



**EMMANUEL COLLEGE**

Financial Statements

June 30, 2023 and 2022

(With Independent Auditors' Report Thereon)



KPMG LLP  
Two Financial Center  
60 South Street  
Boston, MA 02111

## Independent Auditors' Report

Board of Trustees  
Emmanuel College:

### *Opinion*

We have audited the financial statements of Emmanuel College (the College), which comprise the statements of financial position as of June 30, 2023 and 2022, the related statements of activities and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the College as of June 30, 2023 and 2022, and the changes in its net assets and its cash flows for the years then ended in accordance with U.S. generally accepted accounting principles.

### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the College and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### *Responsibilities of Management for the Financial Statements*

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the College's ability to continue as a going concern for one year after the date that the financial statements are issued.

### *Auditors' Responsibilities for the Audit of the Financial Statements*

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.



In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the College's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the College's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

*KPMG LLP*

Boston, Massachusetts  
October 26, 2023

**EMMANUEL COLLEGE**

## Statements of Financial Position

June 30, 2023 and 2022

<b>Assets</b>	<b>2023</b>	<b>2022</b>
Cash and cash equivalents	\$ 3,440,476	4,422,417
Student accounts receivable, net (note 4)	299,052	481,548
Contributions receivable, net (note 4)	1,989,946	3,500,770
Other assets	2,583,461	2,779,713
Student loans receivable, net (notes 4 and 14)	1,004,064	1,219,936
Long-term investments (notes 5 and 6)	166,862,151	160,956,937
Land, buildings, and equipment, net (note 7)	264,346,981	270,846,883
Total assets	<u>\$ 440,526,131</u>	<u>444,208,204</u>
<b>Liabilities and Net Assets</b>		
Accounts payable and accrued expenses	\$ 6,995,175	6,006,868
Student deposits and deferred revenue	3,963,466	3,822,153
Long-term debt, net (note 9)	184,239,258	188,902,378
Refundable U.S. government grants (note 14)	1,605,371	1,714,905
Total liabilities, excluding deferred lease revenue	196,803,270	200,446,304
Deferred lease revenue (note 10)	88,467,201	89,828,627
Total liabilities, including deferred lease revenue	<u>285,270,471</u>	<u>290,274,931</u>
Commitments (notes 8 and 15)		
Net assets:		
Without donor restrictions	102,130,668	105,270,187
With donor restrictions (note 12)	53,124,992	48,663,086
Total net assets	<u>155,255,660</u>	<u>153,933,273</u>
Total liabilities and net assets	<u>\$ 440,526,131</u>	<u>444,208,204</u>

See accompanying notes to financial statements.

**EMMANUEL COLLEGE**

Statement of Activities

Year ended June 30, 2023

	<b>2023</b>		<b>Total</b>
	<b>Without donor restrictions</b>	<b>With donor restrictions</b>	
<b>Revenues:</b>			
Tuition and fees, net (includes scholarships, grants, and other aid of \$47,074,989)	\$ 32,826,788	—	32,826,788
Auxiliary operations, net (includes scholarships grants, and other aid of \$1,567,050)	<u>21,462,051</u>	<u>—</u>	<u>21,462,051</u>
Student service revenue, net	54,288,839	—	54,288,839
Contributions	795,055	—	795,055
Government and other private grants	1,787,887	—	1,787,887
Investment earnings authorized for operations (notes 5 and 6)	6,698,024	1,765,309	8,463,333
Leases and contracts (notes 8 and 10)	5,489,350	—	5,489,350
Other income, net	2,711,434	—	2,711,434
Net assets released from restrictions (note 13)	<u>1,765,309</u>	<u>(1,765,309)</u>	<u>—</u>
<b>Total revenues</b>	<b><u>73,535,898</u></b>	<b><u>—</u></b>	<b><u>73,535,898</u></b>
<b>Expenses:</b>			
Instruction	23,381,455	—	23,381,455
Academic support	5,803,161	—	5,803,161
Student services	14,425,757	—	14,425,757
Institutional support	17,828,785	—	17,828,785
Fundraising	1,749,141	—	1,749,141
Auxiliary operations	<u>19,371,092</u>	<u>—</u>	<u>19,371,092</u>
<b>Total expenses</b>	<b><u>82,559,391</u></b>	<b><u>—</u></b>	<b><u>82,559,391</u></b>
Change in net assets from operating activities	<u>(9,023,493)</u>	<u>—</u>	<u>(9,023,493)</u>
<b>Nonoperating:</b>			
Contributions	—	4,490,812	4,490,812
Net assets released from restrictions for capital (note 13)	1,811,243	(1,811,243)	—
Investment earnings, net, reinvested/designated for current operations (notes 5 and 6)	<u>4,072,731</u>	<u>1,782,337</u>	<u>5,855,068</u>
<b>Total nonoperating activities</b>	<b><u>5,883,974</u></b>	<b><u>4,461,906</u></b>	<b><u>10,345,880</u></b>
Change in net assets	(3,139,519)	4,461,906	1,322,387
Net assets as of beginning of year	<u>105,270,187</u>	<u>48,663,086</u>	<u>153,933,273</u>
Net assets as of end of year	<b><u>\$ 102,130,668</u></b>	<b><u>53,124,992</u></b>	<b><u>155,255,660</u></b>

See accompanying notes to financial statements.

