

# Grand View University

Financial Report  
June 30, 2014

## Contents

---

Independent Auditor's Report	1-2
<hr/>	
Financial Statements	
Statements of Financial Position	3
Statements of Activities	4-5
Statements of Cash Flows	6-7
Notes to Financial Statements	8-26

---



## **Independent Auditor's Report**

To the Board of Trustees  
Grand View University  
Des Moines, Iowa

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

We have audited the accompanying financial statements of Grand View University which comprise the statements of financial position as of June 30, 2014 and 2013, and the related statements of activities 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 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 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 financial statements based on our audits. We conducted our audits 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 financial statements are free of 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 auditor's 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 Grand View University as of June 30, 2014 and 2013, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

A handwritten signature in cursive script that reads "McGladrey LLP".

Des Moines, Iowa  
October 9, 2014

**Grand View University**

**Statements of Financial Position  
June 30, 2014 and 2013**

	2014	2013
<b>Assets</b>		
Cash and cash equivalents	\$ 3,009,505	\$ 4,952,891
Student and other receivables, net	1,185,303	953,109
Prepaid expenses	467,389	502,553
Inventories	315,506	321,919
Contributions receivable, net	5,755,768	3,912,963
Investments	24,185,529	21,715,292
Student loans receivable, net	1,299,501	1,423,723
Other assets	895,548	972,979
Unexpended bond proceeds	4,391,279	2,760,740
Debt service reserve fund	2,010,080	2,010,080
Cash restricted to investment in property and equipment	1,393,043	552,454
Land, buildings and equipment, net	72,455,767	67,829,413
<b>Total assets</b>	<b>\$ 117,364,218</b>	<b>\$ 107,908,116</b>
<b>Liabilities and Net Assets</b>		
Liabilities		
Accounts payable	\$ 1,726,368	\$ 2,372,202
Student deposits	535,172	485,239
Accrued expenses	2,591,520	2,033,085
Notes and bonds payable	55,146,387	50,633,115
Interest rate swap liability	957,394	837,708
Advances from federal government for student loans and grants	1,030,548	1,038,918
<b>Total liabilities</b>	<b>61,987,389</b>	<b>57,400,267</b>
Net Assets		
Unrestricted:		
Operations	14,153,040	14,078,861
Board designated:		
United States government loan program	303,062	303,062
Long-term investment	1,278,976	1,149,429
<b>Total unrestricted net assets</b>	<b>15,735,078</b>	<b>15,531,352</b>
Temporarily restricted	28,986,007	24,787,127
Permanently restricted	10,655,744	10,189,370
<b>Total net assets</b>	<b>55,376,829</b>	<b>50,507,849</b>
<b>Total liabilities and net assets</b>	<b>\$ 117,364,218</b>	<b>\$ 107,908,116</b>

See Notes to Financial Statements.

**Grand View University**

**Statement of Activities  
Year Ended June 30, 2014**

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
<b>Operating revenues:</b>				
Student tuition and fees	\$ 38,847,328	\$ -	\$ -	\$ 38,847,328
Scholarships and fellowships	(13,605,197)	-	-	(13,605,197)
<b>Net tuition and fees</b>	<b>25,242,131</b>	<b>-</b>	<b>-</b>	<b>25,242,131</b>
Gifts	315,777	365,380	-	681,157
Grants	201,370	69,370	-	270,740
Investment income	168,760	520,611	-	689,371
Sales and services of auxiliary enterprises	6,966,691	-	-	6,966,691
Other income, net	486,811	342,115	-	828,926
Net assets released from restrictions	1,857,990	(1,857,990)	-	-
<b>Total operating revenues</b>	<b>35,239,530</b>	<b>(560,514)</b>	<b>-</b>	<b>34,679,016</b>
<b>Operating expenses:</b>				
Instruction and research	11,985,263	-	-	11,985,263
Academic support	3,034,778	-	-	3,034,778
Student services	7,039,553	-	-	7,039,553
Institutional support	6,522,587	-	-	6,522,587
Auxiliary enterprises	6,460,747	-	-	6,460,747
<b>Total operating expenses</b>	<b>35,042,928</b>	<b>-</b>	<b>-</b>	<b>35,042,928</b>
<b>Change in net assets from operating activities</b>	<b>196,602</b>	<b>(560,514)</b>	<b>-</b>	<b>(363,912)</b>
<b>Nonoperating activities:</b>				
Contributions restricted for building and equipment	-	2,828,822	-	2,828,822
Investment income restricted for building and equipment	-	179,135	-	179,135
Gifts for nonoperating purposes	-	-	466,374	466,374
Change in fair value of interest rate swap	(119,686)	-	-	(119,686)
Investment return reduced by the portion of cumulative investment return designated for current operations, net of expenses	126,810	1,751,437	-	1,878,247
<b>Change in net assets from nonoperating activities</b>	<b>7,124</b>	<b>4,759,394</b>	<b>466,374</b>	<b>5,232,892</b>
<b>Change in net assets</b>	<b>203,726</b>	<b>4,198,880</b>	<b>466,374</b>	<b>4,868,980</b>
Net assets at beginning of year	15,531,352	24,787,127	10,189,370	50,507,849
Net assets at end of year	\$ 15,735,078	\$ 28,986,007	\$ 10,655,744	\$ 55,376,829

See Notes to Financial Statements.

