



**SAINT LEO UNIVERSITY, INC.**

Financial Statements

June 30, 2015 and 2014

(With Independent Auditors' Report Thereon)

**SAINT LEO UNIVERSITY, INC.**

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**KPMG LLP**  
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100 North Tampa Street  
Tampa, FL 33602-5145

## **Independent Auditors' Report**

The Board of Trustees  
Saint Leo University, Inc.:

### **Report on the Financial Statements**

We have audited the accompanying financial statements of Saint Leo University, Inc., which comprise the statements of financial position as of June 30, 2015 and 2014, and the related statements of activities and changes in net assets and cash flows for the years then ended, and the related notes to the financial statements.

### ***Management's Responsibility for the Financial Statements***

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

### ***Auditors' Responsibility***

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### ***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Saint Leo University, Inc. as of June 30, 2015 and 2014, and the changes in its net assets and its cash flows for the years then ended in accordance with U.S. generally accepted accounting principles.



**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated August 31, 2015 on our consideration of Saint Leo University, Inc.'s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Saint Leo University, Inc.'s internal control over financial reporting and compliance.

KPMG LLP

August 31, 2015  
Certified Public Accountants

**SAINT LEO UNIVERSITY, INC.**

Statements of Financial Position

June 30, 2015 and 2014

<b>Assets</b>	<b>2015</b>	<b>2014</b>
Cash and cash equivalents	\$ 7,897,783	10,963,055
Short term investments	8,902,776	8,792,185
Student accounts receivable, less allowance for doubtful accounts of \$6,753,893 in 2015 and \$3,318,715 in 2014	5,867,945	5,250,211
Grants receivable	319,887	23,300
Accounts receivable – other	606,105	1,085,250
Contributions receivable, net	3,115,734	3,147,821
Investments	54,793,046	53,768,430
Beneficial interest in trusts	3,510,260	3,653,218
Other assets	8,754,147	7,907,208
Interest rate exchange agreements	71,381	333,456
Land, buildings, and equipment, net of accumulated depreciation	146,923,581	136,091,500
Total assets	\$ 240,762,645	231,015,634
<b>Liabilities and Net Assets</b>		
Liabilities:		
Accounts payable	\$ 2,645,982	3,121,890
Accrued expenses and other liabilities	4,124,902	3,074,565
Interest rate exchange agreements	621,467	370,347
Accrued compensation	7,344,492	6,637,614
Deposits held in custody for others	162,721	194,781
Deferred revenue	428,615	396,411
Federal and state grants/loans refundable	45,800	91,161
Bonds and notes payable	53,301,651	55,055,074
Total liabilities	68,675,630	68,941,843
Net assets:		
Unrestricted	155,353,062	148,107,896
Temporarily restricted	6,057,079	3,965,302
Permanently restricted	10,676,874	10,000,593
Total net assets	172,087,015	162,073,791
Total liabilities and net assets	\$ 240,762,645	231,015,634

See accompanying notes to financial statements.

**SAINT LEO UNIVERSITY, INC.**

Statements of Activities and Changes in Net Assets

Years ended June 30, 2015 and 2014

	June 30, 2015				June 30, 2014			
	Unrestricted	Temporarily restricted	Permanently restricted	Total	Unrestricted	Temporarily restricted	Permanently restricted	Total
Revenue, gains and other support:								
Tuition and fees	\$ 167,168,432	—	—	167,168,432	162,590,837	—	—	162,590,837
University funded scholarship allowances	(19,772,848)	—	—	(19,772,848)	(19,214,949)	—	—	(19,214,949)
Net tuition and fees	147,395,584	—	—	147,395,584	143,375,888	—	—	143,375,888
Sales of auxiliary enterprises	16,018,337	—	—	16,018,337	14,816,201	—	—	14,816,201
Contributions	275,725	2,152,395	825,404	3,253,524	391,031	619,406	1,525,175	2,535,612
Government grants	1,377,899	—	—	1,377,899	1,104,194	—	—	1,104,194
Investment earnings	3,011,356	910,891	—	3,922,247	2,285,760	553,892	—	2,839,652
Change in interest rate exchange agreements	(513,195)	—	—	(513,195)	(547,489)	—	—	(547,489)
Other revenues	1,379,447	745,160	—	2,124,607	1,315,384	659,562	—	1,974,946
Total other revenue and gains	21,549,569	3,808,446	825,404	26,183,419	19,365,081	1,832,860	1,525,175	22,723,116
Net assets released from restrictions	1,361,739	(1,361,739)	—	—	1,254,312	(1,254,312)	—	—
Total revenue, gains and other support	170,306,892	2,446,707	825,404	173,579,003	163,995,281	578,548	1,525,175	166,099,004
Expenses:								
Educational and general:								
Instructional	57,451,442	—	—	57,451,442	54,603,894	—	—	54,603,894
Academic support	17,858,531	—	—	17,858,531	16,918,199	—	—	16,918,199
Student services	38,833,422	—	—	38,833,422	37,238,604	—	—	37,238,604
Institutional support	32,697,171	—	—	32,697,171	30,130,936	—	—	30,130,936
Auxiliary enterprises	14,541,818	—	—	14,541,818	13,992,184	—	—	13,992,184
Total expenses	161,382,384	—	—	161,382,384	152,883,817	—	—	152,883,817
Change in net assets from operating activities	8,924,508	2,446,707	825,404	12,196,619	11,111,464	578,548	1,525,175	13,215,187
Unrealized gains (losses) on investments, net	(1,679,342)	(355,462)	—	(2,034,804)	4,595,005	873,747	—	5,468,752
Change in value of split interest agreements	—	532	(149,123)	(148,591)	—	1,210	412,986	414,196
Change in net assets	7,245,166	2,091,777	676,281	10,013,224	15,706,469	1,453,505	1,938,161	19,098,135
Net assets at beginning of year	148,107,896	3,965,302	10,000,593	162,073,791	132,401,427	2,511,797	8,062,432	142,975,656
Net assets at end of year	\$ 155,353,062	6,057,079	10,676,874	172,087,015	148,107,896	3,965,302	10,000,593	162,073,791

See accompanying notes to financial statements.

