

Consolidated Financial Statements and Report of  
Independent Certified Public Accountants

**WESTERN UNIVERSITY OF HEALTH  
SCIENCES**

June 30, 2021 (with comparative summarized  
financial information for June 30, 2020)

# Contents

	<b>Page</b>
Report of Independent Certified Public Accountants	1
Consolidated Statement of Financial Position	3
Consolidated Statement of Activities and Changes in Net Assets	4
Consolidated Statement of Cash Flows	5
Notes to Consolidated Financial Statements	7

## **Report of Independent Certified Public Accountants**

Board of Trustees  
Western University of Health Sciences

### **Report on the financial statements**

We have audited the accompanying consolidated financial statements of Western University of Health Sciences (a nonprofit organization) and subsidiaries (the “University”), which comprise the consolidated statement of financial position as of June 30, 2021, and the related consolidated statements of activities and changes in net assets and cash flows for the year then ended, and the related notes to the consolidated financial statements.

#### **Management's responsibility for the financial statements**

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

#### **Auditor's responsibility**

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the University's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the University's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated 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 consolidated financial statements referred to above present fairly, in all material respects, the financial position of Western University of Health Sciences and subsidiaries as of June 30, 2021, and the changes in their net assets and their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### Other Matters

##### Report on 2020 summarized comparative information

We have previously audited the University's 2020 consolidated financial statements (not presented herein), and we expressed an unmodified audit opinion on those audited consolidated financial statements in our report dated October 20, 2020. In our opinion, the accompanying summarized financial information as of and for the year ended June 30, 2020, is consistent, in all material respects, with the audited financial statements from which it has been derived.

*Brent Thornton LLP*

Los Angeles, California  
November 4, 2021

Western University of Health Sciences

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

June 30, 2021

(with comparative summarized financial information as of June 30, 2020)

	<u>2021</u>	<u>2020</u>
<b>ASSETS</b>		
Cash and cash equivalents	\$ 6,105,005	\$ 4,840,099
Accounts receivable, net	3,502,646	3,675,503
Prepaid expenses	3,658,129	2,255,343
Contributions receivable, net	1,347,297	1,293,751
Inventories	621,485	670,295
Other assets	2,518,430	2,577,655
Notes receivable, net	36,671,607	35,448,485
Investments	271,247,256	230,243,952
Operating lease right-of-use assets, net	68,957,926	-
Finance lease right-of-use assets, net	2,750,427	-
Property, plant and equipment, net	131,206,471	124,829,530
	<u>\$ 528,586,679</u>	<u>\$ 405,834,613</u>
<b>LIABILITIES AND NET ASSETS</b>		
Accounts payable and accrued liabilities	\$ 31,280,062	\$ 33,006,701
Accrued bond interest payable	433,747	164,164
Deposits for agency funds	699,670	588,626
Deferred revenues	26,847,851	26,108,965
Interest rate swap agreement	24,121,014	30,707,338
Liability on split interest agreements	1,944,462	2,078,520
Government advances for student loans	42,035,898	40,456,234
Operating lease liabilities	74,111,509	-
Finance lease liabilities	2,679,097	-
Bonds and notes payable	89,875,785	80,165,565
	<u>294,029,095</u>	<u>213,276,113</u>
<b>NET ASSETS</b>		
Without Donor Restrictions	211,980,013	171,433,472
With Donor Restrictions	22,577,571	21,125,028
	<u>234,557,584</u>	<u>192,558,500</u>
	<u>\$ 528,586,679</u>	<u>\$ 405,834,613</u>

The accompanying notes are an integral part of this consolidated financial statement.

Western University of Health Sciences

CONSOLIDATED STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS

For the Year Ended June 30, 2021

(with comparative summarized financial information for the year ended June 30, 2020)

	Without Donor Restrictions	With Donor Restrictions	2021 Total	2020 Total
<b>Revenues:</b>				
Student tuition	\$ 196,638,182	\$ -	\$ 196,638,182	\$ 191,155,463
Less: scholarships and grants	<u>(5,811,599)</u>	<u>-</u>	<u>(5,811,599)</u>	<u>(5,461,327)</u>
Net tuition	190,826,583	-	190,826,583	185,694,136
Government contracts and grants	8,275,388	-	8,275,388	6,615,115
Private gifts, contracts and grants	1,417,483	2,338,919	3,756,402	4,455,058
Sales and services of auxiliary enterprises	1,223,773	-	1,223,773	1,188,139
Sales and services of educational activities				
Net patient revenue	7,451,380	-	7,451,380	7,407,322
Other sales and services	2,674,918	-	2,674,918	2,750,283
Other operating revenues	2,953,231	-	2,953,231	3,825,859
Net assets released from restrictions	<u>1,577,914</u>	<u>(1,577,914)</u>	<u>-</u>	<u>-</u>
Total revenues	<u>216,400,670</u>	<u>761,005</u>	<u>217,161,675</u>	<u>211,935,912</u>
<b>Expenses:</b>				
Educational and general expenditures:				
Research	18,982,755	-	18,982,755	19,326,809
Instruction	120,370,970	-	120,370,970	122,880,201
Academic support	23,385,029	-	23,385,029	23,749,415
Student services	8,135,404	-	8,135,404	8,516,821
Institutional support	26,628,956	-	26,628,956	21,737,057
Auxiliary enterprises	1,746,503	-	1,746,503	1,818,859
Development and fundraising	<u>2,872,930</u>	<u>-</u>	<u>2,872,930</u>	<u>3,169,364</u>
Total expenses	<u>202,122,547</u>	<u>-</u>	<u>202,122,547</u>	<u>201,198,526</u>
Change in net assets from operating activities	<u>14,278,123</u>	<u>761,005</u>	<u>15,039,128</u>	<u>10,737,386</u>
<b>Other changes in net assets:</b>				
Net investment return	18,741,654	583,454	19,325,108	5,911,811
Change in value of split-interest agreements	839,380	187,765	1,027,145	150,176
Differential in value of swap contract	6,586,324	-	6,586,324	(7,851,242)
Adjustment to contributions receivable	-	21,379	21,379	(567,014)
Redesignation of net assets	<u>101,060</u>	<u>(101,060)</u>	<u>-</u>	<u>-</u>
Change in net assets from non-operating activities	<u>26,268,418</u>	<u>691,538</u>	<u>26,959,956</u>	<u>(2,356,269)</u>
Increase in net assets	40,546,541	1,452,543	41,999,084	8,381,117
Net assets at beginning of year	<u>171,433,472</u>	<u>21,125,028</u>	<u>192,558,500</u>	<u>184,177,383</u>
Net assets at end of year	<u>\$ 211,980,013</u>	<u>\$ 22,577,571</u>	<u>\$ 234,557,584</u>	<u>\$ 192,558,500</u>

The accompanying notes are an integral part of this consolidated financial statement.

Western University of Health Sciences

CONSOLIDATED STATEMENT OF CASH FLOWS

For the Year Ended June 30, 2021

(with comparative summarized financial information for the year ended June 30, 2020)

	2021	2020
Cash flows from operating activities:		
Increase in net assets	\$ 41,999,084	\$ 8,381,117
Adjustments to reconcile increase in net assets to net cash provided by operating activities:		
Depreciation and amortization	7,171,736	6,835,445
Loss on disposal of property, plant and equipment	-	3,449
Change in fair value of interest rate swap agreement	(6,586,324)	7,851,242
Bond issuance/modification costs	-	(293,135)
Amortization of bond issuance costs	190,220	187,604
Provision for uncollectible accounts	(1,028,613)	(75,778)
Net realized/unrealized gains on investments	(17,364,784)	(910,177)
Contributions restricted for endowment	(1,080,619)	(474,310)
Non-cash lease expense adjustments	252,340	-
(Increase) decrease in assets:		
Accounts receivable	1,201,470	(365,361)
Contributions receivable	(53,546)	392,014
Inventories, prepaid expenses and other assets	(1,324,974)	(108,681)
Increase (decrease) in liabilities:		
Accounts payable and accrued liabilities	(2,101,727)	3,089,213
Accrued bond interest payable	269,583	-
Deposits for agency funds	111,044	67,532
Deferred revenues	5,640,130	(6,908,027)
Liability on split-interest agreements	444,433	413,168
Net cash provided by operating activities	\$ 27,739,453	\$ 18,085,315

The accompanying notes are an integral part of this consolidated financial statement.