**Grand View University**

**Statement of Activities  
Year Ended June 30, 2013**

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
<b>Operating revenues:</b>				
Student tuition and fees	\$ 38,909,511	\$ -	\$ -	\$ 38,909,511
Scholarships and fellowships	(12,460,965)	-	-	(12,460,965)
<b>Net tuition and fees</b>	<b>26,448,546</b>	<b>-</b>	<b>-</b>	<b>26,448,546</b>
Gifts	322,656	492,312	-	814,968
Grants	224,380	122,263	-	346,643
Investment income	163,195	486,340	-	649,535
Sales and services of auxiliary enterprises	7,001,060	-	-	7,001,060
Other income, net	466,768	340,037	-	806,805
Net assets released from restrictions	1,435,078	(1,435,078)	-	-
<b>Total operating revenues</b>	<b>36,061,683</b>	<b>5,874</b>	<b>-</b>	<b>36,067,557</b>
<b>Operating expenses:</b>				
Instruction and research	12,035,867	-	-	12,035,867
Academic support	2,704,896	-	-	2,704,896
Student services	6,774,224	-	-	6,774,224
Institutional support	6,668,906	-	-	6,668,906
Auxiliary enterprises	5,935,944	-	-	5,935,944
<b>Total operating expenses</b>	<b>34,119,837</b>	<b>-</b>	<b>-</b>	<b>34,119,837</b>
<b>Change in net assets from operating activities</b>	<b>1,941,846</b>	<b>5,874</b>	<b>-</b>	<b>1,947,720</b>
<b>Nonoperating activities:</b>				
Contributions restricted for building and equipment	-	3,152,169	-	3,152,169
Investment income restricted for building and equipment	-	148,369	-	148,369
Gifts for nonoperating purposes	500,000	-	423,331	923,331
Change in fair value of interest rate swap	707,904	-	-	707,904
Investment return reduced by the portion of cumulative investment return designated for current operations, net of expenses	54,245	826,257	-	880,502
<b>Change in net assets from nonoperating activities</b>	<b>1,262,149</b>	<b>4,126,795</b>	<b>423,331</b>	<b>5,812,275</b>
<b>Change in net assets</b>	<b>3,203,995</b>	<b>4,132,669</b>	<b>423,331</b>	<b>7,759,995</b>
Net assets at beginning of year	12,327,357	20,654,458	9,766,039	42,747,854
Net assets at end of year	\$ 15,531,352	\$ 24,787,127	\$ 10,189,370	\$ 50,507,849

See Notes to Financial Statements.

**Grand View University**

**Statements of Cash Flows  
Years Ended June 30, 2014 and 2013**

	2014	2013
<b>Cash Flows from Operating Activities</b>		
Change in net assets	\$ 4,868,980	\$ 7,759,995
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	2,947,940	2,754,523
Amortization	52,295	50,749
Realized and unrealized gains on investments, net	(2,081,323)	(1,060,364)
Noncash contributions	(346,809)	(452,828)
Contributions and income restricted for long-term investment	(1,306,778)	(979,184)
Change in fair value of interest rate swap	119,686	(707,904)
Changes in assets and liabilities:		
Student and other receivables	(232,194)	(2,765)
Student loans receivable	50,142	(1,866)
Prepaid expenses	35,164	(73,476)
Inventories	6,413	(31,282)
Other assets	160,213	(17,274)
Contributions receivable	(1,842,805)	(2,491,436)
Accounts payable	(33,311)	36,969
Student deposits	49,933	(39,939)
Accrued expenses	558,435	241,992
<b>Net cash provided by operating activities</b>	<b>3,005,981</b>	<b>4,985,910</b>
<b>Cash Flows from Investing Activities</b>		
Purchase of investments	(4,575,685)	(3,623,311)
Proceeds from sales and maturities of investments	4,237,973	2,219,279
Purchase of property and equipment	(8,186,816)	(7,199,276)
(Increase) decrease in unexpended bond proceeds	(1,630,539)	5,051,291
Issuance of student loans receivable	(163,620)	(262,691)
Payments from student loans receivable	237,700	219,477
<b>Net cash (used in) investing activities</b>	<b>(10,080,987)</b>	<b>(3,595,231)</b>
<b>Cash Flows from Financing Activities</b>		
Payments on notes and bonds payable	(896,466)	(867,225)
Proceeds from issuance of bonds	5,400,000	-
Payment of deferred financing costs	(125,338)	-
Advances from federal government for student loans and grants	(8,370)	9,526
Contributions and income restricted for long-term investments	761,794	426,730
<b>Net cash provided by (used in) financing activities</b>	<b>5,131,620</b>	<b>(430,969)</b>
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>(1,943,386)</b>	<b>959,710</b>
<b>Cash and Cash Equivalents</b>		
Beginning	4,952,891	3,993,181
Ending	<b>\$ 3,009,505</b>	<b>\$ 4,952,891</b>

(Continued)

**Grand View University**

**Statements of Cash Flows (Continued)**

**Years Ended June 30, 2014 and 2013**

	<b>2014</b>	2013
Supplemental Disclosure of Cash Flow Information		
Cash payments for interest, net of capitalized interest		
2014 \$46,721; 2013 \$300,000	<b>\$ 2,210,622</b>	\$ 1,992,907
Supplemental Disclosure of Noncash Investing and Financing Activities		
Purchase of property and equipment on account	<b>\$ 692,346</b>	\$ 1,304,869

See Notes to Financial Statements.

## Grand View University

### Notes to Financial Statements

---

#### Note 1. Summary of Significant Accounting Policies and Related Matters

**Nature of operations:** Grand View University (the University) is a private, liberal arts institution located in Des Moines, Iowa, serving primarily students from Iowa. It is affiliated with the Evangelical Lutheran Church in America and is accredited by the Higher Learning Commission for baccalaureate degrees as well as a Master of Science in Innovative Leadership.

**Basis of presentation:** The financial statements of the University have been prepared on the accrual basis of accounting. The University has adopted authoritative accounting guidance for not-for-profit organizations, which requires that resources be classified for reporting purposes into three net asset categories according to the existence or absence of donor-imposed restrictions.

Descriptions of the three net asset categories and types of transactions affecting each category follow:

**Unrestricted net assets:** Net assets not subject to donor-imposed restrictions.

**Temporarily restricted net assets:** Net assets subject to donor-imposed restrictions that may or will be met either by actions of the University or the passage of time.

**Permanently restricted net assets:** Net assets subject to donor-imposed restrictions to be maintained permanently by the University. 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.

**Accounting estimates:** The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the statement of financial position and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**Cash and cash equivalents:** Cash and cash equivalents include interest-bearing money market accounts and other investments with a maturity of less than three months at the date of purchase other than money market mutual funds included in the investment portfolio. Cash at June 30, 2014 and 2013 included \$148,033 and \$36,093, respectively, restricted to use in the Federal Perkins Loan Program.