**SAINT LEO UNIVERSITY, INC.**

Statements of Cash Flows

Years ended June 30, 2015 and 2014

	<b>2015</b>	<b>2014</b>
Operating activities:		
Change in net assets	\$ 10,013,224	19,098,135
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Provision for doubtful accounts	3,240,779	2,527,895
Depreciation and amortization	9,512,145	9,209,401
Net realized and unrealized gains on investments	(219,183)	(7,087,178)
Contributions restricted for long-term investments	(825,404)	(1,525,175)
Receipt of agency funds	170,959,193	169,543,829
Disbursement of agency funds	(170,959,193)	(169,543,829)
Change in value of beneficial interests in trusts	142,958	(375,439)
Change in operating assets and liabilities:		
Student accounts receivable	(4,052,911)	(3,060,107)
Grants receivable	(296,587)	19,446
Contributions receivable	226,485	658,650
Other assets, including other accounts receivable	(398,223)	(1,337,085)
Interest rate exchange agreements	513,195	547,489
Accounts payable	(475,908)	(1,394,513)
Accrued expenses and other liabilities	(449,663)	1,404,817
Accrued compensation	706,878	359,899
Deposits held in custody for others	(32,060)	99,998
Deferred revenue	32,204	(116,682)
Federal and state grants/loans refundable	(45,361)	(902,531)
Net cash provided by operating activities	17,592,568	18,127,020
Investing activities:		
Purchases of land, buildings and equipment	(18,813,798)	(9,328,165)
Purchases of investments	(35,565,787)	(35,456,171)
Proceeds from sales and maturities of investments	34,649,764	23,714,457
Return of student loan funds to U.S. government	—	(218,104)
Net cash used in investing activities	(19,729,821)	(21,287,983)
Financing activities:		
Payment of principal on long-term debt	(1,753,423)	(1,709,582)
Contributions restricted for long-term investments	825,404	1,525,175
Net cash used in financing activities	(928,019)	(184,407)
Change in cash and cash equivalents	(3,065,272)	(3,345,370)
Cash and cash equivalents at beginning of year	10,963,055	14,308,425
Cash and cash equivalents at end of year	\$ 7,897,783	10,963,055
Supplemental cash flow information:		
Cash paid for interest	\$ 1,258,908	1,092,079
Liquidation of Perkins Loan Program portfolio	—	1,164,941
Purchase of land, buildings, and equipment in accrued expenses and other liabilities	1,500,000	—

See accompanying notes to financial statements.

## SAINT LEO UNIVERSITY, INC.

### Notes to Financial Statements

June 30, 2015 and 2014

#### (1) Organization

Saint Leo University, Inc. (the University) is a not-for-profit organization that provides higher education through its School of Business, School of Education and Social Services, School of Continuing Education, and School of Liberal Arts and Sciences. A conventional on-campus university education is provided to students, as well as certain customary auxiliary services such as housing and food. The School of Continuing Education is engaged in extension programs, including continuing education courses that are provided at numerous military bases and other locations. The University also provides educational opportunities through its studies abroad program and Internet courses.

#### (2) Summary of Significant Accounting Policies and Practices

##### (a) Basis of Accounting

The accompanying financial statements, which are presented on the accrual basis of accounting, have been prepared to focus on the University as a whole and to present balances and transactions according to the existence or absence of donor-imposed restrictions. Accordingly, net assets and changes therein are classified as either: unrestricted, temporarily restricted, or permanently restricted net assets as follows:

- Unrestricted net assets consist of unrestricted amounts that are available for use in carrying out the operations of the University and include those expendable resources that have been designated for special use by the Board of Trustees.
- Temporarily restricted net assets represent donated amounts that are not available until future periods or are donor restricted for specific purposes. When a stipulated time restriction ends or a purpose restriction is accomplished, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statements of activities and changes in net assets as net assets released from restrictions.
- Permanently restricted net assets result from gifts from donors who place restrictions on the use of the funds which mandate that the original principal be invested in perpetuity. Perpetual trusts held by third parties for the benefit of the University are also included in permanently restricted net assets.

Contributions received are measured at their fair values on the date of receipt and are reported as increases in net assets. The University reports gifts of cash and other assets as restricted support if they are designated for specific purposes or as support for future periods. Donor-restricted contributions whose restrictions are met in the same reporting period are reported as unrestricted support. Expenses are reported as decreases in unrestricted net assets.

Income and net realized and unrealized gains (losses) on investments are reported as follows:

- As changes in permanently restricted net assets if the terms of the gift or the University Board of Trustees' interpretation of relevant state law require that they be added to the principal of a permanent gift
- As changes in temporarily restricted net assets if the terms of the gift impose restrictions on the use of the income

## SAINT LEO UNIVERSITY, INC.

### Notes to Financial Statements

June 30, 2015 and 2014

- As changes in unrestricted net assets in all other cases

**(b) *Interest Rate Exchange Agreements***

The University uses interest rate exchange agreements as part of its risk management strategy to manage exposure to fluctuations in interest rates and to manage the overall cost of its debt. The interest rate exchange agreements were not entered into for trading or speculative purposes. At June 30, 2015 and 2014, the interest rate exchange agreements are recognized on the statements of financial position and are measured at fair value. Interest rate exchange agreements are often held for the life of the strategy, but reflect significant interim unrealized gains or losses depending on the change in value since the inception of the contract. All unrealized and realized gains and losses from the interest rate exchange agreements are reflected in the statements of activities and changes in net assets.

