reporting entity has the ability to access at the measurement date. Level 1 assets and liabilities generally include debt and equity securities that are traded in an active exchange market.

Valuations are obtained from readily available pricing sources for market transactions involving identical assets or liabilities.

Level 2 – Valuation is based on inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly. The valuation may be based on quoted prices for similar assets or liabilities, quoted prices in markets that are not active, or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the asset or liability.

Level 3 – Valuation is based on unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets or liabilities. Level 3 assets and liabilities include financial instruments whose value is determined using pricing models, discounted cash flow methodologies, or similar techniques, as well as instruments for which determination of fair value requires significant management judgment or estimation.

A financial instrument's categorization within the valuation hierarchy is based upon the lowest level of input that is significant to the fair value measurement.

SOUTHERN OREGON UNIVERSITY FOUNDATION
NOTES TO FINANCIAL STATEMENTS

11. Fair Value Measurements, continued

At June 30, fair value of assets measured on a recurring basis was as follows:

	Assets at Fair Value as of June 30, 2025			
	Level 1	Level 2	Level 3	Total
Cash and cash equivalents	\$ 2,361,075	\$ -	\$ -	\$ 2,361,075
Treasury bills	40,093	-	-	40,093
Mutual funds:				
Equities:				
U.S. large company stocks	23,910,111	-	-	23,910,111
International large company stocks	4,658,742	-	-	4,658,742
U.S. mid-size company stocks	3,802,664	-	-	3,802,664
U.S. small company stocks	1,677,995	-	-	1,677,995
Emerging markets stocks	2,009,963	-	-	2,009,963
International small company stocks	883,200	-	-	883,200
Fixed income:				
Investment grade bonds	143,512	-	-	143,512
International bonds	526,157	-	-	526,157
High yield bonds	530,232	-	-	530,232
Corporate bonds	4,790,734	-	-	4,790,734
Emerging markets bonds	458,725	-	-	458,725
U.S. government bonds	8,299,098	-	-	8,299,098
Other investments	502,930	-	-	502,930
	<u>\$ 54,595,231</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 54,595,231</u>

SOUTHERN OREGON UNIVERSITY FOUNDATION
NOTES TO FINANCIAL STATEMENTS

11. Fair Value Measurements, continued

	Assets at Fair Value as of June 30, 2024			
	Level 1	Level 2	Level 3	Total
Cash and cash equivalents	\$ 21,143	\$ -	\$ -	\$ 21,143
Treasury bills	1,349,008	-	-	1,349,008
Mutual funds:				
Equities:				
U.S. large company stocks	20,176,280	-	-	20,176,280
International large company stocks	2,823,955	-	-	2,823,955
U.S. small company stocks	4,810,749	-	-	4,810,749
U.S. REITs	2,929,981	-	-	2,929,981
Emerging markets stocks	971,392	-	-	971,392
International REITS	880,052	-	-	880,052
International small company stocks	16,174	-	-	16,174
Fixed income:				
Ultrashort bonds	1,319,273	-	-	1,319,273
High quality bonds	4,382,099	-	-	4,382,099
Investment grade bonds	5,193,896	-	-	5,193,896
International bonds	2,306,358	-	-	2,306,358
High yield bonds	888,931	-	-	888,931
	<u>\$ 48,069,291</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 48,069,291</u>

12. Reclassification

Certain prior year amounts have been reclassified to conform to current year presentation. Such reclassifications had no impact on previously stated net assets or change in net assets.

13. Subsequent Events

Management evaluates events and transactions that occur after the statement of financial position date as potential subsequent events. Management has performed this evaluation through the date of the independent auditor's report.

The Foundation made distributions to the University for scholarships subsequent to June 30, 2025 in Fall 2025 of \$558,041.