**Accounts and loans receivable:** Accounts receivable are carried at the unpaid balance of the original amount billed to students net of allowance for doubtful accounts of \$336,343 and \$311,908 at June 30, 2014 and 2013, respectively. Student loans receivable are carried at the amount of unpaid principal net of allowance for doubtful accounts of \$227,616 and \$234,620 at June 30, 2014 and 2013, respectively. Management determines the allowance for doubtful accounts by calculating a specific percent reserve on the aging of the accounts based on historical experience and by identifying specific past due amounts. Student accounts and loans receivable are written off when deemed uncollectible and when student loans receivable may be assigned to the U.S. Department of Education. Recoveries of student accounts and loans receivable previously written off are recorded when received. Recoveries totaled approximately \$14,400 and \$29,200 for the years ended June 30, 2014 and 2013, respectively. The provisions for bad debts charged to expense totaled approximately \$24,400 and \$49,000 for the years ended June 30, 2014 and 2013, respectively.

Interest is charged on student accounts receivable that is past due and is recognized as it is charged. A student account receivable is considered to be past due if any portion of the receivable balance is outstanding at the beginning of the term following the term to which the charges relate or if payments are not received as agreed upon. Once a receivable is sent to a collection agency, accrual of interest is suspended and recorded only if collected.

## Grand View University

### Notes to Financial Statements

---

#### Note 1. Summary of Significant Accounting Policies and Related Matters (Continued)

Interest is charged and recognized on student loans receivable after a student is no longer enrolled in an institution of higher education and after a grace period. Interest is recognized as charged. Late fees are charged if payments are not paid by the payment due date and are recognized as they are received. Students may be granted a deferment, forbearance or cancellation of their student loan receivable based on eligibility requirements defined by the U.S. Department of Education or, in the case of loan funds of the University, based on the respective program.

**Inventories:** Bookstore inventories are stated at the lower of cost or market.

**Investments:** Investments in equity and debt securities are recorded at fair value with gains and losses included in the statements of activities. Other investments are carried at fair value, measured using net asset value as the practical expedient. Investments in certificates of deposits and money market funds are recorded at cost which approximates fair value.

**Deferred financing costs:** Deferred financing costs are amortized by the effective interest method over the term of the related debt and are included in other assets.

**Unexpended bond proceeds:** Unexpended bond proceeds are held in interest-bearing accounts and are carried at cost. The unexpended bond proceeds are restricted for the use of investment in buildings and equipment.

**Debt service reserve fund:** Debt service reserve fund is held in an interest-bearing account and carried at cost.

**Land, buildings and equipment:** Land, buildings and equipment are stated at cost or, if received by gift, at the market or appraised value at the date of gift. Depreciation is provided on the straight-line basis over the estimated useful lives of depreciable property and equipment. Interest is capitalized on construction projects with construction periods of greater than one year.

	<u>Years</u>
Buildings and rental properties	20 - 60
Equipment and vehicles	3 - 10

**Advances from federal government for student loans and grants:** Funds provided by the United States government under the Federal Perkins Loan Program are loaned to qualified students and may be reloaned after collections. These funds are ultimately refundable to the United States government and are included as a liability in the statements of financial position.

**Revenue recognition:** Revenues are reported as an increase in unrestricted net assets unless use of the related assets is limited by donor-imposed restrictions. Expenses are reported as decreases in unrestricted net assets. Gains and losses on investments and other assets or liabilities are reported as increases or decreases in unrestricted net assets unless their use is restricted by explicit donor stipulation or by law. Expirations of temporary restrictions on net assets (i.e., the donor-stipulated purpose has been fulfilled and/or the stipulated time period has elapsed) are reported as reclassifications between the applicable classes of net assets.

## Grand View University

### Notes to Financial Statements

---

#### Note 1. Summary of Significant Accounting Policies and Related Matters (Continued)

Contributions, including unconditional promises to give, are recognized as revenue in the period received. Conditional promises to give are not recognized until the conditions on which they depend are substantially met. Contributions of assets other than cash are recorded at their estimated fair value on the date received. Contributions with donor-imposed restrictions that are met within the same reporting period are reported as temporarily restricted revenues, and a reclassification to unrestricted net assets is made to reflect the expiration of such restrictions.

Contributions to be received after one year are discounted at an appropriate discount rate commensurate with the risks involved. Amortization of discounts is recorded as additional contribution revenue in accordance with donor-imposed restrictions, if any, on the contributions.

Contributions of exhaustible long-lived assets, or of cash or other assets to be used to acquire them, without donor stipulations concerning the use of such long-lived assets, are reported as revenues of the temporarily restricted net asset class; the restrictions are considered to be released over the estimated useful lives of the long-lived assets using the University's depreciation policy.

For the year ended June 30, 2014 and on a prospective basis, the University implemented FASB guidance requiring a not-for-profit entity to classify contributions of financial assets that are converted nearly immediately to cash consistently with cash donations in the statement of cash flows. Accordingly, the cash receipts from the sale of donated financial assets received without any University-imposed limitations are classified as cash flows from operating activities. In addition, cash receipts from the sale of donated assets restricted for long-term purposes are classified as cash flows from financing activities. Cash receipts from the sale of donated financial assets not otherwise specified are classified as cash flows from investing activities.

Income and net gains on investments are reported as follows:

- Increases in permanently restricted net assets if the terms of the gift or the interpretation of relevant State law require that they be added to the principal of a permanent endowment fund.
- Increases in temporarily restricted net assets if the terms of the gift impose restrictions on the use of the income.
- Increases in unrestricted net assets in all other cases.

Tuition and fees are recognized as revenue in the applicable enrollment period that the University provides services to its students. Revenue from auxiliary enterprises is recognized when goods or services are provided.

**Scholarships and fellowships:** Scholarships and fellowships are offered by the University to attract and retain students. The University offers institutional support to students in the form of merit-based scholarships and need-based fellowships at the University's discretion.

**Income taxes:** The University is recognized as exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code. The University may be subject to federal and state income taxes on any net income from unrelated business activities. The University files a Form 990 (Return of Organization Exempt from Income Tax) annually and unrelated business income (UBI) is reported on Form 990-T, as appropriate. Management has evaluated their material tax positions, which include such matters as the tax exempt status of the entity and various positions relative to potential sources of UBI. As of June 30, 2014 and 2013, there were no uncertain tax benefits identified and recorded as a liability. Forms 990 and 990-T filed by the University are no longer subject to examination by the Internal Revenue Service for the fiscal years ended June 30, 2010 and prior.