**(c) *Operating Measure***

The change in net assets from operating activities in the accompanying statements of activities and changes in net assets represents the revenue, gains, and other support designated to operate the University, less expenses and other costs associated with the University's operating activities. The University's unrealized gains (losses) related to its investment activities are excluded from the change in net assets from operating activities.

**(d) *Liquidity***

Assets are presented in the statement of financial position according to their nearness of conversion to cash. Liabilities are presented according to the nearness of their maturity and resulting use of cash.

**(e) *Cash Equivalents***

The University considers all highly liquid financial instruments with original maturities of three months or less to be cash equivalents.

**(f) *Short Term Investments and Investments***

Short term investments include cash, cash equivalents and investments that are liquid in nature and are used as part of managing the University's short term cash flow needs. Investments in equity securities that have readily determinable fair values and all investments in debt securities are stated at fair value. All real property, with the exception of the residential real property noted below, is reported at appraised value at the date of acquisition. The University owns two parcels of residential real property, which are recorded at fair value, classified as an unrestricted investment, and held for sale. All other investments are recorded at estimated fair value at the date of receipt if acquired by gift. All gains and losses arising from the sale, collection, or other disposition of investments are recorded as operating revenue.

**(g) *Beneficial Interest in Trusts***

The University has a beneficial interest in one perpetual trust. The trust is held by a third party who manages the assets and makes payments to the life income beneficiaries. Upon termination of the charitable trust (generally the death of the life income beneficiaries), the remaining assets revert to the University.

**SAINT LEO UNIVERSITY, INC.**

Notes to Financial Statements

June 30, 2015 and 2014

Perpetual trusts are recorded at the fair value of the underlying assets of the perpetual trusts as permanently restricted net assets. Annual distributions from the perpetual trusts are reported as investment income that increases unrestricted net assets or temporarily restricted net assets if restricted by donors.

At June 30, 2015 and 2014, \$500,000 is recorded as contributions receivable relating to the University's beneficial interest in certain life insurance policies.

**(h) Other Assets**

Other assets primarily include the investments of the 457(b) Deferred Compensation Plan (note 13), prepaid expenses, and fine art.

**(i) Land, Buildings, and Equipment**

Land, buildings, improvements, furniture and equipment, and library books are stated at cost or, if contributed, at estimated fair value at the date of gift. Interest is capitalized in connection with the construction of major facilities. The capitalized interest is recorded as part of the asset to which it relates and is depreciated over the asset's estimated useful life.

Depreciation is provided over the estimated useful life, or in case of assets acquired under capital leases the shorter of the life of the lease or useful life, of each class of depreciable asset and is computed on a straight-line basis when the asset was placed in service. Furniture and equipment are depreciated over lives ranging from 4 to 20 years. Buildings and improvements are depreciated over lives ranging from 15 to 40 years, and library books are depreciated over 7 years. Land is not depreciated.

**(j) Impairment of Long-Lived Assets**

The University evaluates the recoverability of its land, buildings, and equipment whenever adverse events or changes in the business climate indicate that the expected undiscounted future cash flows from the related asset may be less than previously anticipated. If the net book value of the related asset exceeds the undiscounted future cash flows of the asset, the carrying amount would be reduced to the present value of its expected future cash flows and an impairment loss would be recognized. No indicators of impairment existed at June 30, 2015 and 2014.

**(k) Federal and State Grants/Loans Refundable**

Federal and state grants/loans refundable include funds the University advances to students that will be reimbursed by the U.S. government, State of Florida, or other states. Student loans and grants are subject to restrictions.

**(l) Tuition and Fee Revenue Recognition**

Tuition and fees and related expenses for programs and academic terms that extend over more than one fiscal year are recognized using the proration method where revenues are allocated between terms based on the number of days in each term that relate to each fiscal year.

**SAINT LEO UNIVERSITY, INC.**

Notes to Financial Statements

June 30, 2015 and 2014

**(m) Financial Aid**

Funding from federal and state governments is received for the benefit of certain eligible students attending the University. For most of these funds, the University acts in an agent capacity; accordingly, such amounts are not recorded as revenue and expenses in the accompanying statements of activities and changes in net assets. Only the financial aid revenue for which the University has the ability to determine individual awards to students is included in the accompanying statements of activities and changes in net assets.

**(n) Income Taxes**

The University is exempt from federal income tax under Section 501(a) of the Internal Revenue Code as an organization described in Section 501(c)(3) of the Internal Revenue Code, as amended. Management does not consider federal income taxes connected with the University's unrelated business income to be significant.

FASB ASC Subtopic 740-10, *Income Taxes – Overall*, prescribes a recognition threshold and measurement attribute for the financial statement recognition and measurement of a tax position taken or expected to be taken in a tax return, and provides guidance on derecognition, classification, interest and penalties, and disclosure. The University believes that it has appropriate support for its tax positions taken and as such, does not have any uncertain tax positions that could result in material impact to the accompanying financial statements.

**(o) Use of Estimates**

Management of the University has made several estimates and assumptions relating to the reporting of assets and liabilities, the disclosure of contingent assets and liabilities at year-end, and the recognition of revenues and expenses during the reporting period to prepare the accompanying financial statements in conformity with U.S. generally accepted accounting principles. Actual results could differ from those estimates.

**(p) Reclassifications**

Certain amounts in the 2014 financial statements have been made to conform to the 2015 presentation.

