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B E Y O N D

AUDITED FINANCIAL STATEMENTS | 2019 - 2020

Pepperdine University

Consolidated Financial Statements

July 31, 2020 and 2019

Pepperdine University
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July 31, 2020 and 2019

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Report of Independent Auditors

To the Board of Regents of Pepperdine University

We have audited the accompanying consolidated financial statements of Pepperdine University (the "University" and its subsidiaries, which comprise the consolidated statements of financial position as of July 31, 2020 and 2019, and the related consolidated statements of activities and of cash flows for the years then ended.

Management's Responsibility for the Consolidated Financial Statements

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

Auditors' Responsibility

Our responsibility is to express an opinion on the consolidated 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 consolidated financial statements are free from material misstatement.

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

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Pepperdine University and its subsidiaries as of July 31, 2020 and 2019, and the changes in their net assets and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

PricewaterhouseCoopers LLP

November 20, 2020

Pepperdine University
Consolidated Statements of Financial Position
July 31, 2020 and 2019

(In thousands)

	<u>2020</u>	<u>2019</u>
Assets		
Cash and cash equivalents	\$ 137,854	\$ 156,553
Student receivables, less allowance for doubtful accounts of \$2,113 and \$2,122, respectively	3,029	2,633
Other accounts receivable	4,661	10,037
Prepaid expenses, inventories, and other assets	4,811	3,999
Student loans, less allowance for loan losses of \$1,614 and \$1,574, respectively	16,014	17,718
Beneficial interests and contributions receivable, net	57,697	49,925
Investments	1,257,050	1,162,146
Assets held as trustee or agent	120,523	111,911
Property, facilities, and equipment, net	<u>487,295</u>	<u>447,788</u>
Total assets	<u>\$ 2,088,934</u>	<u>\$ 1,962,710</u>
Liabilities and Net Assets		
Liabilities		
Accounts payable and accrued liabilities	\$ 49,462	\$ 36,467
Accrued salaries and wages	5,310	4,771
Student deposits, advance payments, and deferred revenue	19,137	18,213
Asset retirement obligations	7,230	6,965
U.S. government-funded student loans	9,004	13,431
Trust and agency obligations	71,402	62,986
Other long-term obligations	3,160	3,249
Long-term bonds payable, net	<u>564,789</u>	<u>421,404</u>
Total liabilities	<u>729,494</u>	<u>567,486</u>
Net assets		
Without donor restrictions	821,924	851,662
With donor restrictions	<u>537,516</u>	<u>543,562</u>
Total net assets	<u>1,359,440</u>	<u>1,395,224</u>
Total liabilities and net assets	<u>\$ 2,088,934</u>	<u>\$ 1,962,710</u>

The accompanying notes are an integral part of these consolidated financial statements.

Pepperdine University
Consolidated Statement of Activities
Year Ended July 31, 2020

(In thousands)

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
Revenues			
Student tuition and fees, net of student aid of \$130,833	\$ 290,540	\$ -	\$ 290,540
Room and board	34,162	-	34,162
Endowment support	44,095	-	44,095
Private gifts and grants	18,820	-	18,820
Government grants	6,522	-	6,522
Sales and services	3,395	-	3,395
Other revenue	11,449	-	11,449
Net assets released from restriction	7,903	(7,903)	-
Total revenues	<u>416,886</u>	<u>(7,903)</u>	<u>408,983</u>
Expenses			
Personnel	219,174	-	219,174
Operating expenses	61,528	-	61,528
Professional services	60,082	-	60,082
Maintenance, equipment, repairs, and utilities	29,385	-	29,385
Depreciation	27,897	-	27,897
Interest	18,172	-	18,172
Total expenses	<u>416,238</u>	<u>-</u>	<u>416,238</u>
Change in net assets before non-operating revenues and expenses	648	(7,903)	(7,255)
Non-operating revenues and expenses			
Return on investment, net	(6,578)	(1,929)	(8,507)
Allocation of endowment support to operations	(23,103)	(20,992)	(44,095)
Private gifts and grants	-	29,777	29,777
Actuarial adjustment of trust and agency obligations	-	(3,902)	(3,902)
Other	(705)	(1,097)	(1,802)
Total non-operating revenues and expenses	<u>(30,386)</u>	<u>1,857</u>	<u>(28,529)</u>
Change in net assets	(29,738)	(6,046)	(35,784)
Net assets at beginning of year	<u>851,662</u>	<u>543,562</u>	<u>1,395,224</u>
Net assets at end of year	<u>\$ 821,924</u>	<u>\$ 537,516</u>	<u>\$ 1,359,440</u>

The accompanying notes are an integral part of these consolidated financial statements.