**EMMANUEL COLLEGE**

Statement of Activities

Year ended June 30, 2022

	<b>2022</b>		<b>Total</b>
	<b>Without donor restrictions</b>	<b>With donor restrictions</b>	
<b>Revenues:</b>			
Tuition and fees, net (includes scholarships, grants, and other aid of \$42,100,554)	\$ 32,583,151	—	32,583,151
Auxiliary operations, net (includes scholarships grants, and other aid of \$2,048,840)	18,118,173	—	18,118,173
Student service revenue, net	50,701,324	—	50,701,324
Contributions	1,860,052	—	1,860,052
Government and other private grants	3,123,440	—	3,123,440
Investment earnings authorized for operations (notes 5 and 6)	6,639,391	1,668,190	8,307,581
Leases and contracts (notes 8 and 10)	5,359,070	—	5,359,070
Other income, net	1,800,996	—	1,800,996
Net assets released from restrictions (note 13)	1,668,190	(1,668,190)	—
<b>Total revenues</b>	<b>71,152,463</b>	<b>—</b>	<b>71,152,463</b>
<b>Expenses:</b>			
Instruction	21,253,182	—	21,253,182
Academic support	5,661,102	—	5,661,102
Student services	13,327,516	—	13,327,516
Institutional support	15,867,765	—	15,867,765
Fundraising	1,828,790	—	1,828,790
Auxiliary operations	17,875,151	—	17,875,151
<b>Total expenses</b>	<b>75,813,506</b>	<b>—</b>	<b>75,813,506</b>
Change in net assets from operating activities	(4,661,043)	—	(4,661,043)
<b>Nonoperating:</b>			
Contributions	—	6,562,939	6,562,939
Net assets released from restrictions for capital (note 13)	672,841	(672,841)	—
Investment earnings, net, reinvested/designated for current operations (notes 5 and 6)	(20,597,318)	(6,839,964)	(27,437,282)
<b>Total nonoperating activities</b>	<b>(19,924,477)</b>	<b>(949,866)</b>	<b>(20,874,343)</b>
Change in net assets	(24,585,520)	(949,866)	(25,535,386)
Net assets as of beginning of year	129,855,707	49,612,952	179,468,659
Net assets as of end of year	\$ 105,270,187	48,663,086	153,933,273

See accompanying notes to financial statements.

**EMMANUEL COLLEGE**

Statements of Cash Flows

Years ended June 30, 2023 and 2022

	<b>2023</b>	<b>2022</b>
Cash flows from operating activities:		
Change in net assets	\$ 1,322,387	(25,535,386)
Adjustments to reconcile change in net assets to net cash used in operating activities:		
Depreciation and amortization	10,608,609	10,444,958
Amortization of bond premium	(787,056)	(787,056)
Amortization of deferred lease revenue	(1,361,426)	(1,361,426)
Net realized and unrealized (gains) losses on investments	(10,878,250)	21,749,392
Contributions restricted for long-term investment	(1,868,967)	(1,981,898)
Change in student accounts receivable, net	182,496	(271,077)
Change in contributions receivable, net	1,510,824	(2,416,008)
Noncash contributions	(120,952)	(685,388)
Change in other assets	196,252	(1,898,084)
Change in accounts payable and accrued expenses	556,989	149,252
Change in student deposits and deferred revenue	141,313	354,779
Change in refundable U.S. government grants	(109,534)	(140,998)
Net cash used in operating activities	(607,315)	(2,378,940)
Cash flows from investing activities:		
Sales of investments	46,756,861	129,151,254
Purchases of investments	(41,662,872)	(123,519,400)
Change in student loans receivable, net	215,872	229,816
Additions to land, buildings, and equipment	(3,613,454)	(3,004,458)
Net cash provided by investing activities	1,696,407	2,857,212
Cash flows from financing activities:		
Contributions restricted for long-term investment	1,868,967	1,981,898
Principal payment on long-term debt	(3,940,000)	(3,795,000)
Net cash used in financing activities	(2,071,033)	(1,813,102)
Net change in cash and cash equivalents	(981,941)	(1,334,830)
Cash and cash equivalents as of beginning of year	4,422,417	5,757,247
Cash and cash equivalents as of end of year	\$ 3,440,476	4,422,417
Supplemental disclosures:		
Cash paid for interest	\$ 8,042,649	8,187,791
Change in accounts payable for land, buildings and equipment	431,318	161,940

See accompanying notes to financial statements.

## EMMANUEL COLLEGE

### Notes to Financial Statements

June 30, 2023 and 2022

#### (1) Organization

Emmanuel College (the College), located in Boston, Massachusetts, educates students in a dynamic co-educational learning environment shaped by a liberal arts and sciences curriculum that emphasizes career development. As a Catholic college, the College prepares students with the skills to succeed in tomorrow's world and the social conscience to make a difference in that world. The College's education is rooted in strong human values and continues to reflect the founding educational mission of the Sisters of Notre Dame de Namur (the Sisters) who opened the College in 1919.

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

##### *(a) Basis of Financial Statement Presentation*

The accompanying financial statements are presented on the accrual basis of accounting and have been prepared to focus on the College as a whole and to present balances and transactions according to two classes of net assets: without donor restrictions and with donor restrictions.

Without donor restrictions: net assets are not subject to donor stipulations restricting their use but may be designated for specific purposes by the College or may be limited by contractual agreements with outside parties.

With donor restrictions: net assets are subject to donor stipulations that expire with the passage of time, can be fulfilled by actions pursuant to the stipulations, or which may be perpetual.

Unconditional promises to give that are expected to be collected within one year are recorded at their net realizable value. Unconditional promises to give that are expected to be collected in future years are recorded at the present value of estimated future cash flows, discounted at the appropriate rate commensurate with the risks involved. Amortization of the discount is included in contribution revenue. Conditional promises to give are not included as revenue until such time as the conditions are substantially met. All contributions are considered to be available for current use unless specifically restricted by the donor. Amounts received that are designated for future periods or restricted by the donor for specific purposes are reported as with donor restrictions. When a qualifying expenditure occurs or a time restriction expires, net assets with donor restrictions are recognized as "net assets released from restrictions" in the statement of activities. However, if a restriction is fulfilled in the same time period in which the contribution is received, the contribution is reported as without donor restrictions.