## Grand View University

### Notes to Financial Statements

---

#### Note 1. Summary of Significant Accounting Policies and Related Matters (Continued)

**Functional expenses:** Fund-raising expenses for the University consist of development, alumni, grant services and capital campaign costs. Total fund-raising expenses for the years ended June 30, 2014 and 2013 were approximately \$1,012,000 and \$987,000, respectively. The following schedule incorporates fund-raising expenses into a schedule of functional expenses:

	<u>2014</u>	<u>2013</u>
Program services	\$ 28,520,341	\$ 27,450,931
Supporting activities:		
Management and general	5,510,116	5,682,071
Fund-raising	1,012,471	986,835
	<u>\$ 35,042,928</u>	<u>\$ 34,119,837</u>

**Operating and nonoperating activities:** The University has reported its activities as operating or nonoperating. Operating activities are an integral part of the programs, services and mission of the University. Nonoperating activities do not directly affect the programs and services of the University, such as contributions for land, buildings and equipment or permanently restricted contributions. The difference between investment return and the spending rate is reported as a nonoperating activity.

**Conditional asset retirement obligations:** The University recognizes the fair value of a liability for legal obligations associated with asset retirements in the period in which it is incurred, in accordance with authoritative accounting guidance regarding asset retirement obligations. The University has a liability recorded of approximately \$222,000 and \$196,000 for the years ended June 30, 2014 and 2013, respectively, which is included with accrued expenses on the statements of financial position.

**Concentration of credit risk:** The University had cash balances and certificates of deposit with financial institutions in excess of FDIC-insured limits during the year ended June 30, 2014. The University has not experienced any losses due to these concentrations.

**Subsequent events:** Subsequent events have been evaluated for potential recognition and disclosure through October 9, 2014, the date the financial statements were issued. Through that date there were no events requiring recognition or disclosure.

**Fair value measurements:** In general, fair value measurements are based upon quoted market prices, where available. If quoted market prices are not available, fair value measurements are estimated using relevant market information and other assumptions as described in Note 11.

**Derivative financial instruments:** Changes in the fair value of derivatives during the year are reported in the statement of activities. The University's participation in interest rate swap agreements as described in Note 6 are considered derivative financial instruments and have been reported in the statements of financial position at June 30, 2014 and 2013 at fair value. Changes in the fair value of the University's participation in the agreements during the year are reported in the statements of activities as change in fair value of interest rate swap agreements. The net cash received or paid under the terms of the University's participation is reported as a component of interest expense.

## Grand View University

### Notes to Financial Statements

---

#### Note 2. Contributions Receivable

Unconditional promises to give at June 30, 2014 and 2013 are summarized as follows:

	<u>2014</u>	<u>2013</u>
Restricted for time	\$ 193,947	\$ 214,656
Restricted for instruction and operational support	202,000	303,000
Restricted for student scholarships and services	307,949	162,049
Restricted for purchase or renovation of property and equipment	5,353,573	3,369,101
<b>Gross unconditional promises to give</b>	<b>6,057,469</b>	<b>4,048,806</b>
Less allowance for uncollectible unconditional promises	(53,473)	-
Less unamortized discount at rates from 0.72% to 5.10%	(248,228)	(135,843)
<b>Net unconditional promises to give</b>	<b>\$ 5,755,768</b>	<b>\$ 3,912,963</b>
	<u>2014</u>	<u>2013</u>
Amount due in:		
Less than one year	\$ 1,458,129	\$ 1,077,793
One year to five years	4,141,860	2,848,640
Over five years	457,480	122,373
<b>Gross unconditional promises to give</b>	<b>\$ 6,057,469</b>	<b>\$ 4,048,806</b>

Included in gross unconditional promises to give are approximately \$2,874,000 and \$2,936,000 from members of the Board of Trustees, affiliates of the Board, and officers and employees of the University as of June 30, 2014 and 2013, respectively.

The University has reviewed the collectability of contributions receivable and determined that an allowance of \$53,473 and none at June 30, 2014 and 2013, respectively, is appropriate.

## Grand View University

### Notes to Financial Statements

---

#### Note 3. Investments

The University's long-term investment portfolio at June 30, 2014 and 2013 consisted of the following:

	<u>2014</u>	<u>2013</u>
Endowment investments:		
Equity mutual funds:		
US - large cap	\$ 5,214,327	\$ 4,547,255
Non-US - large cap	5,349,229	3,873,305
Emerging markets	1,809,299	1,357,888
Fixed income mutual funds:		
US - total return	4,181,567	3,843,170
Non-US - total return	965,915	842,009
Absolute return mutual fund	1,189,602	1,709,458
Global real assets mutual fund	1,438,879	1,185,729
Money market funds	138,103	356,683
	<u>20,286,921</u>	<u>17,715,497</u>
Other investments:		
Municipal bonds	1,617,590	802,721
Certificates of deposit	1,840,271	2,840,182
Money market funds	50,868	50,863
Other	389,879	306,029
	<u>3,898,608</u>	<u>3,999,795</u>
	<u>\$ 24,185,529</u>	<u>\$ 21,715,292</u>

Investment income for the years ended June 30, 2014 and 2013 consisted of the following:

	<u>2014</u>	<u>2013</u>
Interest and dividends	\$ 737,676	\$ 686,776
Realized gains and losses, net	195,776	58,844
Unrealized gains and losses, net	1,885,547	1,001,520
Investment management fees	(72,246)	(68,734)
	<u>\$ 2,746,753</u>	<u>\$ 1,678,406</u>

The investments of the University are exposed to various risks such as interest rate, market and credit risks. Due to the level of risk associated with such investments and the level of uncertainty related to changes in the value of such investments, it is at least reasonably possible that changes in risks in the near term would materially affect investment balances and the amounts reported in the financial statements.

## Grand View University

### Notes to Financial Statements

---

#### Note 4. Student Loans Receivable

The University makes uncollateralized loans to students based on financial need. Student loans are funded through Federal government loan programs or institutional resources. Student loans represented 1.11% and 1.32% of total assets at June 30, 2014 and 2013, respectively.