Pepperdine University
Consolidated Statement of Activities
Year Ended July 31, 2019

(In thousands)

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
Revenues			
Student tuition and fees, net of student aid of \$121,168	\$ 264,363	\$ -	\$ 264,363
Room and board	43,224	-	43,224
Endowment support	42,215	-	42,215
Private gifts and grants	13,811	-	13,811
Government grants	3,578	-	3,578
Sales and services	6,950	-	6,950
Other revenue	6,847	-	6,847
Net assets released from restriction	6,993	(6,993)	-
Total revenues	<u>387,981</u>	<u>(6,993)</u>	<u>380,988</u>
Expenses			
Personnel	207,622	-	207,622
Operating expenses	68,991	-	68,991
Professional services	47,328	-	47,328
Maintenance, equipment, repairs, and utilities	26,531	-	26,531
Depreciation	27,560	-	27,560
Interest	12,953	-	12,953
Total expenses	<u>390,985</u>	<u>-</u>	<u>390,985</u>
Change in net assets before non-operating revenues and expenses	(3,004)	(6,993)	(9,997)
Non-operating revenues and expenses			
Return on investment, net	45,926	14,430	60,356
Allocation of endowment support to operations	(22,143)	(20,072)	(42,215)
Private gifts and grants	-	17,015	17,015
Actuarial adjustment of trust and agency obligations	-	(4,320)	(4,320)
Other	1,277	5,258	6,535
Total non-operating revenues and expenses	<u>25,060</u>	<u>12,311</u>	<u>37,371</u>
Change in net assets	22,056	5,318	27,374
Net assets at beginning of year	<u>829,606</u>	<u>538,244</u>	<u>1,367,850</u>
Net assets at end of year	<u>\$ 851,662</u>	<u>\$ 543,562</u>	<u>\$ 1,395,224</u>

The accompanying notes are an integral part of these consolidated financial statements.

Pepperdine University
Consolidated Statements of Cash Flows
Years Ended July 31, 2020 and 2019

(In thousands)

	2020	2019
Cash flows from operating activities		
Change in net assets	\$ (35,784)	\$ 27,374
Adjustments to reconcile change in net assets to net cash and cash equivalents provided by operating activities		
Depreciation and amortization	21,147	26,319
Provision for doubtful accounts	700	600
Gain on early extinguishment of debt	(1,076)	-
Non-cash gifts	(28,482)	(10,618)
Actuarial adjustment of trust and agency obligations	3,902	4,320
Contributions restricted for long-term investment	(5,218)	(4,389)
Income restricted for long-term investment	(78)	(64)
Loss on disposal of property, facilities, and equipment	374	3
Net realized and unrealized losses / (gains) on investments	23,646	(37,215)
Change in assets and liabilities		
Student receivables	(1,096)	(672)
Other accounts receivable	5,376	(3,491)
Prepaid expenses, inventories and other assets	(812)	864
Beneficial interests and contributions receivable, net	12,382	(4,143)
Accounts payable and accrued liabilities	(541)	11,363
Accrued salaries and wages	539	719
Student deposits, advance payments, and deferred revenue	924	8,114
Asset retirement obligations	(12)	208
Net cash and cash equivalents (used in) provided by operating activities	<u>(4,109)</u>	<u>19,292</u>
Cash flows from investing activities		
Proceeds from sales of investments	339,002	280,704
Purchases of investments	(445,416)	(251,994)
Purchases of property, facilities, and equipment	(54,330)	(37,901)
Student loans repaid	3,232	3,281
Student loans issued	(1,528)	(1,482)
Net cash and cash equivalents (used in) investing activities	<u>(159,040)</u>	<u>(7,392)</u>
Cash flows from financing activities		
Proceeds from contributions restricted for long-term investment	6,720	6,156
Income restricted for long-term investment	78	64
Principal received on issuance of long-term obligations	223,505	-
Principal payments on long-term obligations	(71,510)	(3,350)
Net change in bond issue costs	(507)	-
(Decrease) / increase in U.S. government-funded student loans	(4,427)	242
Investment activity on annuities	(4,463)	(1,901)
Payment of trust and agency obligations	(4,946)	(4,671)
Net cash and cash equivalents provided by (used in) financing activities	<u>144,450</u>	<u>(3,460)</u>
Net change in cash and cash equivalents	(18,699)	8,440
Cash and cash equivalents at beginning of year	<u>156,553</u>	<u>148,113</u>
Cash and cash equivalents at end of year	<u>\$ 137,854</u>	<u>\$ 156,553</u>
Supplemental cash flow information		
Accrued capitalized asset additions	\$ 18,270	\$ 4,824
Cash paid during the period for interest	\$ 19,143	\$ 17,345