Furthermore, dividends, interest, and realized and unrealized gains on long-term investments are reported as follows:

- Increases in net assets with donor restrictions if the terms of the contribution require these to be added to the principal;
- Increases in net assets with donor restrictions if the terms of the contribution, or the College's interpretation of relevant state law, imposes restrictions on the use of the income and gains; or
- Increases in net assets without donor restrictions in all other cases.



## EMMANUEL COLLEGE

### Notes to Financial Statements

June 30, 2023 and 2022

#### **(b) Operations**

The statements of activities report the change in net assets from operating and nonoperating activities. Operating revenues consist of those items attributable to the College's academic programs and auxiliary enterprises. Total student service revenue consists of charges for tuition and fees, housing and dining. Such revenue is presented at transaction prices, which are determined based on standard published rates for the services provided, less any scholarships and aid awarded by the College to qualifying students. Scholarships, grants and other aid awarded for tuition, fees and housing amounted to \$48,642,039 and \$44,149,394 for the years ended June 30, 2023 and 2022, respectively.

Appropriated endowment income, including gains, of the College's with donor restriction endowment used in support of current-year operations are reported as operating revenue. All other investment income is reported as nonoperating revenue. Contributions for capital assets and contributions that are not expended for operations in the year received, are reported as nonoperating revenue; all other contributions without donor restrictions are reported as operating revenue.

#### **(c) Cash and Cash Equivalents**

The College considers highly liquid investments with maturities of three months or less at the date of purchase to be cash equivalents, except any such investments that are part of the College's endowment, which are reported as long-term investments.

#### **(d) Investments**

All long-term investments have been reported in the financial statements at their current fair value. The fair value of publicly traded securities is based upon quotes from the principal exchanges on which the security is traded. The net increase or decrease in realized and unrealized appreciation in the fair value of such investments has been included in the statement of activities in the appropriate net asset classification.

#### **(e) Student Deposits and Deferred Revenue**

Student deposits, along with advance payments for tuition, room, and board related to the next semester, have been deferred and will be reported as revenue without donor restrictions when realized.

#### **(f) Income Taxes**

The College generally is not subject to income taxes since it is a tax-exempt organization under Section 501(c)(3) of the Internal Revenue Code.

Accounting Standards Codification (ASC) Topic 740, *Income Taxes*, permits an entity to recognize the benefit and requires accrual of an uncertain tax position only when the position is "more-likely-than-not" to be sustained in the event of examination by tax authorities. In evaluating whether a tax position has met the recognition threshold, the College must presume that the position will be examined by the appropriate taxing authority that has full knowledge of all relevant information. ASC Topic 740 also provides guidance on the recognition, measurement, and classification of income tax uncertainties, along with any related interest or penalties. Tax positions deemed to meet the "more-likely-than-not" threshold are recorded as a tax expense in the current year.

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### Notes to Financial Statements

June 30, 2023 and 2022

The College has analyzed all open tax years, defined by the statutes of limitations, for all major jurisdictions. Open tax years are those that are open for exam by taxing authorities. Major jurisdictions for the College include Federal and the Commonwealth of Massachusetts. As of June 30, 2023, open Federal and Massachusetts tax years for the College include the tax years ended June 30, 2020 through June 30, 2022. The College has no examinations in progress. The College believes it has no significant uncertain tax positions.

#### **(g) Use of Estimates**

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

#### **(h) Land, Buildings, and Equipment**

Land, buildings, major plant renovations and major repairs, and equipment are stated at cost at the date of acquisition or renovation, or at fair value as of the date of donation in the case of a contribution. Minor renovations and repairs are charged to operations and maintenance as incurred. Depreciation of plant and equipment is computed on a straight-line basis over the expected lives of the respective assets.

Interest expense on debt used to finance construction has been added to the cost of the asset, net of any income earned on temporarily invested debt proceeds during construction.

#### **(i) Bond Discount, Premiums, and Issuance Costs**

Unamortized bond discounts, premiums, and issuance costs are being amortized through the final maturity date of the respective bond issue.

#### **(j) Fair Value of Financial Instruments**

The College discloses fair value information about all financial instruments, whether or not recognized in the balance sheet, for which it is practicable to estimate fair value. Cash and cash equivalents, accounts and contributions receivable, and accounts payable are carried at net realizable value, which approximates fair value. The fair values of all other financial assets and liabilities are disclosed in the accompanying notes.

Fair value represents the price that would be received upon the sale of an asset or paid upon the transfer of a liability in an orderly transaction between market participants as of the measurement date. GAAP establishes a fair value hierarchy that prioritizes inputs used to measure fair value into three levels:

- Level 1 – Quoted prices (unadjusted) in active markets that are accessible at the measurement date for assets or liabilities
- Level 2 – Observable prices that are based on inputs not quoted in active markets, but corroborated by market data
- Level 3 – Unobservable inputs are used when little or no market data is available.

## EMMANUEL COLLEGE

### Notes to Financial Statements

June 30, 2023 and 2022

The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs. In determining fair value, the College utilizes valuation techniques that maximize the use of observable inputs and minimize the use of unobservable inputs to the extent possible. Levels are determined based on the aforementioned hierarchy. The College has no investments that are valued using Level 3 inputs.