**SAINT LEO UNIVERSITY, INC.**

Notes to Financial Statements

June 30, 2015 and 2014

**(3) Contributions Receivable**

Contributions receivable at June 30 are summarized as follows:

	<b>2015</b>	<b>2014</b>
Due in one year or less	\$ 951,340	1,162,112
Due in one to five years	1,490,819	1,463,532
Due in greater than five years	861,000	904,000
Total contributions receivable	3,303,159	3,529,644
Less:		
Allowances for uncollectible contributions	(145,981)	(222,569)
Discount for present value (0.01% - 0.50% at June 30, 2015 and 0.04% - 0.50% at June 30, 2014)	(41,444)	(159,254)
	\$ 3,115,734	3,147,821

**(4) Investments**

Investments, including those considered short term, at June 30 consist of the following:

	<b>2015</b>		<b>2014</b>	
	Fair value	Cost	Fair value	Cost
Short-term cash fund	\$ 2,140,707	2,140,707	2,317,450	2,317,450
Common stocks	40,083,275	34,852,398	35,750,519	28,501,897
Government bonds	9,635,674	9,613,348	7,913,472	7,868,285
Fixed income securities	11,135,769	11,255,993	15,830,659	15,600,474
Real estate	700,397	648,387	748,515	728,799
Total investments	\$ 63,695,822	58,510,833	62,560,615	55,016,905

During fiscal year 2014, the Board designated \$5 million to function as Board Designated Quasi-Endowment. These amounts are included in investments and unrestricted net assets.

The components of net investment return, including the interest earned on cash and cash equivalents, for the years ended June 30, 2015 and 2014, are as follows:

	<b>2015</b>	<b>2014</b>
Investment income	\$ 1,304,655	1,100,251
Realized gain	2,342,030	1,618,426
Investment income from beneficial interest in trusts	275,562	120,975
Investment return before unrealized gain (loss)	3,922,247	2,839,652
Unrealized gain (loss)	(2,034,804)	5,468,752
Investment return, net	\$ 1,887,443	8,308,404

**SAINT LEO UNIVERSITY, INC.**

Notes to Financial Statements

June 30, 2015 and 2014

Investment fees incurred during the years ended June 30, 2015 and 2014 were \$407,712 and \$329,410, respectively. These costs are included in institutional support expenses on the accompanying statements of activities and changes in net assets.

**(5) Land, Buildings, and Equipment**

Land, buildings, and equipment are summarized as follows at June 30:

	<b>2015</b>	<b>2014</b>
Land	\$ 5,716,983	5,716,983
Buildings	109,324,111	109,324,111
Improvements	40,863,261	37,881,614
Furniture and equipment	15,652,848	14,406,606
Computer equipment	19,514,138	17,933,693
Library books	5,623,741	5,355,268
Construction in progress	16,307,715	2,111,428
	213,002,797	192,729,703
Less accumulated depreciation	(66,079,216)	(56,638,203)
Total land, buildings and equipment	\$ 146,923,581	136,091,500

Construction in progress at June 30, 2015 and June 30 2014 consisted of various building improvement projects.

**(6) Bonds Payable and Line of Credit**

Bonds payable at June 30 consist of the following:

	<b>2015</b>	<b>2014</b>
HEFFA Series 2012A Revenue Refunding Bonds; Variable interest rate (1.07600% at June 30, 2015) bond payable; secured by buildings; required principal payments beginning November 2012; interest due in monthly installments through December 2030	\$ 26,442,292	27,865,787
HEFFA Series 2012B Revenue Refunding Bonds; Variable interest rate (1.43453% at June 30, 2015) bond payable; secured by buildings; required principal payments beginning November 2012; interest due in monthly installments through October 2037	26,859,359	27,189,287
	\$ 53,301,651	55,055,074

## SAINT LEO UNIVERSITY, INC.

### Notes to Financial Statements

June 30, 2015 and 2014

On November 29, 2012, the Higher Educational Facilities Financing Authority (HEFFA) issued its Revenue Refunding Bonds, Series 2012A in the amount of \$30,000,000 on behalf of the University. The proceeds of the bonds were loaned to the University and were used to refund the HEFFA Revenue Bond Series 2010 and Series 2010A. The bond bears interest at a variable interest rate based on one month 68% times PRIME less 2.75% plus 0.95% (1.07600% at June 30, 2015) and is payable in monthly installments through December 2030. The bond has various restrictive financial covenants as defined in the loan agreement and the financing document with the purchaser of the bond.

On November 29, 2012, the HEFFA issued its Revenue Refunding Bonds, Series 2012B in the amount of \$27,685,000 on behalf of the University. The proceeds of the bonds were loaned to the University and were used to refund the HEFFA Revenue Bond Series 2006, and the Bond Series 2009. The bond bears interest at a variable interest rate based on one month 78% times PRIME less 2.75% plus 1.29% (1.43453% at June 30, 2015) and is payable in monthly installments through October 2037. The bond has various restrictive financial covenants as defined in the loan agreement and the financing document with the purchaser of the bond.

On April 25, 2013, the University entered into an interest rate exchange agreement (swap) with BB&T Bank, effectively converting the Series 2012A variable rate bond to a fixed rate. The swap, effective April 25, 2013, and terminating on December 1, 2022, was for the notional amount of \$29,481,283 at a fixed rate of 2.14%. As of June 30, 2015, the notional amount that decreases over time was \$26,442,293. At June 30, 2015, the fair value of this swap was an asset of \$71,381.

On February 20, 2014, the University entered into an interest rate exchange agreement (swap) with BB&T Bank, effectively converting the Series 2012B variable rate bond to a fixed rate. The swap, effective February 20, 2014 and terminating on December 1, 2022, was for the notional amount of \$13,700,000 at a fixed rate of 2.11%. As of June 30, 2015, the notional amount that decreases over time was \$13,478,563. At June 30, 2015, the fair value of this swap was a liability of \$512,463.

On May 19, 2015, the University entered into a new interest rate exchange agreement (swap) with BB&T Bank effectively converting the Series 2012B variable rate bond to a fixed rate. The swap, effective May 19, 2015 and terminating on December 1, 2022, was for the notional amount of \$13,394,110 at a fixed rate of 1.660%. As of June 30, 2015 the notional amount that decreases over time was \$13,380,794. At June 30, 2015, the fair value of this swap was a liability of \$109,004.