The accompanying notes are an integral part of these consolidated financial statements.

Pepperdine University

Notes to Consolidated Financial Statements

July 31, 2020 and 2019

1. Nature of Operations

Pepperdine University (the "University") is an independent private Christian university committed to the highest standards of academic excellence and Christian values, where students are strengthened for lives of purpose, service, and leadership. The University enrolls approximately 8,800 students in its five colleges and schools. Seaver College, the University's undergraduate liberal arts college, the Caruso School of Law, and the School of Public Policy are headquartered on 830 acres in the Santa Monica Mountains overlooking the Pacific Ocean in Malibu, California. The Graduate School of Education and Psychology and the Pepperdine Graziadio Business School are headquartered at the University's West Los Angeles, California graduate campus.

Mr. George Pepperdine, the founder of Western Auto Supply Company, established George Pepperdine College in 1937. He envisioned a college with the highest academic standards guided by the spiritual and ethical ideals of Christian faith. University status was achieved in 1970 with the addition of the graduate and professional schools. Through the generosity of Mrs. Frank Roger Seaver, the University's Malibu campus of Seaver College opened in 1972. Since then, the Malibu campus expanded to include the School of Law in 1978 (named the Caruso School of Law in 2019), and the Drescher Graduate Campus in 2003.

The University operates several consolidated affiliated companies. All material transactions and balances between the University and its affiliates have been eliminated in consolidation.

2. Summary of Significant Accounting Policies

Basis of Presentation

The accompanying Consolidated Financial Statements of the University are prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America ("GAAP") applicable to not-for-profit organizations. In preparing the Consolidated Financial Statements, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities and revenues and expenses for the periods presented. Significant items which could be materially affected by such estimates include: the allowance for doubtful accounts, the allowance for loan losses, beneficial interests and contributions receivable, investments, assets held as trustee or agent, accounts payable and accrued liabilities, and trust and agency obligations. The University's actual results could differ significantly from management's estimates. Management also utilizes certain estimates based on square footage to allocate depreciation, interest expense, and central plant operations expense to the functional expense categories.

Net Assets

Under generally accepted accounting principles applicable to not-for-profit organizations, net assets, revenues, expenses, and gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets of the University and changes therein have been classified and are reported as follows:

Net Assets Without Donor Restrictions

Net assets not subject to donor-imposed stipulations; donor-restricted contributions whose restrictions are met in the same reporting period as the contribution is received; and quasi endowment net assets designated by the Board of Trustees or management for specific purposes (known as quasi-endowment net assets).

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Net Assets with Donor Restrictions

Net assets subject to donor-imposed stipulations that will be met either by actions of the University pursuant to those stipulations and/or by the passage of time. In addition, there are also net assets subject to donor-imposed stipulations that require the University maintain them in perpetuity. Generally, the donors of these assets permit the University to use all or part of the income earned on related investments for general or specific purposes.

Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, cash in checking and savings accounts, money-market funds, cash held by external trustees, and short-term investments with an original maturity of three months or less. Other short-term resources held by external investment managers are classified as investments.