#### **(k) Leases**

The College has leases under which it is obligated as a lessee and leases for which it is a lessor.

The College determines if an arrangement is, or contains, a lease at inception of the contract and classifies leases as either operating or finance depending upon the terms and conditions set forth in the contract. Operating lease right-of-use assets and related obligations are recognized at commencement date based on the present value of lease payments over the lease term discounted using an appropriate incremental borrowing rate. Lease right-of-use assets represent the College's right to use an underlying asset for the lease term. Lease obligations, included in accounts payable and accrued expenses, represent the College's liability to make lease payments arising from the lease. At the time of recognition of a lease liability and corresponding right-of-use asset, the incremental borrowing rate is determined using interest rates applicable to the College. Right-of-use assets related to operating leases are included in other assets, and the related lease obligation is in the statement of financial position. Lease expense for lease payments is recognized on a straight-line basis over the lease term.

Rental income arising from operating leases as a lessor is included in operating revenue in leases and contracts in the statement of activities.

#### **(l) Reclassifications**

Certain reclassifications have been made to 2022 information to conform to the 2023 presentation.

#### **(3) Liquidity and Availability of Resources**

As of June 30, 2023 and 2022, financial assets and liquidity resources available within one year for general expenditure, such as operating expenses, scheduled principal payments on debt, and capitalized construction costs not financed with debt, were as follows:

	<u>2023</u>	<u>2022</u>
Cash and cash equivalents	\$ 3,440,476	4,422,417
Contributions receivable, net	105,000	104,250
Amount due to endowment	(829,416)	(319,883)
Student accounts receivable, net	299,052	481,548
Board approved endowment draw approximation for following year	<u>8,591,198</u>	<u>8,461,452</u>
Total financial assets and liquidity resources available within one year	<u>\$ 11,606,310</u>	<u>13,149,784</u>

## EMMANUEL COLLEGE

### Notes to Financial Statements

June 30, 2023 and 2022

The College's Board of Trustees determines and implements the spending policy for the College's endowment. The College's current long-term investment spending policy is a maximum of 5% of the average fair value of the endowment over the prior three years. Under the provision of the spending rule, for fiscal year 2023 and 2022, the endowment appropriation was \$8,463,333 and \$8,307,581, respectively. Additionally, the College has board-designated endowment funds of \$123,141,692 as of June 30, 2023. Although the College does not intend to spend from its board-designated endowment funds other than amounts appropriated for operations, additional amounts could be available, if necessary.

The College's cash flows have seasonal variations attributable to the timing of tuition billing and contributions received. The College projects future liquidity requirements and corresponds the amounts and duration of investments with the projected liquidity need.

#### (4) Receivables

##### (a) Student Accounts and Student Loans

Student accounts receivable are net of an allowance for uncollectible accounts of \$560,861 and \$503,829 as of June 30, 2023 and 2022, respectively.

Student loans receivable are net of an allowance for uncollectible loans of \$181,000 as of June 30, 2023 and 2022.

##### (b) Contributions

Contributions receivable as of June 30 are composed of the following:

	<u>2023</u>	<u>2022</u>
Amounts due in:		
Less than one year	\$ 1,118,329	1,982,329
One to five years	1,298,721	2,455,364
Over five years	<u>224,000</u>	<u>230,000</u>
	2,641,050	4,667,693
Less present value discount and allowance for uncollectible pledges	<u>(651,104)</u>	<u>(1,166,923)</u>
Contributions receivable, net	<u>\$ 1,989,946</u>	<u>3,500,770</u>

Contributions receivable have been discounted at rates of approximately 5%.

#### (5) Long-Term Investments

##### *Basis of Reporting*

Investments are reported at estimated fair value. If an investment is held directly by the College and an active market with quoted prices exists, the market price of an identical security is used as reported fair value. Reported fair values for shares in mutual funds registered with the U.S. Securities and Exchange

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Notes to Financial Statements

June 30, 2023 and 2022

Commission are based on share prices reported by the funds as of the last business day of the College's fiscal year. Investments are redeemable daily on one to seven days' notice.

The following tables summarize the College's investments by major category in the fair value hierarchy as of June 30, 2023 and 2022, as well as related strategy:

	<b>June 30, 2023</b>		
	<b>Level 1</b>	<b>Level 2</b>	<b>Total</b>
Long-term investment strategies:			
Fixed income	\$ 48,989,799	899,055	49,888,854
Global (ex-U.S.) fixed income	14,207,576	—	14,207,576
Domestic equities	81,580,900	972,980	82,553,880
Global (ex-U.S.) equities	17,922,831	95,067	18,017,898
Cash equivalents	2,193,943	—	2,193,943
Total investments	\$ <u>164,895,049</u>	<u>1,967,102</u>	<u>166,862,151</u>

	<b>June 30, 2022</b>		
	<b>Level 1</b>	<b>Level 2</b>	<b>Total</b>
Long-term investment strategies:			
Fixed income	\$ 47,817,863	926,585	48,744,448
Global (ex-U.S.) fixed income	13,248,836	—	13,248,836
Domestic equities	71,512,511	300,005	71,812,516
Global (ex-U.S.) equities	20,798,323	363,778	21,162,101
Cash equivalents	5,989,036	—	5,989,036
Total investments	\$ <u>159,366,569</u>	<u>1,590,368</u>	<u>160,956,937</u>

The following table summarizes the investment return for the years ended June 30:

	<b>2023</b>	<b>2022</b>
Realized net gains	\$ 55,540	8,225,880
Unrealized net gains (losses)	10,822,710	(29,975,272)
Interest and dividends	4,120,649	3,380,470
Total return, net of fees	\$ <u>14,998,899</u>	<u>(18,368,922)</u>

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### Notes to Financial Statements

June 30, 2023 and 2022

The following table is a reconciliation of total investment return to amounts reported in the statements of activities for the years ended June 30:

	<u>2023</u>	<u>2022</u>
Long-term investment return utilized – operating activities	\$ 8,463,333	8,307,581
Long-term investment return in excess of amounts utilized – nonoperating activities	<u>6,535,566</u>	<u>(26,676,503)</u>
Total return, net of fees	<u>\$ 14,998,899</u>	<u>(18,368,922)</u>

Total investment management and advisory fees were \$680,498 and \$760,779 for the years ended June 30, 2023 and 2022, respectively.