In prior years, the University entered into a \$5,000,000 line of credit for working capital purposes issued through a lending institution. During the year ended June 30, 2015, the University increased the line of credit to \$10,000,000. The line of credit provided borrowings at LIBOR rate plus 1.35% per annum (1.5625% at June 30, 2015), is unsecured, and was available at June 30, 2015 and 2014. There were no borrowings or outstanding borrowings on the line of credit as of and for the year ended June 30, 2015 and 2014.

Management is not aware of any instances of noncompliance with any of the covenants contained in any of its financing documents at June 30, 2015 and 2014.

**SAINT LEO UNIVERSITY, INC.**

Notes to Financial Statements

June 30, 2015 and 2014

Maturities of bonds payable for years subsequent to June 30, 2015 are as follows:

Year ending June 30:	
2016	\$ 1,794,745
2017	1,844,411
2018	1,891,708
2019	1,940,219
2020	1,986,862
Thereafter	<u>43,843,706</u>
	<u>\$ 53,301,651</u>

Interest expense (including accruals), net of amounts capitalized (see note 2(i)), on the bonds payable was \$1,273,731 and \$1,111,129, respectively, for the years ended June 30, 2015 and 2014.

**(7) Unrestricted Net Assets**

	<u>June 30</u>	
	<u>2015</u>	<u>2014</u>
Unrestricted net assets	\$ 155,353,062	148,107,896
Less property, plant, and equipment	(146,923,581)	(136,091,500)
Add back plant-related debt	<u>53,301,651</u>	<u>55,055,074</u>
Unrestricted net assets excluding plant and related debt	<u>\$ 61,731,132</u>	<u>67,071,470</u>

**(8) Restricted Net Assets**

Temporarily restricted net assets consist of the following at June 30:

	<u>2015</u>	<u>2014</u>
Gifts and other unexpended revenue and gains available for:		
Comprehensive capital campaign	\$ 1,836,636	300,544
Donor-supported scholarship aid	3,450,787	3,040,896
Student athletics	212,539	95,102
Funds held in trusts by others	15,159	8,994
Landscaping and capital improvements	123,851	120,697
Other grants and programs	<u>418,107</u>	<u>399,069</u>
Total temporarily restricted net assets	<u>\$ 6,057,079</u>	<u>3,965,302</u>

**SAINT LEO UNIVERSITY, INC.**

Notes to Financial Statements

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Permanently restricted net assets consist of the following at June 30:

	<u>2015</u>	<u>2014</u>
Endowment funds	\$ 7,181,773	6,356,369
Beneficial interest in perpetual trusts	3,495,101	3,644,224
	<u>\$ 10,676,874</u>	<u>10,000,593</u>

**(9) Net Assets Released From Restrictions**

Net assets were released from donor restrictions as follows, during the years ended June 30, 2015 and 2014, by incurring expenses, satisfying the restricted purposes or by occurrence of other events specified by donors.

	<u>2015</u>	<u>2014</u>
Purpose restrictions accomplished:		
Donor-supported scholarship aid	\$ 419,021	345,284
Government grants and contracts	375,090	324,173
Student athletics	451,046	404,604
Other	116,582	180,251
	<u>\$ 1,361,739</u>	<u>1,254,312</u>

**(10) Fair Value of Financial Instruments**

The carrying amounts of cash and cash equivalents, accounts receivable, grants receivable, other receivables, accounts payable, and deposits held in custody for others approximate fair value because of the short-term maturity of these financial instruments.

Contributions receivable to be realized after one year are recorded at the present value of the estimated future cash flows discounted at an interest rate that reflects the risks inherent in those cash flows at the time of the gift.

A reasonable estimate of the fair value of the receivables from students under government loan programs and grants refundable to the government for student loans could not be made because the notes receivable are not saleable and can only be assigned to the U.S. government or its designee. The fair value of receivables under institutional loan programs approximates carrying value.

The carrying amount of long-term debt approximates fair value because these financial instruments bear interest at rates that approximate current market rates for notes with similar maturities and credit quality.

**SAINT LEO UNIVERSITY, INC.**

Notes to Financial Statements

June 30, 2015 and 2014

Fair value accounting guidance defines fair value as the exit price that would be received to sell an asset or transfer a liability in the principal or most advantageous market in an orderly transaction between market participants on the measurement date. Fair value guidance also establishes a fair value hierarchy that requires an entity to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value. Based on the inputs used to determine fair value, a three-level fair value hierarchy is used as follows:

Level 1 – Inputs are observable, such as quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2 – Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly. This includes quoted prices for similar assets or liabilities in active markets, quoted prices for identical or similar assets or liabilities in markets that are not active, inputs other than quoted prices that are observable for the asset or liability, or inputs that are derived principally from or corroborated by observable market data.

Level 3 – Inputs are unobservable for the asset or liability. Unobservable inputs reflect the reporting entity’s own assumptions about the factors that market participants would consider in pricing the asset or liability developed based on the best information available in the circumstances.

The following tables present financial instruments that are measured or disclosed at fair value by the fair value guidance hierarchy as of June 30, 2015 and 2014:

	<b>2015</b>			<b>Total</b>
	<b>Level 1 inputs</b>	<b>Level 2 inputs</b>	<b>Level 3 inputs</b>	
<b>Assets:</b>				
<b>Recurring:</b>				
Cash and cash equivalents	\$ 7,897,783	—	—	7,897,783
<b>Investments:</b>				
Short term cash fund	2,140,707	—	—	2,140,707
Common stocks	40,083,275	—	—	40,083,275
Government bonds and fixed income securities	9,635,674	11,135,769	—	20,771,443
Real estate	170,868	529,529	—	700,397
Total investments	52,030,524	11,665,298	—	63,695,822
Beneficial interest in perpetual trusts	—	—	3,495,101	3,495,101
Funds held in trust by others	—	—	15,159	15,159
Total recurring	59,928,307	11,665,298	3,510,260	75,103,865