Student Receivables

Student receivables are carried at cost, less an allowance for doubtful accounts. Management uses available information to recognize losses on student receivables. Future additions to the allowance may be necessary based on changes in economic conditions and other factors.

Student Loans

Student loans are recorded at the contractual amounts owed by students adjusted for unamortized discounts, premiums, unearned income, undisbursed funds, deferred loan fees and the allowance for loan losses. Interest income is recorded on the accrual basis of accounting in accordance with the terms of the receivables, except interest accruals are discontinued when the payment of principal or interest is 90 or more days past due, or when repayment of principal and interest in full is doubtful. Payments received on delinquent loans are applied to the principal outstanding until the loan is restored to current status.

A student loan is impaired when it is probable that the University will be unable to collect all amounts due according to the contractual terms of the loan agreement. The measurement of impairment may be based on (i) the present value of the expected future cash flows of the impaired loan discounted at the loan's original effective interest rate or (ii) the observable market price of the impaired loan. If the recorded investment of the loan exceeds the measure of impairment, an allowance is recorded in the amount of the excess. The University measures impairment by utilizing a discounted cash flow analysis. The University's income recognition policies for impaired loans are consistent with those for delinquent loans. All loans designated as impaired are either placed on delinquent status or are designated as restructured. Payments received on impaired loans are applied to the principal outstanding until the loan is returned to current status.

On an ongoing basis, management monitors the student loan portfolio and evaluates the adequacy of the allowance for loan losses. In determining the adequacy of the allowance for loan losses, management considers such factors as historical loss experience, known problem loans, assessment of economic conditions, and other appropriate data to identify the risks in the student loan portfolio. The amount of the allowance for loan losses is based on estimates and the University's actual losses may vary from management's estimates. Loans deemed by management to be uncollectible are charged to the allowance for loan losses. Recoveries on loans previously charged off are credited to the allowance for loan losses. Provisions for loan losses are charged to expense and credited to the allowance for loan losses in amounts that are deemed appropriate by management based upon its evaluation of the known and inherent risks in the student loan portfolio. Future additions to the allowance may be necessary based on changes in economic conditions and other factors.

Pepperdine University

Notes to Consolidated Financial Statements

July 31, 2020 and 2019

Beneficial Interests and Contributions Receivable

Beneficial interests and contributions receivable are recognized as revenue in the period received and are reported as increases in net assets with donor restrictions. Beneficial interests and contributions receivable where donor restrictions are met in the same fiscal year as the beneficial interest and contribution receivable is received are reported as without donor restrictions. Conditional promises to give are not recognized until they become unconditional, that is, when the conditions on which they depend are substantially met. Beneficial interests and contributions receivable are recorded at their estimated fair value and discounted for amounts to be received in future periods.

Investments

Investments are stated at fair value and all related transactions are recorded on the trade date. The fair value of investments is based on quoted market prices from national security exchanges, except for alternative investments for which quoted market prices are not available. The fair value of certain alternative investments, which include limited partnerships in venture capital, real estate and other private debt and equity funds, is typically Net Asset Value ("NAV") provided by the external investment managers or general partners, adjusted for receipts and disbursements of cash and distributions of securities if the date of valuation is prior to the University's fiscal year end. Such valuations generally reflect discounts for illiquidity and consider variables such as financial performance of investments, recent sales prices of investments, and other pertinent information. The University believes the carrying amount of these financial instruments is a reasonable estimate of fair value. For those investments that are not traded on a ready market, the estimates of their fair value may differ from the value that would have been used had a ready market for those investments existed.

Investment income, as well as realized and unrealized gains and losses, are accounted for within net assets without donor restrictions, or as changes in net assets with donor restrictions if so stipulated by the donor of such assets. Investment income includes rental income, interest income, royalties, dividend, and other investment income, and is reported net of investment management fees and net of direct internal investment fees.

Investment return up to the University's approved spending rate is presented as endowment support within operating revenue. Endowment support is calculated based upon the Total Rate of Return methodology noted below in Pooled Assets. The difference between endowment support and the actual total return (which may be positive or negative) is presented in non-operating revenues and expenses.