#### (6) Endowment

The College's endowment consists of approximately 123 individual funds established for a variety of purposes including both donor-restricted endowment funds and funds designated by the Board of Trustees to function as endowment. Net assets associated with endowment funds, including funds designated by the Board of Trustees to function as endowment, are classified and reported based on the existence or absence of donor-imposed restrictions.

##### (a) *Relevant Law*

The College follows the principles of the Uniform Prudent Management of Institutional Funds Act (UPMIFA).

Under UPMIFA, the governing board has discretion to determine appropriate expenditures of a donor-restricted endowment fund in accordance with a robust set of guidelines about what constitutes prudent spending. UPMIFA permits the College to appropriate for expenditure or accumulate so much of an endowment fund as the College determines to be prudent for the uses, benefits, purposes, and duration for which the endowment fund is established. Seven criteria are to be used to guide the College in its yearly expenditure decisions: (1) duration and preservation of the endowment fund; (2) the purposes of the College and the endowment fund; (3) general economic conditions; (4) effect of inflation or deflation; (5) the expected total return from income and the appreciation of investments; (6) other resources of the College; and (7) the investment policy of the College.

Although UPMIFA offers short-term spending flexibility, the explicit consideration of the preservation of funds among factors for prudent spending suggests that a donor-restricted endowment fund is still perpetual in nature. Under UPMIFA, the Board is permitted to determine and continue a prudent payout amount, even if the market value of the fund is below historic dollar value. There is an expectation that, over time, the historic-dollar-value amount will remain intact.

In accordance with appropriate accounting standards, the College classifies net assets with donor restrictions (a) the original value of gifts donated to the endowment with donor restrictions, (b) the original value of subsequent gifts to the endowment with donor restrictions, and (c) accumulated appreciation on donor-restricted endowment funds, which are available for expenditure by the Board of Trustees.

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Endowment net asset composition by type of fund consists of the following at June 30, 2023:

	<b>Without donor restrictions</b>	<b>With donor restrictions</b>	<b>Total</b>
Donor-restricted endowment funds:			
Instruction	\$ —	6,766,055	6,766,055
Student aid	—	36,838,164	36,838,164
Other	—	116,240	116,240
	—	43,720,459	43,720,459
Board-designated endowment funds	123,141,692	—	123,141,692
Total endowed net assets	\$ <u>123,141,692</u>	<u>43,720,459</u>	<u>166,862,151</u>

Changes in endowment net assets for the year ended June 30, 2023 are as follows:

	<b>Without donor restrictions</b>	<b>With donor restrictions</b>	<b>Total</b>
Endowment net assets, July 1, 2022	\$ 121,280,548	39,676,389	160,956,937
Investment return:			
Investment income	3,142,098	978,551	4,120,649
Net gains	7,990,588	2,887,662	10,878,250
Total investment return	11,132,686	3,866,213	14,998,899
Contributions	—	1,868,967	1,868,967
Fees	(507,467)	(173,031)	(680,498)
Appropriation of endowment assets for capital and other	(1,660,176)	(158,645)	(1,818,821)
Appropriation of endowment assets for expenditure	(7,103,899)	(1,359,434)	(8,463,333)
Endowment net assets, June 30, 2023	\$ <u>123,141,692</u>	<u>43,720,459</u>	<u>166,862,151</u>

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Endowment net asset composition by type of fund consists of the following at June 30, 2022:

	<u>Without donor restrictions</u>	<u>With donor restrictions</u>	<u>Total</u>
Donor-restricted endowment funds:			
Instruction	\$ —	6,188,991	6,188,991
Student aid	—	33,380,633	33,380,633
Other	—	106,765	106,765
	—	39,676,389	39,676,389
Board-designated endowment funds	121,280,548	—	121,280,548
Total endowed net assets	<u>\$ 121,280,548</u>	<u>39,676,389</u>	<u>160,956,937</u>

Changes in endowment net assets for the year ended June 30, 2022 are as follows:

	<u>Without donor restrictions</u>	<u>With donor restrictions</u>	<u>Total</u>
Endowment net assets, July 1, 2021	\$ 142,579,479	45,073,315	187,652,794
Investment return:			
Investment income	2,524,796	855,674	3,380,470
Net loss	(15,906,038)	(5,843,354)	(21,749,392)
Total investment return	(13,381,242)	(4,987,680)	(18,368,922)
Contributions	—	1,981,898	1,981,898
Fees	(576,684)	(184,095)	(760,779)
Appropriation of endowment assets for capital and other	(1,240,473)	—	(1,240,473)
Appropriation of endowment assets for expenditure	(6,100,532)	(2,207,049)	(8,307,581)
Endowment net assets, June 30, 2022	<u>\$ 121,280,548</u>	<u>39,676,389</u>	<u>160,956,937</u>

**(b) Funds with Deficiencies**

From time to time, the fair value of certain donor-restricted endowment funds may fall below their original contributed value. As of June 30, 2023 and 2022, there were no material underwater endowment funds.