Western University of Health Sciences

CONSOLIDATED STATEMENT OF CASH FLOWS - CONTINUED

Year Ended June 30, 2021

(with comparative summarized financial information for the year ended June 30, 2020)

	2021	2020
Cash flows from investing activities:		
Proceeds from sale of investments	\$ 2,916,452,277	\$ 1,176,003,497
Purchases of investments	(2,940,090,797)	(1,188,695,392)
Loans issued	(5,011,594)	(5,495,527)
Collections from loans received	3,788,472	3,597,526
Purchase of property, plant and equipment	(12,908,988)	(3,295,047)
Net cash used in investing activities	<u>(37,770,630)</u>	<u>(17,884,943)</u>
Cash flows from financing activities:		
Principal payments on bonds payable	(2,480,000)	(2,345,000)
Proceeds from notes payable	12,000,000	-
Payments to beneficiaries of split-interest agreements	(578,491)	(565,865)
Contributions restricted for endowment	1,080,619	474,310
Increase in government advances for student loans	1,579,664	865,212
Payments of principal on finance lease liabilities	(305,709)	-
Net cash provided by (used in) financing activities	<u>11,296,083</u>	<u>(1,571,343)</u>
Net increase (decrease) in cash and cash equivalents	1,264,906	(1,370,971)
Cash and cash equivalents at beginning of year	<u>4,840,099</u>	<u>6,211,070</u>
Cash and cash equivalents at end of year	<u>\$ 6,105,005</u>	<u>\$ 4,840,099</u>
Supplemental cash flow information:		
Cash paid for interest	<u>\$ 3,896,603</u>	<u>\$ 4,067,617</u>
Acquisitions of capital assets in accounts payable	<u>\$ 1,383,018</u>	<u>\$ 1,007,930</u>
Loans cancelled	<u>\$ 351,576</u>	<u>\$ 434,623</u>

The accompanying notes are an integral part of this consolidated financial statement.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

NOTE 1 – ORGANIZATION

Western University of Health Sciences (the "University") is a private, nonprofit, accredited institution of higher learning and an academic health center, whose main campus occupies approximately 18 acres in Pomona, California, and includes other locations in California and Oregon. The University is committed to the education of primary care health professionals, with a distinctive philosophy centered in the osteopathic tradition, which embraces the concept that health involves the whole person and the person's relationship to others and the world.

The University was founded in 1977 as the College of Osteopathic Medicine of the Pacific ("COMP"), a four-year medical school educating osteopathic physicians. The institution expanded its mission by adding primary care-focused educational programs in the allied health professions, pharmacy and advanced nursing. In 1996, the institution officially became a university and changed its name to Western University of Health Sciences. In addition, The University added a college of veterinary medicine in 1998 and further expanded its educational programs during 2009 by adding four new colleges in dentistry, optometry, podiatry and biomedical sciences.

In 2011, the University expanded its operations to Lebanon, Oregon, with COMP enrolling the first students at the new location. The University also operates patient care centers located in Pomona, Rancho Mirage, Los Angeles California, and Portland Oregon, in addition to Pet Wellness centers located in Pomona and Van Nuys, California that serve as clinical teaching sites for students.

For the fall semester of 2021, approximately 3,800 students were enrolled in the University's nine colleges.

Income Taxes

The University is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code (Code), though it is subject to tax on income unrelated to its exempt purpose, unless that income is otherwise excluded by the code. The University has been recognized by the California Franchise Tax Board as a University that is exempt from California franchise and income taxes under Section 23701(d) of the California Revenue and Taxation Code and is also exempt from Oregon income taxes under the related state provisions. The University has processes presently in place to ensure the maintenance of its tax-exempt status; to identify and report unrelated income; to determine its filing and tax obligations in jurisdictions for which it has nexus; and to identify and evaluate other matters that may be considered tax positions. The University has determined that there are no material uncertain tax positions that require recognition or disclosure in the financial statements.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

NOTE 1 – ORGANIZATION – Continued

The University follows guidance that clarifies the accounting for uncertainty in tax positions taken or expected to be taken in a tax return, including issues relating to financial statement recognition and measurement. This guidance provides that the tax effects from an uncertain tax position can only be recognized in the financial statements if the position is “more-likely-than-not” to be sustained if the position were to be challenged by a taxing authority. The assessment of the tax position is based solely on the technical merits of the position without regard to the likelihood that the tax position may be challenged.

The University is subject to income taxes for unrelated business income realized in connection with its unrelated business activities. Park Hospital Inc., a majority-owned subsidiary; and COMP Enterprises Inc., a wholly owned subsidiary, are included into the University’s consolidated financial statements and are taxed independently. In addition, the University has a controlling interest in WesternU Medical Group, a limited liability company.

For the fiscal year ended June 30, 2021 the University had unrelated business activity from leased parking lots that incurred a loss for the year.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Basis of Presentation

The accompanying consolidated financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (“US GAAP”). All material intercompany accounts and transactions have been eliminated in consolidation.

Effective July 1, 2020, the University adopted ASU 2016-02, Leases, which requires a lessee to recognize a right of use asset and a lease liability, initially measured at the present value of the lease payments, in its statement of financial position. The guidance also expands the required quantitative and qualitative disclosures surrounding leases. The effects of adopting this guidance resulted in the inclusion of the present value of operating and finance lease payments in the Statement of Financial Position as Operating lease right-of-use assets, net of \$71,485,965 and Operating lease liabilities of \$76,098,983 upon adoption. The University elected the package of practical expedients to not reassess: (1) whether any expired or existing contracts are or contain leases, (2) lease classification for any expired or existing leases and (3) initial direct costs for any expired or existing leases. The University elected the short-term lease exemption policy as well as the practical expedient that allows lessees to treat the lease and non-lease components as a single lease component. In addition, the University elected to

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

use hindsight to reassess lease terms or impairment at the adoption date. The effects of adopting this amendment are addressed in Note 18.

B. Use of Estimates

The preparation of consolidated financial statements in conformity with US GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the consolidated financial statements, and the reported amounts of revenue and expenses, including allocations to various program costs, during the reporting period. Actual results could differ from those estimates. Significant estimates in the University's consolidated financial statements include allowance for uncollectible accounts for accounts and pledges receivable, discount rate for long-term pledges, unobservable investment inputs, non-public investment values, patient service revenue to include contractual discounts and allowances, asset impairments, inventory reserves, expense allocation, student rotations expense, and the present value of future benefits payable on split-interest agreements.

C. Net Assets

Net assets, revenue, and support are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Net Assets Without Donor Restrictions – Net assets available for use in general operations and not subject to donor restrictions. Board designated funds are also included within net assets without donor restrictions.

Net Assets With Donor Restrictions – Net assets subject to donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that such resources be maintained in perpetuity. Generally, the donors of these assets permit the University to use all or part of the income earned on related investments for general or specific purposes.

D. Cash and Cash Equivalents

Cash and cash equivalents consist of cash available for immediate use. Money market accounts, certificates of deposit and other short-term investments with varying maturities are classified as investments.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

E. Investments

In accordance with authoritative guidance, investments in equity securities with readily determinable fair market values and all debt securities are reported at fair value with gains and losses included in the consolidated statement of activities and changes in net assets. Non-marketable securities (alternative investments) for which quoted market prices are not available are valued at fair value by the investment managers based on factors deemed relevant by the investment managers including, but not limited to market transfer conditions, purchase price, estimated liquidation value, restriction on transfer and third-party transactions in the private market. The University's management reviews and evaluates the fair values and methodologies provided by the third-party investment managers and agree with the valuation methods and assumptions used in determining the fair value of the alternative investments. For these investments, the University used the net asset value ("NAV") provided by the investment managers to evaluate the fair value of the investments. The NAV may be adjusted based on factors or other information about the investments that management considers significant to the valuation of the investments.