Pooled Assets

The University manages two separate investment pools designated as Pool A and Pool D. Pooled investments and allocation of pooled investment income are accounted for using the unit market value method.

The Total Rate of Return methodology is utilized for Pool A which consists primarily of quasi and true-endowment funds. The annual total payout is calculated based on an approved spending rate that is applied to a five-year monthly average market value of Pool A funds. For fiscal years 2020 and 2019, the approved spending rate was 5.0%.

Pool D is the charitable gift annuity reserve pool and is invested in accordance with California State Insurance Commission requirements.

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Notes to Consolidated Financial Statements

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Endowment

The University's endowment consists of 540 individual donor-restricted endowment funds and 86 University-designated quasi-endowment funds for a variety of purposes. The net assets associated with endowment funds, including funds designated by the University to function as endowments, are classified and reported based on the existence or absence of donor-imposed restrictions.

The University has interpreted the Uniform Prudent Management of Institutional Funds Act ("UPMIFA") as allowing the University to appropriate for expenditure or accumulate so much of an endowment fund as the University determines is prudent for the uses, benefits, purposes, and duration for which the endowment funding is established, subject to the intent of the donor as expressed in the gift instrument. As a result of this interpretation, the University classifies as net assets with donor restrictions (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. The remaining portion is classified as donor restricted net assets until those amounts are appropriated for expenditure by the University in a manner consistent with the standard of prudence prescribed by UPMIFA. In accordance with UPMIFA, the University considers the following factors in making a determination to appropriate or accumulate endowment funds:

- (1) The duration and preservation of the fund
- (2) The purposes of the University and the donor-restricted endowment fund
- (3) General economic conditions
- (4) The possible effect of inflation and deflation
- (5) The expected total return from income and the appreciation of investments
- (6) Other resources of the University
- (7) The investment policies of the University

The University has adopted an endowment payout policy to preserve and enhance the purchasing power of the endowment and to provide a relatively stable and constant return sufficient to meet a portion of the spending needs of the University.

The endowment payout policy is based upon the average market value of the previous 60 months multiplied by a specified percentage. The payout percentage for the pooled endowment for the fiscal years ended July 31, 2020 and 2019 was 5.0%. Accumulated investment gains are used to fund the difference between payout and current earnings.

The endowment payout policy is intended to produce increasing yet smooth and predictable endowment distributions year over year. From time to time, the fair value of endowment funds may fall below the original gift amount. Deficiencies of this nature are referred to as underwater endowments. In the event that an endowment falls underwater, current management policy is to allow spending on the endowment.

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July 31, 2020 and 2019

Derivatives

From time to time, the University enters into derivative transactions either as part of its overall investment asset allocation or as a specific hedge or risk management tool. Derivatives used as part of the asset allocation strategy are recorded at fair value with realized and unrealized gains and losses reflected in the Consolidated Statements of Activities. These derivatives are included in the investment portfolio categorized as "Other."

Derivatives used to economically hedge specific operations, such as foreign currency contracts, are discussed under the heading, "Foreign Currency Management."

Assets Held As Trustee or Agent and Trust and Agent Obligations

The University uses the actuarial method of recording charitable gift annuities and charitable remainder trusts. When a gift is received, the fair value of the gift received is recorded as an asset and the present value of the related amounts due is recorded as a liability based on the Individual Annuity Reserve 2012 tables and the remainder is recorded as private gift and grant revenue in the appropriate net asset category on the Consolidated Statements of Activities. Investment income is credited, and annuity payments, direct costs of funds management, and investment losses are charged to the related liability. In situations where trust assets are not readily convertible to cash, annuitant payments have been made by the University. For life contingent gifts, the liability is adjusted annually based on the changes in the expected life, and is reflected as an actuarial adjustment of trust and agency obligations on the Consolidated Statements of Activities. At July 31, 2020 and 2019, the discount rate used to calculate future payments to be made by the University ranged from 1.0% per annum to 10.0% per annum.

Remainder interests in real estate are recorded at their estimated fair value at the date of gift. Investment income and gains are credited, and direct costs of asset management and investment losses are charged to the related net asset category.