At June 30, student loans consisted of the following:

	<u>2014</u>	<u>2013</u>
Federal government programs	\$ 1,415,018	\$ 1,539,155
Institutional programs	112,100	119,188
	<u>1,527,118</u>	<u>1,658,343</u>
Less allowance for doubtful accounts:		
Beginning of the year	(234,620)	(256,487)
Decreases	7,003	21,867
End of year	<u>(227,617)</u>	<u>(234,620)</u>
<b>Student loans receivable, net</b>	<b><u>\$ 1,299,501</u></b>	<b><u>\$ 1,423,723</u></b>

The University participates in the Perkins Loan federal revolving loan program. The availability of funds for loans under the program is dependent on reimbursements to the pool from repayments on outstanding loans. Funds advanced by the Federal government are ultimately refundable to the government and are classified as liabilities in the 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.

At June 30, 2014 and 2013, the following amounts were past due under student loan programs:

	<u>2014</u>	<u>2013</u>
Past due 1 - 60 days	\$ -	\$ -
Past due 60 - 90 days	35,409	22,780
Past due more than 90 days	308,633	300,806
<b>Total past due</b>	<b><u>\$ 344,042</u></b>	<b><u>\$ 323,586</u></b>

Allowances for doubtful 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. Federal student loans receivable are written off when deemed uncollectible and when student loans receivable may be assigned to the U.S. Department of Education. Institutional loan balances are written off only when they are deemed to be permanently uncollectible.

## Grand View University

### Notes to Financial Statements

---

#### Note 4. Student Loans Receivable (Continued)

For each class of financing receivable, the following presents the recorded investment by credit quality indicator as of June 30, 2014:

	Federal Loans	Institutional Loans	Total
Performing	\$ 1,162,669	\$ 55,816	\$ 1,218,485
Nonperforming	252,349	56,284	308,633
	<u>\$ 1,415,018</u>	<u>\$ 112,100</u>	<u>\$ 1,527,118</u>

For each class of financing receivable, the following presents the recorded investment by credit quality indicator as of June 30, 2013:

	Federal Loans	Institutional Loans	Total
Performing	\$ 1,293,384	\$ 64,153	\$ 1,357,537
Nonperforming	245,771	55,035	300,806
	<u>\$ 1,539,155</u>	<u>\$ 119,188</u>	<u>\$ 1,658,343</u>

For student loans, the credit quality indicator is performance determined by delinquency status (90 days or more past due). Delinquency status is updated monthly by the University's loan servicer. Federal Perkins Loans that are originated and serviced properly under Department of Education regulations can be assigned to the Department of Education when deemed no longer collectible. The University is not aware of any material amount of loans not properly originated or serviced under Department of Education regulations.

#### Note 5. Land, Buildings and Equipment

Land, buildings and equipment were comprised of the following at June 30, 2014 and 2013:

	2014	2013
Land	\$ 9,595,692	\$ 9,475,126
Buildings	72,611,102	62,777,803
Rental properties	421,632	421,632
Vehicles	141,089	119,193
Equipment	15,725,601	13,593,387
Construction in progress	2,546,823	7,102,207
	<u>101,041,939</u>	<u>93,489,348</u>
Less accumulated depreciation	28,586,172	25,659,935
	<u>\$ 72,455,767</u>	<u>\$ 67,829,413</u>

## Grand View University

### Notes to Financial Statements

---

#### Note 6. Notes, Bonds Payable and Line of Credit

Notes and bonds payable at June 30, 2014 and 2013 were comprised of the following:

	<u>2014</u>	<u>2013</u>
Iowa Higher Education Loan Authority (IHELTA):		
Loan agreement maturing 2036 (A)	<b>\$ 25,315,000</b>	\$ 25,505,000
Loan agreement maturing 2035 (B) (F)	<b>14,235,000</b>	14,640,000
Loan agreements maturing 2021 and 2035 (C) (F)	<b>5,400,000</b>	-
City of Altoona, loan agreement maturing 2022 (D) (F)	<b>2,389,371</b>	2,630,837
City of Bondurant, loan agreement maturing 2035 (E) (F)	<b>7,940,000</b>	8,000,000
	<b><u>55,279,371</u></b>	<u>50,775,837</u>
Unamortized bond discount and premium	<b><u>(132,984)</u></b>	<u>(142,722)</u>
	<b><u>\$ 55,146,387</u></b>	<u>\$ 50,633,115</u>

- (A) The agreement maturing October 1, 2036 was issued September 26, 2006 and relates to the construction, improvement, and equipping of various campus student housing, classroom, office and athletic facilities. Interest is payable semiannually on April 1 and October 1, and principal is payable annually beginning October 1, 2009. The bonds bear interest at rates ranging from 4.50% to 5.10%. The bonds are callable in whole or part by the borrower on or after October 2014. In accordance with the bond agreement, the University is required to maintain a debt service reserve fund which shall be used solely for the payment of principal and interest on the bonds, and the agreement provides for certain covenants including financial ratios. The agreement is collateralized by a real estate mortgage on specific land, buildings and equipment.

In addition, the bonds may be tendered for purchase, at the option of the owners thereof, at the full principal amount of such bonds plus accrued interest, if any, on the date of notice of intent to tender. The remarketing agent shall use its best efforts to find purchasers for all bonds for which notice of tender has been received with any shortfall being a demand for payment. Management believes the likelihood of a purchaser not being found or remarketing proceeds being insufficient to pay the purchase price to be unlikely.

- (B) The agreement dated June 15, 2010 and maturing March 1, 2035 relates to the acquisition, construction, equipping and furnishing of a new student housing facility and related housing facility improvements, including parking. Interest is payable monthly, and principal is payable annually beginning March 1, 2012. The bond agreement has a variable interest rate indexed to 70% of one month LIBOR plus 2.10% which is reset monthly (2.21% as of June 30, 2014). The variable rate formula may be adjusted beginning June 15, 2017.