**SAINT LEO UNIVERSITY, INC.**

Notes to Financial Statements

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		<b>2015</b>			
		<b>Valued using</b>			
		<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>	<b>Total</b>
		<b>inputs</b>	<b>inputs</b>	<b>inputs</b>	
<b>Nonrecurring:</b>					
Contributions receivable, net	\$	—	—	3,115,734	3,115,734
Interest rate swaps		—	71,381	—	71,381
Total assets	\$	<u>59,928,307</u>	<u>11,736,679</u>	<u>6,625,994</u>	<u>78,290,980</u>
<b>Liabilities:</b>					
<b>Recurring:</b>					
Interest rate swaps	\$	—	621,467	—	621,467
Deposits held in custody for others		162,721	—	—	162,721
Total recurring		162,721	621,467	—	784,188
<b>Disclosure:</b>					
Bonds and loans payable		—	53,301,651	—	53,301,651
Total liabilities	\$	<u>162,721</u>	<u>53,923,118</u>	<u>—</u>	<u>54,085,839</u>
		<b>2014</b>			
		<b>Valued using</b>			
		<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>	<b>Total</b>
		<b>inputs</b>	<b>inputs</b>	<b>inputs</b>	
<b>Assets:</b>					
<b>Recurring:</b>					
Cash and cash equivalents	\$	10,963,055	—	—	10,963,055
<b>Investments:</b>					
Short term cash fund		2,317,450	—	—	2,317,450
Common stocks		35,750,519	—	—	35,750,519
Government bonds and fixed income securities		7,913,472	15,830,659	—	23,744,131
Real estate		266,710	481,805	—	748,515
Total investments		46,248,151	16,312,464	—	62,560,615
Beneficial interest in perpetual trusts		—	—	3,644,224	3,644,224
Funds held in trust by others		—	—	8,994	8,994
Total recurring		<u>57,211,206</u>	<u>16,312,464</u>	<u>3,653,218</u>	<u>77,176,888</u>

**SAINT LEO UNIVERSITY, INC.**

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	2014			
	Valued using			Total
	Level 1 inputs	Level 2 inputs	Level 3 inputs	
Nonrecurring:				
Contributions receivable, net	\$ —	—	3,147,821	3,147,821
Interest rate swaps	—	333,456	—	333,456
Total assets	\$ 57,211,206	16,645,920	6,801,039	80,658,165
Liabilities:				
Recurring:				
Interest rate swaps	\$ —	370,347	—	370,347
Deposits held in custody for others	194,781	—	—	194,781
Total recurring	194,781	370,347	—	565,128
Disclosure:				
Bonds and loans payable	—	55,055,074	—	55,055,074
Total liabilities	\$ 194,781	55,425,421	—	55,620,202

The University's accounting policy is to recognize transfers among levels of fair value hierarchy on the date of the event or change in circumstances that caused the transfer. There were no transfers among Level 1, Level 2, or Level 3 during the years ended June 30, 2015 and 2014.

The following methods and assumptions were used to estimate the fair value for each class of financial instrument measured at fair value:

**Short-term investments** – Short-term investments consisting of money market funds are measured at fair value using quoted market prices.

**Equity securities** – Investments in equity securities are measured at fair value using quoted market prices. They are classified as Level 1 as they are traded in an active market for which closing stock prices are readily available.

**Government bonds and fixed income securities** – Investments in fixed income securities comprise U.S. Treasury notes, mortgage-backed securities, municipal bonds, and corporate bonds and notes. U.S. Treasury notes are classified as Level 1 if they trade with sufficient frequency and volume to enable the University to obtain pricing information on an ongoing basis. The remaining fixed income securities are classified as Level 2 based on multiple sources of information, which include market data and/or quoted market prices from either markets that are not active or are for the same or similar assets in active markets.

## SAINT LEO UNIVERSITY, INC.

### Notes to Financial Statements

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**Real estate** – Investments in real estate are classified as Level 1 when they are actively traded and a reliable quote is observable. If the investment classified as Level 1 subsequently ceases to be actively traded, it is transferred out of Level 1. In such cases, investments are reclassified into Level 2, unless the measurement of its fair value requires the use of significant unobservable inputs, in which case it is classified as Level 3.

**Beneficial interest in perpetual trusts** – The University’s beneficial interest in perpetual trusts administered by a third party are classified as Level 3 as the fair values are based on a combination of Level 2 inputs (interest rates and yield curves) and significant unobservable inputs (entity specific estimates of cash flows). Since the University has an irrevocable right to receive the income earned from the trusts’ assets, the fair value of the University’s beneficial interest is estimated to approximate the fair value of the trusts’ assets.

**Funds held in trust by others** – The University’s beneficial interest in irrevocable split-interest agreements held or controlled by a third party are classified as Level 3 as the fair values are based on a combination of Level 2 inputs (interest rates and yield curves) and significant unobservable inputs (entity specific estimates of cash flows). The fair values are measured at the present value of the future distributions the University expects to receive over the term of the agreements.

**Interest rate exchange agreements** – Interest rate exchange agreements are classified as Level 2 as the fair value is based on observable inputs to a valuation model (interest rates, credit spreads, etc.), which take into account the present value of the estimated future cash flows and credit valuation adjustments.

While the University believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different estimate of fair value at the reporting date.

**SAINT LEO UNIVERSITY, INC.**

Notes to Financial Statements

June 30, 2015 and 2014

The following tables present a reconciliation of the statements of financial position amounts for financial instruments measured at fair value on a recurring basis using significant unobservable inputs (Level 3) for the year ended June 30.