The University and its consolidated subsidiaries have legal title, either in their name or as trustee, to the charitable gift annuities, charitable remainder trusts, and life estates subject to life interests of the beneficiaries. No significant financial benefit can be realized until the contractual obligations are released.

Deferred Compensation Plans

Contributions to the University's deferred compensation plan under Section 457(b) and 457(f) of the United States Internal Revenue Code are carried at fair value as a component of assets held as trustee or agent, with an equal and offsetting obligation to pay the employees as a component of trust and agency obligations on the Consolidated Statements of Financial Position.

Property, Facilities, and Equipment

Property, facilities, and equipment are stated at cost or, if received by gift, at fair value at the date of the gift. Depreciation on buildings, improvements, furniture, fixtures, and equipment is provided on a straight-line basis over the estimated useful lives as described in the table below:

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July 31, 2020 and 2019

Asset Class	Useful Life
Furniture and other equipment	10-15 years
Computer hardware and software	2-10 years
Motor vehicles	5 years
Buildings	20-70 years
Land improvements	20 years

Amounts spent for repairs and maintenance are charged to expense as incurred. When assets are sold or retired, the associated cost and accumulated depreciation are removed.

Debt Issuance Costs

Capitalized debt issue costs included in long-term obligations are amortized over the life of the related debt using the effective interest method.

U.S. Government-Funded Student Loans

Funds provided by the United States government under the Federal Perkins Loan Program were loaned to qualified students. These funds are ultimately refundable to the U.S. government and as such are included as liabilities in the Consolidated Statements of Financial Position.

Foreign Currency Management

The University uses derivative financial instruments to reduce its net exposure to currency fluctuations. As such, the University enters into forward contracts and purchases currency futures (principally the Euro, the British pound, and Swiss francs) to economically hedge forecasted cash flows denominated in foreign currencies. The purpose of the University's foreign currency hedging activities is to reduce the risk of eventual United States dollar net cash outflows resulting from costs outside the U.S. that will be adversely affected by changes in exchange rates.

Asset Retirement Obligations

The University recognizes liabilities for legal obligations associated with the retirement of tangible long-lived assets when the timing and/or method of settlement of the obligation is conditional on a future event. The fair value of a liability for a conditional asset retirement obligation is recognized in the period in which it occurs if a reasonable estimate of fair value can be made.

Concentrations of Financial Aid

A significant number of students attending the University receive financial assistance from U.S. government student financial aid programs. These programs require the University to comply with record keeping, eligibility, and other requirements. Failure to comply with such U.S. government requirements could result in the loss of U.S. government financial assistance to the University's students and adversely impact the operations of the University.

Income Taxes

As a not-for-profit educational institution, the University is exempt from Federal and California income taxes under Section 501(c) (3) of the Internal Revenue Code, and Section 23701(d) of the California Revenue and Taxation Code (except for taxes on unrelated business income). Since the University's unrelated business

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income for the years ended July 31, 2020 and 2019 was immaterial, no provision for income taxes has been made in the accompanying Consolidated Financial Statements.

Revenue Recognition

The University's revenue recognition policies are as follows:

Student Tuition and Fees (net of Scholarship) and Room and Board

The University's operating revenue is primarily derived from academic programs provided to students including undergraduate and graduate programs, and residential services. Tuition and fees and room and board revenues are recognized in an amount that reflects the consideration the University is entitled to in exchange for providing educational, housing, and dining services. The University's transaction price is determined based on the gross price, net of any scholarships and refunds. The University awarded scholarships in the amounts of \$130.8 million and \$121.2 million for the periods ended July 31, 2020 and July 31, 2019, respectively.

Tuition and fees and room and board are recognized as revenue in the period in which the University satisfies its performance obligation to its students. A performance obligation is a promise in a contract to transfer a distinct good or service to customer. The University's performance obligations are to provide education to the student, and in certain instances, other items such as room and board.

Student tuition and fees received in advance of services to be rendered are recorded as deferred revenue. The University's payment terms generally require payment in advance of the academic term. Substantially all of the deferred revenue balance at the beginning of each year was recognized into revenue during the years ended July 31, 2020 and 2019.