Other investments, including real estate, are reported at fair value as determined by appraisals performed by independent third-parties on a periodic basis (generally, every few years) unless market conditions would indicate more frequent appraisals are required.

F. Fair Value of Financial Instruments

The University uses an established framework for measuring fair value that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lower priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy are described below:

Level 1 - Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the University has the ability to access.

Level 2 - Inputs to the valuation methodology include:

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in inactive markets;
- Inputs other than quoted prices that are observable for the asset or liability; and
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

If the asset or liability has a specified (contractual) term, the Level 2 input must be observable for substantially the full term of the asset or liability.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Level 3 - Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

The asset's or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs. The determination of what constitutes observable requires judgment by the University. The University considers observable data to be that market data that is readily available, regularly distributed or actively involved in the relevant market. The categorization of an investment within the fair value hierarchy is based upon the pricing transparency of the investment and does not necessarily correspond to the University's perceived risk of that investment.

G. Notes and Accounts Receivables Due From Students

Included in accounts receivable is student tuition stated at the amounts billed to students less loan proceeds, grants and scholarships. Military scholarships are separately billed and collected by semester from the corresponding military agencies (e.g., Army, Navy, Air Force, etc.). Approximately 95% of all currently enrolled students rely on some form of financial aid.

As a policy, students are required to settle their financial obligation and account balance before they are allowed to attend and be promoted to the next academic year. The student accounts receivable balance as of June 30, 2021, is settled by the subsequent receipt of the corresponding financial aid funds for the academic period or by payment received from the students.

Notes receivable consist of amounts due under the federal loan programs and University loan programs and are stated at their outstanding principal amount, net of an allowance for uncollectible accounts. A third-party organization administers the collection process. Loans are made to students based on demonstrated financial need and satisfaction of federal eligibility requirements for the federal loan programs. Principal and interest payments on loans generally do not commence until after the borrower graduates or otherwise ceases enrollment.

H. Revenue Recognition

The University receives grants and contributions from a number of sources including the federal government, private foundations and other donors. Grants and contracts are evaluated as to whether they qualify as exchange transactions or contributions as defined by U.S. GAAP. Grants that are treated as exchange transactions are reported as revenue without donor restrictions when expenses are incurred in accordance with the terms of the agreement.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

The excess of amounts received in exchange transactions over the amount of expenditures incurred are classified as deferred revenue on the consolidated statement of financial position.

The University recognizes revenue when control of the promised goods or services are transferred to outside parties in an amount that reflects the consideration the University expects to be entitled to in exchange for those goods or services.

I. Patient Revenues and Patient Receivables

Net patient service revenue is reported at estimated net realizable amounts in the period in which services are provided. The majority of University Patient Care Center (“UPCC”) services are rendered to patients under Medicare, Medical Assistance Programs, Aetna and Anthem Blue Cross Blue Shield. Reimbursement under these programs is based on a combination of prospectively determined rates and historical costs. Amounts received under Medicare and Medical Assistance programs are subject to review and final determination by program intermediaries or their agents. These adjustments are recorded when identified.

The percentage of patient service revenue, net of contractual allowances and discounts, derived from third-party payers and self-pay patients are as follows:

	<u>June 30, 2021</u>	<u>June 30, 2020</u>
Commercial insurance and other	45%	31%
Medicare	25%	27%
Self-pay	4%	6%
Medicaid	26%	36%

The University, in the ordinary course of business, enters into various incentive-sharing agreements with managed care payor’s and other providers. These agreements require retroactive settlement based on data that may not be available or finalized until all claims are processed. Settlement amounts have been estimated for such incentives based on available information.

However, it is reasonably possible that these estimates may change in the near term. Laws and regulations governing the Medicare and Medical Assistance programs are extremely complex and subject to interpretation. Compliance with such laws and regulations are subject to government review and interpretation as well as significant regulatory action including fines, penalties and exclusion from the Medicare and Medical Assistance programs. As a result, there is at least a reasonable possibility that the recorded estimates may change by a material amount in the near term.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Presentation and disclosure for net patient service revenue requires patient service revenue to be presented net of the provision for uncollectible accounts. Net patient service revenue for the years ended June 30:

	2021	2020
Patient service revenue, gross	\$ 11,986,528	\$ 12,243,655
Contractual discounts and allowances	(4,407,410)	(4,768,345)
Provision for uncollectible accounts	(127,738)	(67,988)
Patient service revenue, net	<u>\$ 7,451,380</u>	<u>\$ 7,407,322</u>

The provision for uncollectible accounts is based upon management's assessment of historical and expected net collections considering historical business and economic conditions, trends in health care coverage and other collection indicators. The UPCC records a significant provision for uncollectible accounts in the period services are provided related to self-pay patients, including both uninsured patients and patients with deductible and copayment balances due for which third-party coverage exists for a portion of their balances. Periodically throughout the year, management assesses the adequacy of the provision for uncollectible accounts based upon historical write-off experience. The results of this review are then used to make any modifications to the provision for uncollectible accounts to establish an appropriate provision for uncollectible accounts. Accounts receivable are written off after collection efforts have been followed in accordance with internal policies.

The following is reconciliation of allowance for uncollectible patient care center accounts receivable for the years ended June 30:

	2021	2020
Balance, beginning of the year	\$ 353,059	\$ 474,836
Recoveries (write offs), net	164,185	(53,789)
Provision for uncollectible accounts	(127,738)	(67,988)
Balance, end of the year	<u>\$ 389,506</u>	<u>\$ 353,059</u>

J. Tuition Revenue

Tuition is generally due at the beginning of the term. Tuition revenue is recognized as it is earned and amounts received in advance are deferred and recognized as instruction takes place.

K. Contributions Receivable

The University records unconditional promises to give (a pledge) as a contribution receivable and revenue in the year the pledge is made (see Note 7). The amount is discounted to present value at a risk-adjusted rate, less a reserve for bad debt.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

L. Gift Annuities and Unitrust Agreements (Split-Interest Agreements)

The University has a variety of gift agreements, including charitable gift annuities and charitable remainder trusts for which the University is the trustee. Upon receipt, the present value of each gift annuity or unitrust is recorded as an asset, the present value of the University's obligation to beneficiaries is recorded as a liability, and the remaining amount is included in net assets. Annually, an adjustment is made between the liability and the net assets to record the actuarial gain or loss due to re-computation of the liability based upon the revised life expectancy of the annuitants (also see Note 14). The fair value of these assets as of June 30, 2021 and 2020 amounted to \$8,645,709 and \$7,681,794, respectively, and are included in investments in the accompanying consolidated statement of financial position.

M. Inventories

Inventories consist of bookstore merchandise and resale medical merchandise at the Pet Health Center and Patient Care Centers and are valued at the lower of cost or market on a first-in, first-out basis.

N. Property, Plant and Equipment

Property, plant and equipment are stated at cost or if a gift, at fair value at the date of the gift. Depreciation is calculated on a straight-line basis over the estimated useful lives by major category of assets as follows:

Buildings and improvements (considering the date originally constructed or purchased and remaining useful life)	25 - 45 years
Equipment, furniture and library books	5 - 7 years

The University, using its best estimates based on reasonable and supportable assumptions and projections, reviews long-lived assets to be held and considered for impairment whenever events or changes in circumstances indicate that the carrying amount of such assets might not be recoverable.

When assets are retired or sold, the related cost and accumulated depreciation are removed from the accounts, and any gain or loss arising from such disposition is recorded. Expenditures for repairs and maintenance are charged to expenses as incurred and included in the accompanying consolidated statement of activities and changes in net assets.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

O. New Accounting Pronouncements

In September 2020, the FASB issued Accounts Standards Update (ASU) 2020-07, *Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets*. The core provisions of this ASU require that a not-for-profit entity present contributed nonfinancial assets as a separate line item in the statement of activities, apart from contributions of cash and other financial assets. The ASU also requires certain footnote disclosures regarding the amount and type of contributed nonfinancial assets recognized within the statement of activities as well as qualitative information. The amendments in this ASU are effective for fiscal years beginning after June 15, 2021. The University is in the process of evaluating the impact of this ASU on its operations.