As a strategy to maintain acceptable levels of exposure to the risk of changes in future cash flows due to interest rate fluctuations, the University entered into an interest rate swap agreement for the full amount of the loan. The agreement provides for the University to receive interest from the counterparty at 70% of one-month LIBOR plus 2.10% and to pay interest to the counterparty at a fixed rate of 4.15% on the outstanding loan balance. Under the agreement, the University pays or receives the net interest amount monthly, with the monthly settlements included in interest expense.

The swap terminates July 1, 2017. At June 30, 2014 and 2013, the fair value of the swap agreement was a liability of approximately \$608,000 and \$744,000, respectively.

## Grand View University

### Notes to Financial Statements

---

#### Note 6. Notes, Bonds Payable and Line of Credit (Continued)

- (C) Tranche A – The agreement dated May 20, 2014 and maturing May 2035 relates to the renovation and construction of the Student Center. Interest is payable monthly commencing July 2014, and principal is payable monthly beginning January 2020. The bond agreement has a variable interest rate indexed to 75% of one month LIBOR plus 2.00% which is reset monthly (2.11% as of June 30, 2014). The variable rate formula may be adjusted beginning October 1, 2022.

As a strategy to maintain acceptable levels of exposure to the risk of changes in future cash flows due to interest rate fluctuations, on May 19, 2014 the University entered into an interest rate swap agreement for the full amount of the loan. The agreement was effective June 1, 2014 and provides for the University to receive interest from the counterparty at 75% of one-month LIBOR plus 2.00% and to pay interest to the counterparty at a fixed rate of 4.052% on the outstanding loan balance. Under the agreement, the University pays or receives the net interest amount monthly, with the monthly settlements included in interest expense. The swap terminates October 1, 2022. At June 30, 2014 the fair value of the swap agreement was a liability of approximately \$161,000.

Tranche B – Also as a part of the agreement the University has additional proceeds available for drawdown, maturing May 2021, with maximum borrowings of \$8,000,000 for the purpose of financing the renovation and construction of the Student Center. Interest is payable monthly commencing upon the drawdown of funds and principal is payable annually beginning in October 2016. The bond agreement has a variable interest rate indexed to 75% of one month LIBOR plus 2.00% which will be reset monthly. The variable rate formula may be adjusted beginning October 1, 2022. There was no outstanding balance on this tranche at June 30, 2014.

- (D) The agreement dated October 31, 2002 was amended on March 1, 2012 with the refunding and reissuance of outstanding bonds totaling \$2,924,672. The bond relates to the acquisition, construction, equipping and furnishing of a new student housing facility and related housing facility improvements including, but not limited to, parking and general improvements to the facilities and campus of the University. Interest and principal are payable monthly, the bond agreement has a variable interest rate indexed to 70% of one month LIBOR plus 2.10% which is reset monthly (2.21% as of June 30, 2014) and matures on October 15, 2022.

As a strategy to maintain acceptable levels of exposure to the risk of changes in future cash flows due to interest rate fluctuations, on March 14, 2012 the University entered into an interest rate swap agreement for the full amount of the loan. The agreement was effective March 15, 2012 and provides for the University to receive interest from the counterparty at 70% of one-month LIBOR plus 2.10% and to pay interest to the counterparty at a fixed rate of 3.66% on the outstanding loan balance. Under the agreement, the University pays or receives the net interest amount monthly, with the monthly settlements included in interest expense. The swap terminates October 1, 2022. At June 30, 2014 and 2013, the fair value of the swap agreement was a liability of approximately \$82,000 and \$44,000, respectively.

- (E) The agreement dated May 1, 2012 and maturing October 1, 2035 relates to the construction, improving and equipping of an addition to an existing student residence hall and related campus improvements including, but not limited to, parking and general improvements to the facilities and campus of the University. Interest is payable monthly, and principal is payable annually beginning October 1, 2013. The bond agreement has a variable interest rate indexed to 70% of one-month LIBOR plus 2.10% which is reset monthly (2.21% as of June 30, 2014). The variable rate formula may be adjusted beginning October 1, 2022.

## Grand View University

### Notes to Financial Statements

---

#### Note 6. Notes, Bonds Payable and Line of Credit (Continued)

As a strategy to maintain acceptable levels of exposure to the risk of changes in future cash flows due to interest rate fluctuations, on April 30, 2012 the University entered into an interest rate swap agreement for the full amount of the loan. The agreement was effective May 9, 2012 and provides for the University to receive interest from the counterparty at 70% of one-month LIBOR plus 2.10% and to pay interest to the counterparty at a fixed rate of 3.75% on the outstanding loan balance. Under the agreement, the University pays or receives the net interest amount monthly, with the monthly settlements included in interest expense. The swap terminates October 1, 2022. At June 30, 2014 and 2013, the fair value of the swap agreement was a liability of approximately \$106,000 and \$50,000, respectively.

- (F) The agreement is collateralized by a real estate mortgage on the project and other specified campus property as specified in the Real Estate Mortgage, Security Agreement, and Fixture Financing Statement and provides for certain covenants including financial ratios as specified in the Continuing Covenant Agreement dated March 15, 2012 and amended May 20, 2014.

Interest expense totaled approximately \$2,240,000 and \$2,000,000, respectively, for each of the years ended June 30, 2014 and 2013 under these obligations. The University capitalizes interest as a component of the cost of construction in progress. Interest of approximately \$47,000 and \$300,000 was capitalized during the years ended June 30, 2014 and 2013, respectively.

Maturities of notes and bonds payable for the years ending June 30 are approximately: 2015 \$1,031,000; 2016 \$1,175,000; 2017 \$1,325,000; 2018 \$1,485,000; 2019 \$1,646,000 and thereafter, \$48,484,000.

The University has a \$5,000,000 line of credit with a bank with an expiration date of May 27, 2015. No borrowings were outstanding at June 30, 2014 and 2013. The interest rate on this line of credit is 0.5% below the prime rate with a 4.0% floor (4.0% at June 30, 2014). No interest expense was incurred for the years ending June 30, 2014 and 2013 under the line of credit.

#### Note 7. Retirement Plans

The University has a defined contribution plan covering academic and nonacademic personnel. The University also participates in the defined contribution plans of the Evangelical Lutheran Church in America for its clergy personnel. Retirement plan expense for the years ended June 30, 2014 and 2013 totaled approximately \$925,000 and \$882,000, respectively.