Endowment Support

Endowment support, limited to the payout calculated under the Total Rate of Return methodology, is comprised of ordinary income and accumulated gains on endowment and quasi-endowment assets.

Private Gifts

Private gifts including unconditional promises to give, are recognized as revenue in the period received and are reported as increases in the appropriate category of net assets. Conditional or contingent grant awards and gifts are not recorded as revenue until the conditions on which they depend have been substantially met. The University has elected a policy to report contributions where the condition and restriction are met in the same reporting period within net assets without donor restrictions.

Government Grants

Government grants received from departments or agencies of the government are considered non-exchange transactions and are reported as increases in net assets without donor restrictions as the associated barriers are overcome, which generally is as allowable expenditures under such agreements are incurred. The University has elected a policy to report awards where the condition and restriction are met in the same reporting period within net assets without donor restrictions.

Sales and Services

Sales and services revenue, includes income from supporting services such as conferences and events, dining facilities, and bookstores, are recorded at a point in time when the customer obtains control of the promised

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product or service. Amounts received in advance of delivery of products or services are recorded as deferred revenue.

Other Revenue

Other revenue includes income primarily generated from athletic activities, maturity of trusts, and other fees. Amounts received are recorded at the time of transaction. Amounts not received by year end but earned are accrued and are included in other accounts receivable.

New Accounting Pronouncements Implemented in Fiscal Year 2020

In August 2016, the FASB issued ASU 2016-15, *Classification of Certain Cash Receipts and Cash Payments*. The standard addresses the classification of certain transactions within the statement of cash flows, including cash payments for debt repayment or debt extinguishment costs, contingent considerations payments made after a business combination, and distribution received from equity method investments. This standard is effective for fiscal year 2020. There was no material impact on the financial statements from the adoption of this guidance.

In November 2016, the FASB issued ASU 2016-18, *Statement of Cash Flows, Restricted Cash*. This standard requires that the Consolidated Statement of Cash Flows explain the change during the period in the total cash, cash equivalents, restricted cash, and restricted cash equivalents ("Total Cash"). Additionally, a disclosure describing the nature of the restrictions and a reconciliation of Total Cash to the amounts of Cash and cash equivalents presented on the Consolidated Statement of Financial Position is required. This standard is effective for fiscal year 2020. There was no material impact on the financial statements from the adoption of this guidance.

Accounting Pronouncements Implemented in Fiscal Year 2019

In May 2014, the FASB issued ASU 2014-09, *Revenue from Contracts with Customers*. This standard implements a single framework for recognition of all revenue earned from customers. This framework ensures that entities appropriately reflect the consideration to which they expect to be entitled in exchange for goods and services by allocating the transaction price to identified performance obligations and recognizing revenue as performance obligations are satisfied. Qualitative and quantitative disclosures are required to enable users of financial statements to understand the nature, amount, timing, and uncertainty of revenue and cash flows arising from contracts with customers. The standard is effective for fiscal years beginning after December 15, 2017. On August 1, 2018, the University adopted ASU 2014-19 using the full retrospective adoption method.

In accordance with the full retrospective adoption method, the University elected to retroactively adjust only those contracts that did not meet the definition of a completed contract at the date of initial application. This guidance did not significantly impact the timing of the University's revenue recognition, but did result in scholarships being considered a reduction of the transaction price. Additional disclosures were also required and are included in the notes to the consolidated financial statements.

In June 2018, the FASB issued standard ASU 2018-08, *Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made*. This standard provides a more robust framework for determining whether a transaction should be accounted for as a contribution or as an exchange transaction. The guidance also helps determine whether a contribution is conditional and better distinguishes a donor-imposed condition from a donor-imposed restriction. The University adopted this standard for fiscal year 2019

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on a modified prospective basis for contracts not yet completed as of, or entered into subsequent to, the beginning of the fiscal year. The adoption did not result in a material change to how the University accounts for revenue from contributions, grants, and contracts.