P. Re-Designation of Net Assets

Certain amounts previously received from donors have been transferred among net asset categories due to changes in donor designations, required minimum balances have been obtained, or re-invested excess endowment earnings.

NOTE 3 – LIQUIDITY AND AVAILABILITY OF FINANCIAL RESOURCES

The University regularly monitors the availability of resources required to meet operating needs and other contractual commitments, while also striving to maximize the investment of its available funds. For purposes of analyzing resources available to meet general expenditures over a 12-month period, the University considers all expenditures related to its ongoing activities of educational programs, clinics, research, as well as the conduct of services to support those activities.

Western University of Health Sciences

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

NOTE 3 – LIQUIDITY AND AVAILABILITY OF FINANCIAL RESOURCES – Continued

As of June 30, 2021, financial assets and liquidity resources available within one year for general expenditures were as follows:

	2021	2020
Financial assets due within one year or generally available:		
Cash and cash equivalents	\$ 6,105,005	\$ 4,840,099
Accounts receivables, net	3,502,646	3,675,503
Contributions receivable	292,518	285,500
Notes receivable	58,640	62,825
Investments	271,247,256	230,243,952
Total available funds	281,206,065	239,107,879
Less:		
Amounts unavailable for general expenditures within one year due to:		
Donor restricted gifts for educational programs	7,424,326	5,416,838
Donor restricted gifts for research programs	505,668	566,276
Donor restricted gifts for endowed professorships	406,875	366,205
Donor restricted gifts with time restrictions	3,097,780	2,877,236
Restricted by donor in perpetuity	11,142,926	11,898,475
Long-term illiquid investments	4,019,223	4,012,340
Total amounts unavailable due to donor restrictions, time or law	26,596,798	25,137,370
Total financial assets available to management for general expenditures before amounts subject to the Trustee's approval	254,609,268	213,970,509
Less:		
Board designated funds:		
Funds functioning as endowment	47,562,211	35,050,132
Unappropriated accumulated endowment gains	9,718,524	599,548
Total board designated funds	57,280,735	35,649,680
Total financial assets available for general expenditure before endowment draw	197,328,533	178,320,829
Plus:		
Amount authorized for appropriation within one year	1,957,931	1,700,965
Total financial assets available for general expenditure within one year	\$ 199,286,464	\$ 180,021,794

The University's Trustees have designated a portion of its net assets without donor restrictions for endowment and other purposes. These amounts are identified in the table above as board designated funds. These funds are invested for long-term appreciation and current income but remain available and may be spent at the discretion of the Trustees.

In addition to financial assets available to meet general expenditures over the next 12 months, the University operates with a balanced budget and anticipates collecting sufficient revenue, including federal funds to convert general expenditures not covered by donor-restricted resources. The University typically generates positive cash flows from operations as evidenced by the statement of cash flows for the fiscal year.

Western University of Health Sciences

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

NOTE 4 – INVESTMENTS

The following table summarizes the University's investments as of June 30:

	2021		2020	
	Cost	Fair Value	Cost	Fair Value
Short-term investments	\$ 4,502,242	\$ 4,502,242	\$ 4,177,365	\$ 4,177,365
Certificates of deposits	2,345,308	2,345,308	9,567,691	9,604,031
Mutual funds	84,765,581	95,763,245	79,630,894	81,692,253
Corporate and government bonds	134,549,547	134,991,160	108,642,530	109,524,415
Equities	21,788,816	30,328,877	20,113,820	21,926,690
Cash surrender value of life insurance	313,464	313,464	313,464	313,464
Investments in real estate	1,387,789	3,002,960	1,389,958	3,005,734
Total	\$ 249,652,747	\$ 271,247,256	\$ 223,835,722	\$ 230,243,952

The following is a description of the instruments measured at fair value, and the methods and assumptions used by the University in determining the fair value of the instruments:

*Short-term investments, money market accounts and certificates of deposit* – These investments are liquid instruments held by external investment managers. The carrying value approximates fair value based on the short maturity of these instruments.

*Mutual funds* – These consist of pool of funds held by external investment managers. The fair values are based on quoted market prices as determined by investment custodians utilizing prices quoted by securities dealers or brokers and are categorized as Level 1. A trust naming the University as a beneficiary holds Mutual funds as investments and are categorized as Level 3.

*Corporate and government bonds* – These consist of domestic corporate and government bonds. The fair values are based on market prices as determined by the investment custodians utilizing prices quoted by securities dealers or brokers, investment bankers or statistical services. The University generally categorizes these as Level 2.

*Equities* – These consist primarily of publicly traded domestic securities held by external investment managers. The fair values are based on quoted market prices as determined by investment custodians utilizing prices quoted by securities dealers or brokers, investment bankers or statistical services and are categorized as Level 1. Other private equity securities are recorded at their appraised value or fair market value based on a net asset value and are categorized as Level 2 or Level 3.

*Investments in real estate* – These consist of domestic real estate investments. These investments are recorded at their appraised value or fair market value at the date of gift and are categorized as Level 3.

Western University of Health Sciences

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

NOTE 5 – FAIR VALUE OF FINANCIAL ASSETS AND LIABILITIES

The following tables summarizes the University’s fair value hierarchy for those assets measured at fair value as of June 30:

2021 Investments	Fair Value Measurements Using			
	Quoted Prices in Active Markets	Significant Other Observable Inputs	Significant Unobservable Inputs	Total
	Level 1	Level 2	Level 3	
Short-term investments	\$ 4,502,242	\$ -	\$ -	\$ 4,502,242
Certificates of deposit	-	2,345,308	-	2,345,308
Mutual funds	95,635,282	-	127,963	95,763,245
Corporate and government bonds	-	134,991,160	-	134,991,160
Equities	30,290,277	-	38,600	30,328,877
Cash surrender value of life insurance	-	313,464	-	313,464
Investments in real estate	-	-	3,002,960	3,002,960
Total investments	\$ 130,427,801	\$ 137,649,932	\$ 3,169,523	\$ 271,247,256

2020 Investments	Fair Value Measurements Using			
	Quoted Prices in Active Markets	Significant Other Observable Inputs	Significant Unobservable Inputs	Total
	Level 1	Level 2	Level 3	
Short-term investments	\$ 4,177,365	\$ -	\$ -	\$ 4,177,365
Certificates of deposit	-	9,604,031	-	9,604,031
Mutual funds	81,574,818	-	117,435	81,692,253
Corporate and government bonds	-	109,524,415	-	109,524,415
Equities	21,888,090	-	38,600	21,926,690
Cash surrender value of life insurance	-	313,464	-	313,464
Investments in real estate	-	-	3,005,734	3,005,734
Total investments	\$ 107,640,273	\$ 119,441,910	\$ 3,161,769	\$ 230,243,952

Western University of Health Sciences

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

NOTE 5 – FAIR VALUE OF FINANCIAL ASSETS AND LIABILITIES - Continued

Other financial instruments recorded at fair value as of June 30, 2021:

	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Interest rate swap agreement	\$ -	\$ 24,121,014	\$ -	\$ 24,121,014

Other financial instruments recorded at fair value as of June 30, 2020:

	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Interest rate swap agreement	\$ -	\$ 30,707,338	\$ -	\$ 30,707,338

The following is a roll forward of Level 3 investments for the years ended June 30:

<u>2021</u>	<u>Beginning Balance</u>	<u>Total gain/(loss) included in changes in net assets</u>	<u>Purchases</u>	<u>Sales</u>	<u>Transfers</u>	<u>Ending Balance</u>
Mutual funds	\$ 117,435	\$ 10,528	\$ -	\$ -	\$ -	\$ 127,963
Equities	38,600	-	-	-	-	38,600
Investments in real estate	3,005,734	-	-	(2,774)	-	3,002,960
Total	<u>\$ 3,161,769</u>	<u>\$ 10,528</u>	<u>\$ -</u>	<u>\$ (2,774)</u>	<u>\$ -</u>	<u>\$ 3,169,523</u>