	<b>2015</b>		
	<b>Beneficial interest in perpetual trusts</b>	<b>Funds held in trust by others</b>	<b>Total</b>
Balance, beginning of year	\$ 3,644,224	8,994	3,653,218
Realized and unrealized gains (losses), net	(149,123)	6,165	(142,958)
Purchases, issuances, sales, and settlements:	—	—	—
Purchases	—	—	—
Issuance	—	—	—
Sales	—	—	—
Settlements	—	—	—
Balance, end of year	\$ 3,495,101	15,159	3,510,260

The amount of total gains or losses for the period included in change in net assets attributable to the change in unrealized gains or losses relating to financial instruments still held at June 30, 2015 \$ (142,958)

	<b>2014</b>		
	<b>Beneficial interest in perpetual trusts</b>	<b>Funds held in trust by others</b>	<b>Total</b>
Balance, beginning of year	\$ 3,231,238	46,541	3,277,779
Realized and unrealized gains (losses), net	412,986	1,210	414,196
Purchases, issuances, sales, and settlements:	—	—	—
Purchases	—	—	—
Issuance	—	—	—
Sales	—	—	—
Settlements	—	(38,757)	(38,757)
Balance, end of year	\$ 3,644,224	8,994	3,653,218

The amount of total gains or losses for the period included in change in net assets attributable to the change in unrealized gains or losses relating to financial instruments still held at June 30, 2014 \$ 414,196

## SAINT LEO UNIVERSITY, INC.

### Notes to Financial Statements

June 30, 2015 and 2014

There have been no changes in the valuation techniques used in determining Level 1, Level 2 or Level 3 classifications.

#### **(11) Endowment**

ASC 958, *Not-for-Profit Entities*, among other things, provides guidance on the net asset classification of donor-restricted endowment funds for a not-for-profit organization that is subject to an enacted version of the Uniform Prudent Management of Institutional Funds Act of 2006 (UPMIFA) and additional disclosures about an organization's endowment funds. On July 1, 2012, the State of Florida enacted UPMIFA. As a result, the University implemented all requirements of UPMIFA, most notably the requirement that all donor-restricted endowment funds that are not classified as permanently restricted net assets be classified as temporarily restricted net assets until those amounts are appropriated for expenditure by the University in a manner consistent with the standard of prudence prescribed in UPMIFA.

The University's endowment consists of approximately 135 individual funds established for a variety of purposes. The endowment includes both donor-restricted endowment funds and funds designated by the Board of Trustees to function as endowments. 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.

Endowments classified as permanently restricted net assets include (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment, and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time of the accumulation added to the fund. The remaining portion of the donor-restricted endowment fund that is not classified in permanently restricted net assets is classified as temporarily restricted net assets until those amounts are appropriated for expenditure by the University in a manner consistent with the standard of prudence prescribed by the Florida Uniform Prudent Management of Institutional Funds Act (FUPMIFA).

The University considers the following factors in making a determination to appropriate or accumulate donor-restricted funds:

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 the appreciation of investments
6. Other resources of the University
7. The investment policies of the University

**SAINT LEO UNIVERSITY, INC.**

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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(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 a real return, net of inflation and investment management costs, of at least 5% over the long term. Actual returns in any given year may vary from this amount.

To satisfy its long-term rate-of-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 has a policy of appropriating for distribution each year 5% of its endowment funds of the preceding fiscal year in which the distribution is planned. In establishing this policy, the University considered the long-term expected return on its endowment. Accordingly, over the long term, the University expects the current spending policy to allow its endowment to grow at an average of the long-term rate of inflation. This is consistent with the University's objective to maintain the purchasing power of the endowment assets held in perpetuity or for a specific term, as well as to provide additional real growth through new gifts and investment return.

At June 30, 2015, the endowment net asset composition by type of fund consisted of the following (in thousands):

	<u>Unrestricted</u>	<u>Temporarily restricted</u>	<u>Permanently restricted</u>	<u>Total</u>
Donor-restricted funds	\$ —	2,734	10,677	13,411
Board-designated funds	44,892	—	—	44,892
Total funds	<u>\$ 44,892</u>	<u>2,734</u>	<u>10,677</u>	<u>58,303</u>

**SAINT LEO UNIVERSITY, INC.**

Notes to Financial Statements

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Changes in endowment net assets for the fiscal year ended June 30, 2015 consisted of the following (in thousands):

	<u>Unrestricted</u>	<u>Temporarily restricted</u>	<u>Permanently restricted</u>	<u>Total</u>
Endowment net assets, beginning of year	\$ 44,267	3,154	10,001	57,422
Investment income:				
Investment return	1,988	911	—	2,899
Net appreciation (depreciation) (realized and unrealized)	<u>(1,530)</u>	<u>(355)</u>	<u>(149)</u>	<u>(2,034)</u>
Total investment gain (loss)	458	556	(149)	865
Contributions	167	—	825	992
Appropriation of endowment assets for expenditures	<u>—</u>	<u>(976)</u>	<u>—</u>	<u>(976)</u>
Endowment net assets, end of year	<u>\$ 44,892</u>	<u>2,734</u>	<u>10,677</u>	<u>58,303</u>

At June 30, 2014, the endowment net asset composition by type of fund consisted of the following (in thousands):

	<u>Unrestricted</u>	<u>Temporarily restricted</u>	<u>Permanently restricted</u>	<u>Total</u>
Donor-restricted funds	\$ —	3,154	10,001	13,155
Board-designated funds	<u>44,267</u>	<u>—</u>	<u>—</u>	<u>44,267</u>
Total funds	<u>\$ 44,267</u>	<u>3,154</u>	<u>10,001</u>	<u>57,422</u>

**SAINT LEO UNIVERSITY, INC.**

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Changes in endowment net assets for the fiscal year ended June 30, 2014 consisted of the following (in thousands):

	<u>Unrestricted</u>	<u>Temporarily restricted</u>	<u>Permanently restricted</u>	<u>Total</u>
Endowment net assets, beginning of year	\$ 33,636	1,984	8,062	43,682
Investment income:				
Investment return	867	554	—	1,421
Net appreciation (depreciation) (realized and unrealized)	<u>4,595</u>	<u>874</u>	<u>413</u>	<u>5,882</u>
Total investment gain (loss)	5,462	1,428	413	7,303
Contributions	169	—	1,526	1,695
Appropriation of endowment assets for expenditures	—	(258)	—	(258)
Other changes:				
Transfers between funds	<u>5,000</u>	<u>—</u>	<u>—</u>	<u>5,000</u>
Endowment net assets, end of year	<u>\$ 44,267</u>	<u>3,154</u>	<u>10,001</u>	<u>57,422</u>

From time to time, the fair value of assets associated with individual donor-restricted endowment funds may fall below the level that the donor requires the University to retain as a fund of perpetual duration. Deficiencies of this nature, which are reported in unrestricted net assets, did not exist at June 30, 2015 or 2014.