**(c) Return Objectives and Risk Parameters**

The College has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment while seeking to maintain the purchasing power of the endowment assets. Endowment assets include those assets of



## EMMANUEL COLLEGE

### Notes to Financial Statements

June 30, 2023 and 2022

donor-restricted funds that the College must hold in perpetuity or for a donor-specified period as well as board-designated funds. The primary investment objectives of the management of the endowment fund is to grow the fund's real value by generating average annual real returns that meet or exceed the spending rate, after inflation, management fees, and administrative costs. Consistent with this goal, the Board of Trustees and the Finance Committee intend that the endowment fund be managed with an intention to maximize total returns consistent with prudent levels of risk and reduce portfolio risk through asset allocation and diversification.

Under this policy, as approved by the Finance Committee, the endowment assets are invested in a manner that is intended to produce results that meet or exceed the price and yield results of benchmarks composed of the Standard and Poor's 500 index for equities and Barclays Capital Intermediate Government/Credit Bond Index for fixed-income securities while assuming a prudent level of investment risk.

#### **(d) Strategies Employed for Achieving Objectives**

To satisfy its long-term rate-of-return objectives, the College relies on a total return strategy in which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). The Finance Committee is responsible for establishing an asset allocation policy. The asset allocation policy is designed to attempt to achieve diversity among capital markets and within capital markets, by investment discipline and management style. The Committee designs a policy portfolio in light of the endowment's needs for liquidity, preservation of purchasing power, and risk tolerances.

The College targets a diversified asset allocation that places emphasis on investments in equities and fixed-income securities that conform to the College's Ethical and Social Justice Policy for Investments. The asset allocation on a fully invested target is 60% equities and 40% fixed income excluding any cash and cash equivalents. The Finance Committee periodically reviews the policy portfolio's asset allocation for possible rebalancing.

#### **(e) Spending Policy and How the Investment Objectives Relate to Spending Policy**

Under the College's current long-term investment spending policy, 5% of the average fair value of the prior three years of its endowment funds with donor restrictions and up to 5% of the average fair value of the prior three years of its endowment funds without donor restrictions can be appropriated for spending. The College may also withdraw funds for purposes as authorized by the Trustees. During the years ended June 30, 2023 and 2022, the College released \$1,811,243 and \$672,841, respectively, from board-designated funds to fund capital expenditures.

In establishing these policies, the College considered the intent of the donor-restricted endowment, the expected return on its endowment, and its programming needs. Accordingly, the College expects the current spending policy to allow its endowment to maintain its purchasing power by growing at a rate greater than planned payouts. Additional real growth will be provided through new gifts and any excess investment return or additions authorized by the Board of Trustees.

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June 30, 2023 and 2022

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

Land, buildings, and equipment as of June 30 are as follows:

	<u>Estimated useful lives</u>		<u>2023</u>	<u>2022</u>
Land and improvements	0–20 years	\$	23,239,991	22,698,830
Buildings and improvements	35–50 years		339,285,093	337,788,819
Furniture and equipment	5 years		18,038,282	15,768,886
Collection of art	—		122,592	122,592
Construction in progress	—		—	262,059
			<u>380,685,958</u>	<u>376,641,186</u>
Less accumulated depreciation			<u>(116,338,977)</u>	<u>(105,794,303)</u>
Land, buildings, and equipment, net		\$	<u>264,346,981</u>	<u>270,846,883</u>

Depreciation expense charged to operations was \$10,381,023 and \$10,281,023 for the years ended June 30, 2023 and 2022, respectively. Capitalized interest included in buildings and improvements was \$10,617,457 at June 30, 2023 and June 30, 2022.

**(8) Leases**

**(a) St. Julie Hall Lease**

In connection with the issuance of the 2016 Bonds, the College entered into a lease with MCPHS University (MCPHS) that commenced upon substantial completion of the new residence hall. Pursuant to the lease agreement, MCPHS leases approximately 260 beds and the use of certain common areas of the building. Under the lease, MCPHS has the option to extend the lease for three extension terms of five years each. Over the initial 12-year term of the lease, MCPHS will make semi-annual rent payments to the College ranging from \$1.8 million to \$2.5 million. For the fiscal years ended June 30, 2023 and 2022, MCPHS paid the College \$4,049,581 and \$3,928,616, respectively. The lease payments are pledged as security for the 2016 Bonds (Note 9).

**(b) Ground Leases**

The College is the lessor in two long-term non-cancellable leases for space. Annual rental income recognized for the years ended June 30, 2023 and 2022 was \$1,361,426.

**(c) Lease Obligations**

The College is committed to annual payments under long-term non-cancellable operating leases through the year ending June 30, 2025.

**EMMANUEL COLLEGE**

Notes to Financial Statements

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Payments due include options to extend leases that are reasonably certain through the year ending June 30, 2025 and are summarized below as of June 30, 2023:

<u>Fiscal year</u>	<u>Operating</u>
2024	\$ 49,485
2025	3,864
Less amounts representing interest	<u>(2,101)</u>
Total	<u>\$ 51,248</u>

	<u>2023</u>	<u>2022</u>
Other information:		
Weighted average remaining lease term – operating leases	11 months	26 months
Weighted average discount rate – operating leases	5 %	5 %

The components of lease expense are as follows:

	<u>2023</u>	<u>2022</u>
Lease cost:		
Operating lease expense	\$ 71,918	82,230

The following table summarizes cash paid for amounts included in the measurement of these liabilities, under ASC Topic 842, for operating leases as a lessee for the years ended June 30, 2023 and 2022, respectively:

	<u>2023</u>	<u>2022</u>
Operating cash flows used in operating leases	\$ (70,933)	(78,700)

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Notes to Financial Statements

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**(9) Long-Term Debt**

Long-term debt as of June 30 is as follows:

	<u>2023</u>	<u>2022</u>
Massachusetts Development Finance Agency Series A Tax Exempt Term Bonds of 2016, due through 2046, starting October 2037	\$ 96,630,000	96,630,000
Massachusetts Development Finance Agency Series A Tax Exempt Serial Bonds of 2016, due through 2036, starting October 2030	41,340,000	41,340,000
Massachusetts Development Finance Agency Series B Taxable Term Bonds of 2016, due through 2030, starting October 2020	<u>35,325,000</u>	<u>39,265,000</u>
Total long-term debt	173,295,000	177,235,000
Less underwriter's discount	(664,249)	(693,349)
Less bond issuance costs	(793,482)	(828,318)
Plus unamortized premium	<u>12,401,989</u>	<u>13,189,045</u>
Long-term debt, net	<u>\$ 184,239,258</u>	<u>188,902,378</u>

On June 16, 2016, the College entered into a Loan and Trust Agreement with Massachusetts Development Finance Agency (the Agency) in order to finance a new residence hall construction project and to repay other indebtedness. In connection with the Agreement, the Agency issued Series 2016B taxable bonds with a par amount of \$50,265,000 and Series 2016A tax-exempt bonds with a par amount of \$137,970,000 (collectively, the 2016 Bonds). An original issue premium of \$17,944,175 was received upon issuance of these bonds. The premium will be amortized over the remaining life of the bonds.

The bonds carry an effective fixed interest rate of 3.94% and are repayable over a 30-year period. Total interest incurred for the years ended June 30, 2023 and 2022 amounted to \$8,042,649 and \$8,187,791, respectively. The principal payments for these bonds are as follows:

Year ending June 30:	
2024	\$ 4,100,000
2025	4,265,000
2026	4,440,000
2027	4,620,000
2028	4,805,000
Thereafter	<u>151,065,000</u>
	<u>\$ 173,295,000</u>

The Series 2016 Bonds do not have debt covenants.

## EMMANUEL COLLEGE

### Notes to Financial Statements

June 30, 2023 and 2022

#### (10) Deferred Lease Revenue

The College has two land leases with two separate third-party lessees.

The first lease began in May 2001. The lessee prepaid the College upon inception of the lease and the prepayment was recognized as deferred lease revenue and is being amortized to revenue without donor restrictions on a straight-line basis over the 75-year term of the lease. The College recognized \$341,883 in annual lease revenue during the years ended June 30, 2023 and 2022. The remaining unamortized deferred revenue on the first lease was \$17,948,921 and \$18,290,804 at June 30, 2023 and 2022, respectively.

The second lease began in August 2012. The lessee prepaid \$40 million to the College upon inception of the lease and \$42 million in November 2015. The prepayment was recognized as deferred lease revenue and is being amortized to revenue without donor restrictions on a straight-line basis over the 80-year term of the lease. The College recognized \$1,019,542 in annual lease revenue during the years ended June 30, 2023 and 2022. The remaining unamortized deferred revenue on the second lease was \$70,518,280 and \$71,537,823 at June 30, 2023 and 2022, respectively.

#### (11) Retirement Plan

Through its membership in the Teachers Insurance and Annuity Association, the College has a discretionary contribution retirement plan for all qualified (as defined) full-time employees. The Contributions were equal to 9% of each eligible employee's basic salary. The College's expense related to the retirement plan was \$1,982,469 and \$1,794,117 for the years ended June 30, 2023 and 2022, respectively.

#### (12) Net Assets

Net assets with donor restrictions consisted of the following:

	<u>2023</u>	<u>2022</u>
Purpose restrictions:		
Student aid	\$ 37,108,931	33,605,268
Instruction	7,715,322	7,264,644
Other	5,924,731	3,089,406
Capital projects	349,893	1,150,386
Academic support	256,828	333,113
Contributions receivable, net	<u>1,769,287</u>	<u>3,220,269</u>
	<u>\$ 53,124,992</u>	<u>48,663,086</u>

Unspent long-term investment gains on net assets with donor restrictions were \$12,288,613 and \$10,100,401 as of June 30, 2023 and 2022, respectively. These unspent gains are classified as net assets with donor restrictions until the College appropriates and spends such sums in accordance with the terms of the underlying contributions, at which time they will be released to revenues without donor restrictions.

## EMMANUEL COLLEGE

### Notes to Financial Statements

June 30, 2023 and 2022

#### (13) Net Assets Released from Donor Restrictions

Net assets released from donor restrictions by incurring expenses satisfying the restricted purposes or by occurrence of events specified by the donors are as follows:

	<u>2023</u>	<u>2022</u>
Purpose restrictions:		
Scholarship	\$ 1,353,560	1,162,783
Capital expenditure	1,811,243	672,841
Instructional	150,321	352,813
Other	<u>261,428</u>	<u>152,594</u>
Total net assets released from donor restrictions	<u>\$ 3,576,552</u>	<u>2,341,031</u>

#### (14) Student Loans

Student loans include funds advanced to the College by the U.S. government under the Federal Perkins Loan Program (the Program). Under federal law, the authority for schools to make new loans under the Program ended on September 30, 2017, and final disbursements were permitted through June 30, 2018. The College returned \$117,436 and \$153,286 of advanced Program funds to the U.S. government during the years ended June 30, 2023 and 2022, respectively.