<u>2020</u>	<u>Beginning Balance</u>	<u>Total gain/(loss) included in changes in net assets</u>	<u>Purchases</u>	<u>Sales</u>	<u>Transfers</u>	<u>Ending Balance</u>
Mutual funds	\$ 116,742	\$ 693	\$ -	\$ -	\$ -	\$ 117,435
Equities	38,020	580	-	-	-	38,600
Investments in real estate	3,005,734	-	-	-	-	3,005,734
Total	<u>\$ 3,160,496</u>	<u>\$ 1,273</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,161,769</u>

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

## NOTE 5 – FAIR VALUE OF FINANCIAL ASSETS AND LIABILITIES - Continued

The following table shows quantitative information about unobservable inputs related to the Level 3 fair value measurements as of June 30, 2021:

Type	Fair value	Valuation technique	Significant unobservable inputs	Availability
Real estate	\$ 3,002,960	Third party appraisal	Reliance on appraisers valuations	No restrictions
Equities	\$ 38,600	Market fair value	Original cost, financial statement, materiality	N/A
Mutual funds	\$ 127,963	Discounted cash flow	Market	No restrictions

Pledges and contributions receivable – Granting date fair values are estimated as the present value of the promises to give, using a risk adjustment and discount rates applicable to the donor and federal interest rates.

Interest rate swap – The carrying value of the University’s interest rate swap agreement is recorded at fair value based on the spread between the effective interest rate on the bonds payable on June 30, 2021, and the fixed rate per the interest rate swap agreement. The University categorizes this swap as Level 2.

The preceding methods may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although 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 fair value measurement at the reporting date.

The availability of observable market data is monitored to assess the appropriate classification of financial instruments within the fair value hierarchy. Changes in economic conditions or model-based valuation techniques may require the transfer of financial instruments from one fair value level to another. In such transfers, the transfer is reported at the beginning of the reporting period. For the year ended June 30, 2021, there were no significant transfers between levels or changes in the methodologies.

Western University of Health Sciences

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

NOTE 6 – ACCOUNTS RECEIVABLE, NET

Accounts receivable, net, consisted of the following as of June 30:

	<u>2021</u>	<u>2020</u>
Student accounts receivable	\$ 105,272	\$ 1,121,662
Patient care center accounts receivable	1,338,386	978,708
Grants and contracts receivable	1,519,703	1,116,703
Other receivables	1,228,642	1,071,704
Less: allowance for uncollectible accounts	<u>(689,357)</u>	<u>(613,274)</u>
Total accounts receivable, net	<u>\$ 3,502,646</u>	<u>\$ 3,675,503</u>

NOTE 7 – CONTRIBUTIONS RECEIVABLE, NET

The following unconditional promises to give are included in the consolidated financial statements as contributions receivable, net, as of June 30:

	<u>2021</u>	<u>2020</u>
Contributions receivable	\$ 5,435,166	\$ 5,403,000
Less: Unamortized discount	(944,967)	(1,083,183)
Less: Allowance for doubtful accounts	<u>(3,142,902)</u>	<u>(3,026,066)</u>
Total contributions receivable, net	<u>\$ 1,347,297</u>	<u>\$ 1,293,751</u>

The University used rates between 1.0% and 4.0% to discount gross unconditional promises to give in consideration of the present value of the future cash flows.

Unconditional promises to give are expected to be collected in the following periods ending June 30:

	<u>2021</u>	<u>2020</u>
In one year or less	\$ 292,518	\$ 285,500
Between one year and five years	128,202	117,500
More than five years	5,014,446	5,000,000
Total gross pledges	<u>\$ 5,435,166</u>	<u>\$ 5,403,000</u>

NOTE 8 – NOTES RECEIVABLE AND STUDENT LOAN RECEIVABLES, NET

Student loans receivable are primarily federally sponsored student loans with United States government-mandated interest rates and repayment terms subject to significant restrictions as to their transfer and disposition. The University makes uncollateralized loans to students based on financial need. Student loans are funded through Federal government loan programs or institutional resources.

Western University of Health Sciences

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

NOTE 8 – NOTES RECEIVABLE AND STUDENT LOAN RECEIVABLES, NET- Continued

As of June 30, student loan receivables, which are included in notes receivable, net, in the accompanying consolidated statement of financial position, and consisted of the following:

	2021	2020
Federal Government programs	\$ 36,689,852	\$ 35,462,545
Institutional programs	58,640	62,825
	36,748,492	35,525,370
Less: allowance for doubtful accounts	(76,885)	(76,885)
Notes receivable, net	\$ 36,671,607	\$ 35,448,485

The University participates in federal revolving loan programs. The availability of funds for loans under this program is dependent on reimbursements to the pool from repayments on outstanding loans. Funds advanced by the Federal government in the amount of \$42.1 and \$40.5 million as of June 30, 2021 and 2020, respectively, are ultimately refundable to the government and are classified as Government advances for student loans in the accompanying consolidated statement of financial position. Outstanding loans cancelled under the program result in a reduction of the funds available for loan and a decrease in the liability to the government.

Federal Perkins Loans - Perkins loans were made to students who demonstrated financial need. Historically, participating schools received a certain amount of funds each year from the federal government for distribution under this program, which supplement funds in a school's revolving fund, from which new disbursements were made. Once the full amount of the school's funds had been awarded to students, no more loans could be made under this program for the year. This loan program officially expired on September 30, 2017.

Allowances for uncollectible accounts are established based on prior collection experience and current economic factors which, in management's judgment, could influence the ability of loan recipients to repay the amounts per the loan terms. Institutional loan balances are written off only when they are deemed to be permanently uncollectible. Amounts due under the Perkins loan program are guaranteed by the government and therefore, no reserves are placed on any past-due balances under the program.

Past due amounts under the Perkins loan programs were \$135,009 and \$165,370 for the years ending June 30, 2021 and 2020, respectively.

Western University of Health Sciences

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

NOTE 9 – PROPERTY, PLANT AND EQUIPMENT, NET

Property, plant and equipment consisted of the following as of June 30:

	<u>2021</u>	<u>2020</u>
Buildings	\$ 126,428,245	\$ 124,342,446
Building improvements	44,026,898	42,666,898
Equipment and furniture	55,410,383	51,687,283
Library books	2,035,265	2,024,578
	<u>227,900,791</u>	<u>220,721,205</u>
Less: accumulated depreciation	(109,054,877)	(102,147,743)
	118,845,914	118,573,462
Construction-in-Progress	5,311,148	-
Land	7,049,409	6,256,068
Total property, plant and equipment, net	<u>\$ 131,206,471</u>	<u>\$ 124,829,530</u>

Depreciation and amortization expense amounted to \$7,171,736 and \$6,835,445 during the years ended June 30, 2021 and 2020, respectively.

NOTE 10 – OTHER ASSETS

Other assets consisted of the following as of June 30:

	<u>2021</u>	<u>2020</u>
Computer network and installation	\$ 86,500	\$ 86,500
Less: accumulated amortization	(31,923)	(19,565)
Goodwill Medical Practice	178,661	178,661
Less: accumulated amortization	(20,844)	(2,978)
Cash surrender value of life insurance contract	2,063,301	2,063,301
Miscellaneous holdings	20,236	20,236
Deposits	222,499	251,500
Total	<u>\$ 2,518,430</u>	<u>\$ 2,577,655</u>

NOTE 11 – TERM LOAN AGREEMENT

On April 30, 2021, The University entered into a term loan agreement with Wells Fargo Bank, National Association (Wells Fargo). The University used all loan proceeds to finance the acquisition, construction, improvement and equipping of the College of Health Sciences campus location in Lebanon, Oregon. The principal amount of the loan was \$12,000,000, and the loan carries a per annum fixed rate of interest equal to 2.82%. Interest payments are due monthly on the first calendar day of each month, commencing May 1, 2021, and continuing for the remaining term of the loan which ends May 1, 2029. During the first two years of the loan's term, all payments are interest-only, with principal repayments commencing on April 15, 2023. The principal repayments are due and payable according to the following term loan principal repayment schedule, with the final principal repayment due.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

## NOTE 11 – TERM LOAN AGREEMENT - Continued

April 15, 2029. The Loan Agreement requires the University to comply with various covenants, conditions, and restrictions. The University was in compliance with all covenants as of June 30, 2021.