**(12) Leases**

The University is obligated under several noncancelable operating leases, primarily for office space, transportation, and office equipment, which expire through 2020. Lease expense during the years ended June 30, 2015 and 2014 totaled \$2,200,026 and \$2,345,224, respectively.

Future minimum lease payments under noncancelable operating leases (with initial or remaining lease terms in excess of one year) are as follows:

Year ending June 30:	
2016	\$ 2,075,609
2017	1,070,852
2018	490,014
2019	186,966
2020	<u>50,697</u>
	<u>\$ 3,874,138</u>

**SAINT LEO UNIVERSITY, INC.**

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**(13) Retirement Plan**

The University offers an Internal Revenue Code Section 403(b) retirement plan covering most hourly and salaried employees. This plan is administered by the Teachers Insurance Annuity Association/College Retirement Equities Fund (TIAA-CREF) and Variable Annuity Life Insurance Company (VALIC). Employees of the University at the time the plan was adopted were not required to contribute to participate; however, the plan was subsequently amended to set minimum contributions from employees in order to participate. Currently, employees who meet eligibility requirements must contribute a minimum of 1% of their eligible compensation to participate. For employees making such contribution, the University will make a matching contribution at a percentage that is periodically adjusted. The University contributes up to 9% of the first 10% of compensation that a participant contributes to the plan. Additional discretionary matching contributions may be contributed at the discretion of the University's Board of Trustees or through the collective bargaining agreement between the University and the faculty. No such additional discretionary amounts were contributed during the plan year ended December 31, 2014. Employees become fully vested in both the employee and employer contributions to the Plan upon entering the plan. For the years ended June 30, 2015 and 2014, the University's plan contributions were \$3,077,078 and \$2,826,519, respectively. The University's policy is to fund retirement costs accrued.

The University has a 457(b) Deferred Compensation Plan, limited to specific management and faculty positions. The deferred compensation is invested with TIAA-CREF or VALIC and is considered University property until the employee withdraws the funds due to emergency, termination, or retirement. The participants' contributions are subject to the general creditors of the University. Accordingly, invested assets are recorded at fair value in other assets in the accompanying statements of financial position, with a corresponding liability in the amount of \$2,039,806 and \$1,791,840 recorded in accrued compensation at June 30, 2015 and 2014, respectively. The University does not record any related transaction activity as revenue or expense.

**(14) Expenses**

Expenses by natural classification were as follows for the years ended June 30:

	<b>2015</b>				<b>Total</b>
	<b>Salaries and benefits</b>	<b>Contractual services</b>	<b>Other expenses</b>	<b>Depreciation and amortization</b>	
Instructional	\$ 46,788,811	1,220,940	8,066,016	1,375,675	57,451,442
Academic support	13,565,956	280,565	3,090,532	921,478	17,858,531
Student services	18,588,974	8,454,913	10,500,165	1,289,370	38,833,422
Institutional support	16,306,589	2,539,306	13,094,683	756,593	32,697,171
Auxiliary enterprises	2,507,393	698,600	6,166,796	5,169,029	14,541,818
	<u>\$ 97,757,723</u>	<u>13,194,324</u>	<u>40,918,192</u>	<u>9,512,145</u>	<u>161,382,384</u>

## SAINT LEO UNIVERSITY, INC.

### Notes to Financial Statements

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	2014				
	Salaries and benefits	Contractual services	Other expenses	Depreciation and amortization	Total
Instructional	\$ 44,929,527	1,093,252	7,289,847	1,291,268	54,603,894
Academic support	12,857,267	366,181	2,798,093	896,658	16,918,199
Student services	16,952,242	8,098,558	10,933,163	1,254,641	37,238,604
Institutional support	15,317,714	2,500,516	11,575,673	737,033	30,130,936
Auxiliary enterprises	2,326,155	543,939	6,092,289	5,029,801	13,992,184
	<u>\$ 92,382,905</u>	<u>12,602,446</u>	<u>38,689,065</u>	<u>9,209,401</u>	<u>152,883,817</u>

Included in institutional support are fund raising expenses of \$1,898,824 and \$1,598,774 incurred by the University during the years ended June 30, 2015 and 2014, respectively.

#### (15) Related Parties

Contributions receivable include amounts pledged by various Board of Trustee members. At June 30, 2015 and 2014, gross pledges outstanding from such Trustees amounted to \$1,842,884 and \$1,355,871, respectively.

#### (16) Contingencies

The University receives significant financial assistance from federal and state agencies in the form of grants. Expenditures of funds under those programs require compliance with the grant agreements and are subject to audit. Any disallowed expenditures resulting from such audits become a liability of the University. In the opinion of management such adjustments, if any, are not expected to materially affect the financial condition or changes in net assets of the University.

The University is party to various claims and legal actions arising in the ordinary course of business. Management does not believe that the outcome of such claims and legal actions will have a material adverse effect on the financial position or changes in net assets of the University.

#### (17) Subsequent Events

The University reviewed and evaluated events from June 30, 2015 through August 31, 2015 the date that the financial statements were available for issuance, and concluded that no subsequent events have occurred that require recognition in the financial statements or disclosure in the notes to the financial statements.