#### (15) Commitments and Contingencies

Since the inception of the College, the Sisters have provided services for which they have not been fully compensated. Prior to 1982, the amount of the aggregate uncompensated services was reflected in the College's financial statements as noninterest-bearing indebtedness payable to the Sisters. A change in accounting for the indebtedness payable to the Sisters was effective as of July 1, 1982, reclassifying the indebtedness because of the contingent nature of the College's liability to the Sisters. Beginning on July 1, 1982, the calculation of aggregate contingent liability was increased by the annual amount of the uncompensated services of the Sisters. As of August 31, 2002, the total contingent liability of the College under the terms of its liability to the Sisters was \$9,174,000 (the liability). Beginning September 1, 2002, the College began fully compensating the Sisters for their services. The liability may become payable on demand in certain circumstances, including among other things termination of operations, merger with another institution, dissolution of the Board of Trustees, and bankruptcy. The liability is represented by a note, which is secured by a mortgage on certain property, a portion of which is subordinated to the Massachusetts Development Finance Agency Series 2016 Bonds.

#### (16) Functional Expenses

The statements of activities present expenses by functional classification. Costs related to the operation and maintenance of the plant, depreciation expense, and interest expense are allocated based on square footage utilization of the function. Institutional overhead costs are allocated based on a weighted average salary allocation.

## EMMANUEL COLLEGE

### Notes to Financial Statements

June 30, 2023 and 2022

Natural expenses as of June 30, 2023 are as follows:

	Program activities				Support activities		Total
	Instruction	Academic support	Student services	Institutional support	Fundraising	Auxiliary operations	
Salaries and wages	\$ 13,078,251	2,631,174	6,668,632	6,839,875	697,200	993,285	30,908,417
Employee benefits	3,338,548	671,672	1,702,334	1,746,048	177,560	253,561	7,889,723
Supplies, services, other	4,325,273	1,626,293	4,135,305	2,887,197	646,068	9,267,584	22,887,720
Depreciation	1,309,543	433,702	952,395	3,341,396	113,250	4,394,387	10,544,673
Interest	937,348	310,362	681,661	2,124,630	81,103	3,145,265	7,280,369
Utilities	392,492	129,958	285,430	889,639	33,960	1,317,010	3,048,489
	<u>\$ 23,381,455</u>	<u>5,803,161</u>	<u>14,425,757</u>	<u>17,828,785</u>	<u>1,749,141</u>	<u>19,371,092</u>	<u>82,559,391</u>

Natural expenses as of June 30, 2022 are as follows:

	Program activities				Support activities		Total
	Instruction	Academic support	Student services	Institutional support	Fundraising	Auxiliary operations	
Salaries and wages	\$ 12,089,991	2,742,418	6,209,430	4,863,720	796,089	1,154,739	27,856,387
Employee benefits	3,245,255	719,431	1,631,102	1,148,588	247,136	689,894	7,681,406
Supplies, services, other	3,302,049	1,333,013	3,584,586	3,558,838	559,284	7,252,702	19,590,472
Depreciation	1,289,219	426,971	937,614	3,289,539	111,492	4,326,188	10,381,023
Interest	956,775	316,795	695,789	2,168,666	82,784	3,210,455	7,431,264
Utilities	369,893	122,474	268,995	838,414	32,005	1,241,173	2,872,954
	<u>\$ 21,253,182</u>	<u>5,661,102</u>	<u>13,327,516</u>	<u>15,867,765</u>	<u>1,828,790</u>	<u>17,875,151</u>	<u>75,813,506</u>

### (17) Impact of Pandemic

In March 2020, the World Health Organization declared the novel coronavirus (COVID-19) a pandemic. Although it is not possible to determine the pandemic's ultimate impacts on the economy or the College's finances, the College did experience material adverse effects, related to COVID-19.

As a result of the COVID-19 pandemic, the Higher Education Emergency Relief Fund (HEERF) provided emergency financial aid grants for students in three separate distributions (CARES, CRRSAA, ARP). The College received a total of \$3,935,840 in HEERF emergency grants for students which was distributed over four fiscal years (FY20 through FY23). The amounts disbursed during the years ended June 30, 2023 and June 30, 2022 were \$103,176 and \$2,115,101 respectively.

As in-person learning resumed during the COVID-19 pandemic, the College incurred incremental costs associated with the safe re-opening of its campus and a return to normal operations. During the years ended June 30, 2023 and 2022, the College received reimbursements from the Federal and Massachusetts Emergency Management Assistance totaling \$234,210 and \$1,826,079, respectively. The reimbursements are recognized on the Statement of Activities under government and other private grants.

## **EMMANUEL COLLEGE**

### Notes to Financial Statements

June 30, 2023 and 2022

#### **(18) Related Parties**

Members of the College's Board of Trustees and Officers may, from time to time, be associated, either directly or indirectly, with companies doing business with the College. The College's conflict of interest policy requires, among other things, that no member of the Board of Trustees or Officer may participate in any decision in which they (or an immediate family member) has a material financial interest. For the Board of Trustees and Officers, the College requires an annual disclosure of significant financial interests in, family relationships, significant management function, or substantial business with entities doing business with the College. When such relationships exist, measures are taken to address the actual or perceived conflict to protect the best interests of the College and ensure compliance with relevant conflict of interest laws or policy.

#### **(19) Subsequent Events**

For purposes of determining the effects of subsequent events on these financial statements, management has evaluated events subsequent to June 30, 2023 and through October 26, 2023, the date on which the financial statements were issued.

President Mary K. Boyd offered her resignation to the Board of Trustees effective July 31, 2023. The Board accepted her resignation and appointed Dr. Beth Ross as Acting President of the College on August 1, 2023.