Term Loan Principal Repayment Schedule

Payment Date	Principal Amount
April 15, 2023	\$ 1,714,286
April 15, 2024	1,714,286
April 15, 2025	1,714,286
April 15, 2026	1,714,286
April 15, 2027	1,714,286
April 15, 2028	1,714,286
April 15, 2029	1,714,284
	\$ 12,000,000

## NOTE 12 – BONDS PAYABLE

In October 2007, the University entered into a Loan Agreement with California Statewide Communities Development Authority pursuant to which the Revenue Bonds, Series 2007 (the “Bonds”) were issued. The University used the proceeds to finance the acquisition, construction, improvement, expansion and equipping of various educational facilities, defeasance of certain outstanding tax-exempt bonds and paying costs in connection with the issuance of the Bonds. The Loan Agreement requires the University to comply with various covenants, conditions and restrictions. The University was in compliance with these covenants as of June 30, 2021.

Currently, the Bonds bear interest at a Weekly Interest Rate, under which Wells Fargo Bank, N.A., as remarketing agent, determines the interest rate of the Bonds on a weekly basis. Wells Fargo Bank, N.A. also issued a direct pay letter of credit pursuant to which Wells Fargo Bank, N.A. agrees to pay holders of the Bonds principal and interest on the Bonds as it comes due. In addition, holders of the Bonds have the right to tender their Bonds on seven days’ notice and, under the terms of the letter of credit, Wells Fargo Bank, N.A. has agreed to pay the purchase price of any tender by a holder if Wells Fargo Bank, N.A., as remarketing agent, is unable to remarket the tendered Bonds to new holders.

Interest expense includes costs and discounts related to the issuance of bonds and are being amortized over the life of the bonds utilizing the straight-line method, which approximates the effective interest method.

Western University of Health Sciences

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

NOTE 12 – BONDS PAYABLE – Continued

The Reimbursement Agreement requires Bonds to be redeemed annually each June 1<sup>st</sup> on the following redemption schedule:

Redemption of Bonds	
Year	Total Bonds to be Redeemed
2022	2,630,000
2023	2,785,000
2024	2,950,000
2025	3,125,000
2026	3,310,000
2027	3,505,000
2028	3,715,000
2029	3,935,000
2030	4,165,000
2031	4,415,000
2032	4,675,000
2033	4,960,000
2034	5,285,000
2035	5,600,000
2036	5,930,000
2037	6,280,000
2038	6,655,000
2039	7,055,000
Subtotal	80,975,000
Less unamortized bond issuance costs	(3,099,315)
Total bonds payable, net	\$ 77,875,685

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

NOTE 12 – BONDS PAYABLE – Continued

Reimbursement Agreement

In connection with the issuance of the direct pay letter of credit, Wells Fargo Bank, N.A. and the University entered into a reimbursement agreement pursuant to which the University has agreed to reimburse Wells Fargo Bank, N.A. for any draws on the direct pay letter of credit. In addition, the University made representations and warranties and agreed to financial, affirmative and negative covenants. The reimbursement agreement sets forth specified events of default. Upon the occurrence of an event of default, Wells Fargo Bank, N.A. has the right to accelerate all of the principal and interest on the Bonds. The direct pay letter of credit is scheduled to terminate on September 23, 2022 at which time the Bonds will be subject to mandatory tender unless Wells Fargo Bank, N.A. extends the letter of credit or the University secures a replacement letter of credit or converts the interest rate mode of the Bonds.

Security Agreement

In connection with the Bonds, the University entered into a Security Agreement pursuant to which it created a security interest in all of the personal property of the University to secure the University's obligations under the Bonds, the reimbursement agreement, the interest rate swap agreement between the University and Wells Fargo Bank, N.A. among other obligations. The property constituting collateral under the Security Agreement includes the gross revenues and investment property of the University as well as its equipment. While the University agrees in the reimbursement agreement not to encumber its real property, the University has not created any deed of trust or other encumbrance in its real property to secure the Bonds, the reimbursement agreement or the interest rate swap agreement.

Interest Rate Swap Agreement

In connection with the original issuance of the Bonds, the University entered into an Interest Rate Swap Agreement (the "Swap Agreement"), which currently is with Wells Fargo Bank, N.A. The Swap Agreement reduces the risk of interest rate changes with respect to the Bonds during the term of the agreement. The scheduled termination of the Swap Agreement is the same date as the final maturity of the Bonds, June 1, 2039.

Under the Interest Rate Swap Agreement, the University pays Wells Fargo Bank, N.A., a fixed interest rate of 4.004% per annum, and Wells Fargo Bank, N.A. pays the University a variable interest rate equal to 70% of one-month LIBOR. The notional amount will be adjusted as the principal is reduced to equal the outstanding principal amount of the Bonds. The University does not enter into derivative instruments for any purpose other than cash flow hedging purposes and does not speculate for investment purposes using derivative instruments. Changes in the fair value of the swap agreement are reported as unrealized gains (assets) or losses (liabilities) on the interest rate swap related to bonds in the accompanying consolidated statement of activities and changes in net assets. As of June 30, 2021, \$24,121,014 was recorded as a liability related to the swap on the accompanying consolidated statement of financial position. The change in the fair value of the Swap Agreement from

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

NOTE 12 – BONDS PAYABLE – Continued

July 1, 2020 through June 30, 2021, was \$6,586,324 and is included as the differential in fair value of swap agreement in the accompanying consolidated statement of activities and changes in net assets.

NOTE 13 – ENDOWMENTS

The University's endowments consist of several individual donor- restricted funds established to support scholarship and loan funds for students as well as funds designated by the Board of Trustees to function as endowments. Net assets associated with the endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions.

The University has interpreted the California Uniform Prudent Management of Institutional Funds Act ("UPMIFA") as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment fund absent explicit donor stipulations to the contrary. As a result of this interpretation, the University classifies as endowment funds within net assets with donor restrictions: (a) the original value of the gifts donated to the endowment, (b) the original value of subsequent gifts to the endowment, and (c) accumulations to the endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. The remaining portion of the donor-restricted endowment funds are held until those amounts are appropriated for expenditure by the University in a manner consistent with the standard prudence prescribed by UPMIFA. In accordance with UPMIFA, the University 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 organization 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 organization
- (7) The investment policies of the organization

Unless otherwise acknowledged by the donor, the spending policy for the consolidated investment endowment pool follows the objective of the investment policy and establishes the amount made available for spending from the endowment pool. The current Board of Trustees' approved spending policy is 5% of the market value of the endowment pool on the weighted average over the trailing three years. In the event the current market value of the endowment is less than the historical gift value, spending will continue at 5% for the remaining of the University's fiscal year.

Western University of Health Sciences

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

NOTE 13 – ENDOWMENTS - Continued

Income derived from the investment of the endowment funds has been accounted for by utilizing the market value unit method for maintaining pooled endowment funds. The following schedule summarizes data pertaining to this method of accounting for the year ended June 30:

	2021	2020
Unit market value	\$ 11.43	\$ 9.14
Units outstanding	5,410,046	5,284,486

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 law requires the University to maintain as a fund of perpetual duration. In such circumstances, the University maintains the donor-required fund level with donor restrictions and includes any deficiency within net assets with donor restrictions. The University had 36 and 1 endowment funds underwater as of June 30, 2020 and June 30, 2021, respectively.