The University also provides employees the opportunity to defer current compensation under both a 403(b) and a 457(b) plan. Although the University makes no contributions to these plans, the 457(b) plan assets and related liability to employees totaled approximately \$390,000 and \$306,000 at June 30, 2014 and 2013, respectively, are included on the University's statement of financial position.

#### Note 8. Endowment Fund and Net Asset Classifications

The University's Endowment Fund consists of various donor restricted endowment funds and funds designated as endowment, quasi-endowment, by the Board of Trustees. Net assets associated with endowment funds, including funds designated to function as endowment funds, are classified and reported based on the existence or absence of donor-imposed restrictions.

## Grand View University

### Notes to Financial Statements

#### Note 8. Endowment Fund and Net Asset Classifications (Continued)

The University has interpreted the Uniform Prudent Management of Institutional Funds Act (UPMIFA) adopted by the 2008 Iowa legislature as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. As a result of this interpretation, Grand View University classifies as permanently restricted net assets (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 the accumulation is 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 State of Iowa in its enacted version of 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 Endowment 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; and (7) the investment policies of the University.

The University has adopted investment and spending policies for its Endowment Fund. The objective of these policies is to provide the University a predictable funding stream for its programs while protecting the purchasing power of the Endowment Fund. To satisfy its long-term rate-of-return objective, the University expects to maintain appropriate diversification among equity, fixed income, and alternative investment allocations as stipulated by its investment policy. The purpose is to moderate the overall investment risk of the Endowment Fund.

The Board of Trustees of Grand View University may appropriate for expenditure or accumulate so much of the Endowment Fund as the University determines is prudent for the uses, benefits, purposes, and duration for which the Endowment Fund is established. The amount appropriated, the spending policy, is a Board approved percentage applied to the average fair value of the endowment fund assets during the prior three year period. In cases where the fair value of endowment fund assets fall below the original value of the gifts donated to the permanent endowment, the Board has determined that no funds shall be appropriated. The Board approved spending percentage was 4.5% of a three year moving average of endowment assets for the fiscal years ended June 30, 2014 and 2013.

Endowment net assets as of June 30, 2014 were as follows:

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
Donor-restricted endowment funds:				
Instruction and operational support	\$ -	\$ 3,314,547	\$ 4,305,416	\$ 7,619,963
Student scholarships and services	-	2,210,404	5,853,177	8,063,581
Institutional support	-	213,985	44,837	258,822
Academic support	-	144,034	100,000	244,034
General endowment	-	2,675,720	352,314	3,028,034
Board-designated (quasi) endowment funds:				
Instruction and operational support	1,278,976	-	-	1,278,976
<b>Total endowment funds</b>	<b>\$ 1,278,976</b>	<b>\$ 8,558,690</b>	<b>\$ 10,655,744</b>	<b>\$ 20,493,410</b>

**Grand View University**

**Notes to Financial Statements**

**Note 8. Endowment Fund and Net Asset Classifications (Continued)**

Endowment net assets as of June 30, 2013 were as follows:

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
Donor-restricted endowment funds:				
Instruction and operational support	\$ -	\$ 2,467,988	\$ 4,303,287	\$ 6,771,275
Student scholarships and services	-	1,503,151	5,415,100	6,918,251
Institutional support	-	186,004	44,837	230,841
Academic support	-	115,250	100,000	215,250
General endowment	-	2,406,364	326,146	2,732,510
Board-designated (quasi) endowment funds:				
Instruction and operational support	1,149,429	-	-	1,149,429
<b>Total endowment funds</b>	<b>\$ 1,149,429</b>	<b>\$ 6,678,757</b>	<b>\$ 10,189,370</b>	<b>\$ 18,017,556</b>

The changes in endowment net assets for the year ended June 30, 2014 were as follows:

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
Endowment net assets, beginning of year	\$ 1,149,429	\$ 6,678,757	\$ 10,189,370	\$ 18,017,556
Investment return:				
Investment income	36,618	520,611	-	557,229
Net appreciation/(depreciation) (realized and unrealized)	142,130	1,867,616	-	2,009,746
<b>Total investment return</b>	<b>178,748</b>	<b>2,388,227</b>	<b>-</b>	<b>2,566,975</b>
Contributions	-	-	466,374	466,374
Appropriation of endowment funds for expenditure	(49,201)	(508,294)	-	(557,495)
<b>Endowment net assets, end of year</b>	<b>\$ 1,278,976</b>	<b>\$ 8,558,690</b>	<b>\$ 10,655,744</b>	<b>\$ 20,493,410</b>

## Grand View University

### Notes to Financial Statements

#### Note 8. Endowment Fund and Net Asset Classifications (Continued)

The changes in endowment net assets for the year ended June 30, 2013 were as follows:

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
Endowment net assets, beginning of year	\$ 1,091,756	\$ 5,576,413	\$ 9,766,039	\$ 16,434,208
Investment return:				
Investment income	33,411	486,340	-	519,751
Net appreciation/(depreciation) (realized and unrealized)	71,680	938,817	-	1,010,497
<b>Total investment return</b>	<b>105,091</b>	<b>1,425,157</b>	<b>-</b>	<b>1,530,248</b>
Contributions	-	-	423,331	423,331
Appropriation of endowment funds for expenditure	(47,418)	(322,813)	-	(370,231)
<b>Endowment net assets,         end of year</b>	<b>\$ 1,149,429</b>	<b>\$ 6,678,757</b>	<b>\$ 10,189,370</b>	<b>\$ 18,017,556</b>

From time to time, the fair value of endowment funds associated with individual donor-restricted endowment funds may fall below the level that the donor or UPMIFA requires the University to retain as a fund of perpetual duration, underwater endowments. As of June 30, 2014 and 2013, none of the University's donor restricted endowment funds were underwater.