The following table presents endowment net asset composition by type of fund as of June 30:

	With Donor Restrictions					
	Without Donor Restrictions	Original Gift	Accumulated Gains (Losses)	Available for Distribution	Total	
<b><u>2021</u></b>						
Donor-restricted:						
Underwater	\$ -	\$ 150,000	\$ (52,176)	\$ -	\$ 97,824	\$ 97,824
Other	-	12,308,897	3,422,777	645,537	16,377,211	16,377,211
Board-designated	47,562,211	-	-	-	-	47,562,211
Total endowment funds	\$ 47,562,211	\$ 12,458,897	\$ 3,370,601	\$ 645,537	\$ 16,475,035	\$ 64,037,246

	With Donor Restrictions					
	Without Donor Restrictions	Original Gift	Accumulated Gains (Losses)	Available for Distribution	Total	
<b><u>2020</u></b>						
Donor-restricted:						
Underwater	\$ -	\$ 4,229,957	\$ (300,734)	\$ -	\$ 3,929,223	\$ 3,929,223
Other	-	8,996,935	708,161	1,752,771	11,457,867	11,457,867
Board-designated	35,050,132	-	-	-	-	35,050,132
Total endowment funds	\$ 35,050,132	\$ 13,226,892	\$ 407,427	\$ 1,752,771	\$ 15,387,090	\$ 50,437,222

Western University of Health Sciences

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

NOTE 13 – ENDOWMENTS – Continued

The investment objectives for the management of endowment assets are to manage contributions in a manner that will maximize the benefit intended by the donor, to produce current income to support the programs of the University and donor objectives and to achieve growth of both principal value and income over time sufficient to preserve or increase the purchasing power of the assets, thus protecting the assets against inflation. The University's distributable spending policy is calculated at 5% of the three-year trailing average endowment pool market value. Under the current spending policy, if the ordinary income of pooled investments is insufficient to provide the full amount of the spending rate, the balance to be expended may be appropriated from the accumulated realized and unrealized gains of the pooled endowment or if accumulations are not sufficient, appropriation will be from operating investment revenues.

The following represents a description of the changes in the net endowment assets for the years ended June 30:

<u>2021</u>	Without Donor Restrictions	With Donor Restrictions	Total
Net endowment assets, beginning of year	\$ 35,050,132	\$ 15,387,090	\$ 50,437,222
Investment income, net	12,651,760	565,634	13,217,394
New gifts	1,160	1,113,807	1,114,967
Appropriation for expenditures	(236,511)	(647,525)	(884,036)
Other changes, including redesignations	95,670	56,028	151,698
Net endowment assets, end of year	<u>\$ 47,562,211</u>	<u>\$ 16,475,034</u>	<u>\$ 64,037,245</u>

## Western University of Health Sciences

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

## NOTE 13 – ENDOWMENTS - Continued

<u>2020</u>	Without Donor Restrictions	With Donor Restrictions	Total
Net endowment assets, beginning of year	\$ 33,718,499	\$ 14,629,010	\$ 48,347,509
Investment income, net	1,604,284	672,207	2,276,491
New gifts	-	458,711	458,711
Appropriation for expenditures	(2,339,307)	(619,175)	(2,958,482)
Other changes, including resignations	2,066,655	246,337	2,312,992
Net endowment assets, end of year	<u>\$ 35,050,132</u>	<u>\$ 15,387,090</u>	<u>\$ 50,437,222</u>

Included in the amounts above are pledges receivable of \$143,335 and \$146,316 for the years ending June 30, 2021 and 2020, respectively.

Western University of Health Sciences

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

NOTE 14 – NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions as of June 30, are available for the following purposes or time periods as follows:

	<u>2021</u>	<u>2020</u>
Net assets subject to expenditure for specified purposes or time periods:		
Educational support	\$ 2,943,176	\$ 2,755,848
Research programs	505,668	566,276
Endowed professorships	406,875	366,205
Student scholarships	4,481,147	2,660,988
Time restricted	<u>3,097,780</u>	<u>2,877,236</u>
Total subject to expenditure for specified purposes or time periods	<u>11,434,646</u>	<u>9,226,553</u>
Endowments to be maintained in perpetuity:		
Educational loan programs	911,725	889,332
Endowed professorships	707,036	707,036
Student scholarships	<u>9,524,164</u>	<u>10,302,107</u>
Total donor contributions to be maintained in perpetuity	<u>11,142,926</u>	<u>11,898,475</u>
Total net assets with donor restrictions	<u>\$ 22,577,571</u>	<u>\$ 21,125,028</u>

NOTE 15 – DEFERRED GIFT AGREEMENTS

The University has arrangements with donors classified as charitable remainder trusts and charitable gift annuities. In general, under these arrangements the University receives a gift from a donor and agrees to pay the donor stipulated amounts over the remaining life of the donor or income beneficiary or for a specific term of years. The arrangements may cover one or more lives. The University is obligated under the California Department of Insurance to comply with regulations for annuities under code sections 11520 through 11524 that determine the type of investments and amount to be held in reserves based on mortality life expectancy tables. Under unitrusts, when the agreement reaches the end of its term, remaining assets are retained by the University, or in some instances, distributed to third-party beneficiaries.

When a deferred gift is received, it is split into the amount representing the actuarial present value of the future distributions to the donor and the remaining gift value to be retained for the benefit of the University or third-party beneficiaries. The actuarial liability is adjusted annually using actuarial tables appropriate for the type of arrangement, number of lives covered and age of the income beneficiaries. The University uses a 5.6% interest rate assumption for annuities prior to December 31, 1999, in making the calculation.

Western University of Health Sciences

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

NOTE 16 – FUNCTIONAL EXPENSES

The following tables represents functional expenses by natural category for the year ended June 30:

<b>2021</b>	Compensation and Benefits	Supplies and Services	Operation and	Depreciation	Interest	Total
			Maintenance of Plant		Expense	
Research	\$ 13,058,999	\$ 4,056,208	\$ 824,512	\$ 648,784	\$ 394,252	\$ 18,982,755
Instruction	92,469,211	16,046,942	5,233,836	4,118,348	2,502,633	120,370,970
Academic Support	15,097,365	5,987,014	1,015,724	799,243	485,683	23,385,029
Student Services	6,357,173	977,859	353,360	278,048	168,964	8,135,404
Institutional Support	7,690,969	16,337,042	1,148,303	903,565	549,077	26,628,956
Auxiliary Enterprises	377,130	1,230,948	77,468	60,957	-	1,746,503
Development and Fundraising	2,242,646	347,641	124,785	98,190	59,668	2,872,930
Operation and Maintenance of Plant	2,492,212	6,285,776	(8,777,988)	-	-	-
Total Expenses	<u>\$ 139,785,705</u>	<u>\$ 51,269,430</u>	<u>\$ -</u>	<u>\$ 6,907,135</u>	<u>\$ 4,160,277</u>	<u>\$ 202,122,547</u>

<b>2020</b>	Compensation and Benefits	Supplies and Services	Operation and	Depreciation	Interest	Total
			Maintenance of Plant		Expense	
Research	\$ 13,162,476	\$ 4,212,661	\$ 884,389	\$ 654,880	\$ 412,403	\$ 19,326,809
Instruction	91,625,744	18,838,827	5,626,070	4,166,045	2,623,515	122,880,201
Academic Support	14,969,645	6,381,491	1,086,766	804,739	506,774	23,749,415
Student Services	6,256,364	1,400,406	389,727	288,589	181,735	8,516,821
Institutional Support	7,873,922	11,671,232	993,248	735,490	463,165	21,737,057
Auxiliary Enterprises	379,305	1,291,534	85,045	62,975	-	1,818,859
Development and Fundraising	2,552,450	296,863	145,029	107,393	67,629	3,169,364
Operation and Maintenance of Plant	2,701,522	6,508,752	(9,210,274)	-	-	-
Total Expenses	<u>\$ 139,521,428</u>	<u>\$ 50,601,766</u>	<u>\$ -</u>	<u>\$ 6,820,111</u>	<u>\$ 4,255,221</u>	<u>\$ 201,198,526</u>

Expenses not directly attributable to one program such as depreciation, interest and plant operations are allocated to specific programs and support services using proportional direct costs incurred by each department.

NOTE 17 – LIFE INSURANCE POLICIES

The University maintains a program whereby donors can make a contribution to the University, which is used to purchase whole life and term insurance policies with the University as owner and beneficiary. The cash surrender value is included in investments. The face amount of these policies was \$1,251,319 of June 30, 2021 and 2020, which is not recorded in the University's financial statements.

Western University of Health Sciences

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

NOTE 18 – LEASES

The University is the lessee of equipment and space under operating and finance leases. The University determines whether a contract is a lease at inception. Identified leases are subsequently measured, classified, and recognized at lease commencement. The University categorizes leases with contractual terms longer than twelve months as either operating or finance. The University's leases generally have terms that range from one to five years for equipment and one to thirty years for property, with certain leases inclusive of renewal options if they are considered to be reasonably assured at lease commencement. Right-of-use assets and lease liabilities for operating leases are included in "Operating lease right-of-use assets, net" and "Operating lease liabilities", respectively, in the Statement of Financial Position. Finance lease right-of-use assets and lease liabilities are included in "Finance lease right-of-use assets, net" and "Finance lease liabilities", respectively, in the Statement of Financial Position. Leased assets represent the University's right to use an underlying asset for the lease term and lease liabilities represent the University's obligation to make lease payments arising from the lease.

Operating and finance lease right-of-use assets and associated lease liabilities are recognized based on the present value of future minimum lease payments to be made over the expected lease term, using the risk-free discount rate at the commencement date in determining the present value of future payments. Rent expense related to operating leases, including short-term leases and variable lease payments, was \$7,989,880 and \$8,069,146 in fiscal years ending June 30, 2021 and 2020, respectively.

Maturity analysis of the annual undiscounted cash flows reconciled to the carrying value of the operating and finance lease liabilities:

<u>Years Ending June 30,</u>	<u>Operating</u>	<u>Finance</u>
2022	\$ 7,959,933	\$ 603,415
2023	6,814,241	603,415
2024	6,810,393	603,415
2025	6,514,164	603,415
2026	6,484,096	291,798
Thereafter	68,593,501	-
Total Lease Payments	<u>103,176,328</u>	<u>2,705,458</u>
Less: Imputed Interest	<u>(29,064,819)</u>	<u>(26,361)</u>
Present Value of Lease Liabilities	<u>\$ 74,111,509</u>	<u>\$ 2,679,097</u>

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

## NOTE 18 – LEASES - Continued

Weighted-average remaining lease term and discount rate for operating and finance leases as of June 30, 2021 was:

Weighted Average Remaining Lease Term	
Operating leases	15.3 years
Finance Leases	4.5 years
Weighted Average Discount Rate	
Operating leases	3.97%
Finance Leases	0.51%

Prior to the adoption of Topic 842, minimum future operating lease payments for periods subsequent to June 30, 2020, are as follows:

<u>Years Ending June 30,</u>	<u>Operating</u>
2021	\$ 7,350,762
2022	6,544,436
2023	6,133,084
2024	6,068,917
2025	6,172,188
Thereafter	30,370,492
Total	<u>\$ 62,639,879</u>

The University leases properties to customers under agreements that are classified as operating leases. The University's lessor arrangements are all operating leases and do not include any sales-type or direct finance leases. Property leased to others are included in "Property, plant and equipment, net" in the Statement of Financial Position.

## NOTE 19 – CONCENTRATIONS OF CREDIT RISK

Financial instruments that potentially subject the University to concentrations of credit risk consist principally of cash, short-term investments, marketable securities and other investments and accounts and notes receivable. The University places substantially all of its cash and liquid investments with established commercial financial institutions and limits the amount of credit exposure to any one financial institution; however, cash balances periodically exceed federally insured limits. Cash balances in excess of federally insured and Securities Investor Protection Corporation limits at June 30, 2021 and 2020, amounted to \$10,041,523 and \$8,827,643, respectively. Marketable securities, consisting of both debt and equity instruments, are generally placed in a variety of managed funds administered by different investment managers in order to limit credit risk.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

## NOTE 20 – EMPLOYEE RETIREMENT PLANS

The University has a contributory retirement plan (a "403(b) plan") covering non-student employees who work at least 20 hours per week. Participation in the plan is mandatory for an employee who becomes eligible on the first day of the month subsequent to their hire date. The minimum employee contribution is 1% with optional additional voluntary amounts in 0.5% increments.

The University contributes 1-1/2 times the employee contribution to the 403(b) plan up to a maximum of 5% of employee contributions for each participating employee. The University had 1,273 and 1,240 active participants in the plan as of December 31, 2020 and 2019, respectively. The University's contribution to the plan was \$7,333,522 and \$7,219,567 for the year ended June 30, 2021 and 2020, respectively.

The University provides a non-funded, post-retirement medical benefit to an employee and has recorded an estimated liability of \$342,533 and \$293,600 as of June 30, 2021 and 2020, respectively.

## NOTE 21 – NET ASSETS RELEASED FROM RESTRICTIONS

Net assets released from time or purpose restrictions are from the following categories for the year ended June 30:

	2021	2020
Research	\$ 392,267	\$ 306,821
Instruction	184,252	1,074,166
Student services	4,070	-
Institutional support	50,139	66,710
Scholarships and fellowships	947,186	981,650
Total	<u>\$ 1,577,914</u>	<u>\$ 2,429,347</u>

## NOTE 22 – FEDERAL AND STATE GRANTS

Certain federal and state grants, including financial aid which the University administers and for which it receives reimbursements, are subject to audit and final acceptance by federal and state granting agencies. Current and prior-year expenditures of those grants are subject to adjustment upon audit. The amount of expenditures that may be disallowed by the grantor, if any, cannot be determined at this time although the University expects that those amounts, if any, would not have a significant impact on the University's financial position. Currently, there are no audits being conducted related to federal and state grants performed by granting agencies.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

NOTE 23 – AFFILIATION WITH SAN BERNARDINO COUNTY

The University has an affiliation with San Bernardino County, specifically, Arrowhead Regional Medical Center (“ARMC”) in Colton, California. The Osteopathic Post Graduate Training Institute OPTI-West Education Consortium (“Consortium”), a separate tax-exempt IRC Section 501(c)(3) corporation, is comprised of the University, ARMC, and five other health care organizations. This membership Consortium serves to promote clinical teaching and training of health profession students, maintain advanced education and certification in primary and specialty medicine and access to health care services. The University does not have a controlling interest nor ownership in the Consortium and is not included in these financial statements.

NOTE 24 – CONTINGENCIES

The University is subject to claims and lawsuits that arise in the ordinary course of business. It is the opinion of management that the disposition or ultimate resolution of such claims and lawsuits will not have a material adverse effect on the consolidated financial position of the University. The University purchases medical malpractice insurance under a claims-made policy on a fixed premium basis. US GAAP requires a health care provider to accrue the expense of its share of malpractice claim costs, if any, for any reported and unreported incidents of potential improper professional service occurring during the year by estimating the probable ultimate costs of the incidents. Based upon the University’s claim experience, no such accrual has been made. It is reasonably possible that this estimate could change materially in the near term.

The COVID-19 pandemic continued to have an effect on many industries for the duration of the fiscal year ended June 30, 2021, including the higher education industry. Western University of Health Sciences campuses in both California and Oregon remained closed except for essential services and activities through all of the 2021 fiscal year, and virtual programming remained the primary mode of didactic curriculum delivery through June 30, 2021. Campuses and associated facilities have undergone a very measured and careful long-term planning process for re-opening where allowed based on State, County, and City guidelines. The financial statements ending June 30, 2021 accurately reflect the financial impact of the pandemic.

The duration and impact of the COVID-19 pandemic remains unclear at this time. It is not possible to reliably estimate the duration and severity of these consequences, as well as their impact on the financial position and results of students for future periods. At this time management believes the University has adequate reserves to operate for the foreseeable future.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

June 30, 2021

(with comparative financial summarized information at June 30, 2020)

NOTE 25 – SUBSEQUENT EVENTS

In preparing these consolidated financial statements, the University has evaluated events and transactions for potential recognition or disclosure through November 4, 2021, the date the consolidated financial statements were available to be issued.