#### Note 9. Temporarily and Permanently Restricted Net Assets

Temporarily restricted net assets consisted of the following at June 30, 2014 and 2013:

	2014	2013
Gifts and other unexpended amounts available for:		
Instruction and operational support	<b>\$ 3,387,577</b>	\$ 2,541,848
Student scholarships and services	<b>3,077,880</b>	2,275,218
Purchase or renovation of property and equipment	<b>7,702,839</b>	4,907,541
Institutional support	<b>3,137,038</b>	2,883,722
	<b>17,305,334</b>	12,608,329
Time restrictions	<b>11,680,673</b>	12,178,798
	<b>\$ 28,986,007</b>	\$ 24,787,127

## Grand View University

### Notes to Financial Statements

---

#### Note 9. Temporarily and Permanently Restricted Net Assets (Continued)

Permanently restricted net assets consist of endowment funds for which the income is restricted for the following at June 30, 2014 and 2013:

	<u>2014</u>	<u>2013</u>
Instruction and operational support	\$ 4,305,416	\$ 4,303,287
Student scholarships and services	5,853,177	5,415,100
Institutional support	44,837	44,837
Academic support	100,000	100,000
General endowment	352,314	326,146
	<u>\$ 10,655,744</u>	<u>\$ 10,189,370</u>

#### Note 10. Net Assets Released from Restrictions

Net assets were released from donor restrictions by incurring expenses satisfying the restricted purposes or by occurrence of other events specified by donors and appropriated by the University for the years ended June 30, 2014 and 2013 as follows:

	<u>2014</u>	<u>2013</u>
Instruction and operational support	\$ 126,839	\$ 151,741
Student scholarships and services	1,005,215	758,677
Purchase or renovation of property and equipment	44,368	51,502
Institutional support	103,682	55,167
	<u>1,280,104</u>	<u>1,017,087</u>
Time restrictions, primarily depreciation	577,886	417,991
	<u>\$ 1,857,990</u>	<u>\$ 1,435,078</u>

**Note 11. Fair Value Measurements**

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants. Authoritative accounting guidance requires the use of valuation techniques that are consistent with the market approach, the income approach and/or the cost approach. Inputs to valuation techniques refer to the assumptions that market participants would use in pricing the asset or liability. Inputs may be observable, meaning those that reflect the assumptions market participants would use in pricing the asset or liability developed based on market data obtained from independent sources, or unobservable, meaning those that reflect the reporting entity's own assumptions about the assumptions market participants would use in pricing the asset or liability developed based on the best information available in the circumstances. In that regard, authoritative accounting guidance establishes a fair value hierarchy for valuation inputs that gives the highest priority to quoted prices in active markets for identical assets or liabilities and the lowest priority to unobservable inputs. The fair value hierarchy is as follows:

Level 1: Quoted prices (unadjusted) for identical assets or liabilities in active markets that the entity has the ability to access as of the measurement date.

Level 2: Significant other observable inputs other than Level 1 prices such as quoted prices for similar assets or liabilities; quoted prices in markets that are not active; or other inputs that are observable or can be corroborated by observable market data. These investments include investments measured using the practical expedient, that do not have any significant redemption restrictions, lock-up periods, gates or other characteristics that would cause report and liquidation date net asset value (NAV) to be significantly different, if redemption were requested at report date.

Level 3: Significant unobservable inputs that reflect a reporting entity's own assumptions about the assumptions that market participants would use in pricing an asset or liability.

There have been no changes in valuation techniques used for any assets or liabilities measured at fair value during the year ended June 30, 2014.



## Grand View University

### Notes to Financial Statements

---

#### **Note 11. Fair Value Measurements (Continued)**

During the year ended June 30, 2014, the University did not make significant transfers between Level 1, 2 or 3 assets and liabilities.

Investments are recorded at fair value on a recurring basis. Fair value measurement is based upon quoted prices, if available in an active market (Level 1). If quoted market prices are not available, then fair values are estimated by using pricing models, quoted prices of securities with similar characteristics, or discounted cash flow (Level 2).

The interest rate swaps are valued using a discounted cash flow model that uses verifiable yield curve inputs to calculate the fair value and is classified within Level 2 of the valuation hierarchy. This method is not dependent on the input of any significant judgments or assumptions by management.

Other investments are valued at the NAV of units held by the University in each account at year end. The methods used to measure NAV may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, the University believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine fair value could result in a different fair value measurement at the reporting date.

Authoritative accounting guidance also requires disclosures of the fair value of financial instruments whether or not recognized in the statement of financial position. Fair value is determined under the framework established above. Certain financial instruments and all nonfinancial instruments are excluded from these disclosure requirements.

**Cash and cash equivalents, money market funds, student and other receivables, unexpended bond proceeds, debt service reserve fund and accounts payable:** The carrying amount approximates fair value because of the short maturity of those instruments.

**Contributions receivable:** The carrying amount approximates fair value as they are discounted to present value based on rates commensurate with the risks involved.

**Loans to students and advances from federal government for student loans and grants:** Determining the fair value of loans to students and advances from federal government for student loans and grants is not practicable due to the unique nature of these instruments.

**Notes and bonds payable:** For the years ended June 30, 2014 and 2013, the fair value of the University's notes and bonds payable, which is estimated using discounted cash flow analyses based on estimated current market rates, was approximately \$55,030,000 and \$48,791,000, respectively.

#### **Note 12. Commitments**

The University has entered into various leases for automobiles and equipment, accounted for as operating leases. Rental expense for the years ended June 30, 2014 and 2013 totaled approximately \$15,000 and \$28,500, respectively. Future minimum rental payments are as follows: 2015 \$11,000 and 2016 \$11,000.

The University has entered into five construction related contracts with contractors totaling approximately \$12,700,000 for construction projects on campus. As of June 30, 2014, approximately \$1,300,000 of construction costs has been incurred on the contracts.

## Grand View University

### Notes to Financial Statements

---

#### **Note 12. Commitments (Continued)**

The University guarantees a loan and security agreement whereby the bank will periodically advance funds to the Iowa Student Loan Liquidity Corporation (the Corporation) in an amount not to exceed \$300,000 at any time for the purpose of providing funds to the Corporation to make private student loans to students attending the University under the Bridges Private Student Loans Program. The University has guaranteed 100% of the outstanding principal balance and accrued interest and is liable for this student obligation upon an event of default or the maturity date of June 30, 2038. As of June 30, 2014, approximately \$55,000 has been loaned to students.