In August 2016, the FASB issued ASU 2016-14, *Presentation of Financial Statements for Not-for-Profit-Entities*. This guidance revises the not-for-profit reporting model. The guidance streamlines and clarifies net asset reporting, imposes new reporting requirements related to liquidity and expenses, and requires reporting a net measure of investment return. This standard requires the University to recognize underwater endowment funds as a reduction of net assets with donor restrictions. It also requires enhanced disclosures for board designations, composition of net assets without donor restrictions, liquidity, and expenses by both natural and functional classification. Additionally, presentation of investment management fees is no longer required. This guidance is effective for fiscal years beginning after December 15, 2017. The University has adopted this guidance effective for the year ended July 31, 2019 and retrospectively for the year ended July 31, 2018.

Authoritative Pronouncements not yet Adopted by the University

In February 2016, the FASB issued ASU 2016-02, *Leases*. This guidance requires the recognition of rights and obligations arising from lease contracts, including existing and new arrangements, as assets and liabilities on the balance sheet. In June 2020, the FASB issued ASU 2020-05, *Revenue from Contracts with Customers and Leases – Effective Dates for Certain Entities*, which provides for a limited deferral of the effective date for the implementation of the lease standard. The new guidance is effective for annual reporting periods beginning after December 15, 2019. Management believes adoption will have a material impact on the financial statements.

In August 2018, the FASB issued ASU 2018-13, *Fair Value Measurement: Disclosure Framework- Changes to the Disclosure Requirements for Fair Value Measurement*. This ASU is effective for fiscal years beginning after December 15, 2019, with early adoption permissible. This ASU removes certain disclosures, modifies certain disclosures and adds additional disclosures related to fair value measurement. The University is evaluating the impact this will have on its financial statements.

In August 2018, the FASB issued ASU 2018-15, *Intangibles—Goodwill and Other—Internal-Use Software: Customer’s Accounting for Implementation Costs Incurred in a Cloud Computing Arrangement that is a Service Contract*. The new FASB guidance covers a customer’s accounting for implementation, set-up, and other upfront costs incurred in a cloud computing arrangement hosted by the vendor that is a service contract. Under the new guidance, a customer will apply the same criteria for capitalizing implementation costs of a cloud computing arrangement as it would for an on premises software license. The guidance is effective for the annual reporting periods beginning after December 15, 2020. The University is evaluating the impact this will have on its financial statements.

In March 2019, the FASB issued ASU 2019-03, *Updating the Definitions of Collections, Not-for-Profit Entities*. This ASU is effective for fiscal years beginning after December 15, 2019, with early adoption permissible. This ASU modifies the term “Collections”, which in turn may change collection recognition policies, and adds certain disclosure requirements. The University is evaluating the impact this will have on its financial statements.

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3. Financial Assets and Liquidity Resources

As of July 31, 2020 and 2019, financial assets and liquidity resources available within one year for general expenditures, such as operating expenses, scheduled principal payments on debt, and capital construction costs not financed with debt, were as follows:

<i>(in thousands)</i>	2020	2019
Financial assets available for current use:		
Cash and cash equivalents, adjusted	\$ 137,854	\$ 144,846
Student and other receivables, net	5,793	7,779
Short term investments	244,350	134,808
Board and University designated endowment funds	276,227	271,528
Reserve funds	<u>9,903</u>	<u>14,529</u>
Financial assets available at year end for current use	674,127	573,490
Liquidity resources:		
Bank line of credit	<u>50,000</u>	<u>50,000</u>
Total financial assets and liquidity resources available for current use	<u>\$ 724,127</u>	<u>\$ 623,490</u>

The University's cash flows have seasonal variations during the year attributable to tuition billing, and a concentration of contributions received at calendar and fiscal year end. As detailed in Note 11, the University maintains a line of credit for general corporate purposes. No amounts were drawn as of July 31, 2020 and 2019.

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4. Student Receivables

Student receivables consist of the following at July 31, 2020 and 2019:

<i>(in thousands)</i>	2020	2019
Graduate School of Education and Psychology	\$ 1,691	\$ 1,307
Pepperdine Graziadio Business School	1,282	798
Seaver College	1,058	1,731
Other	<u>1,111</u>	<u>919</u>
Gross student receivables	5,142	4,755
Allowance for doubtful accounts	<u>(2,113)</u>	<u>(2,122)</u>
	<u>\$ 3,029</u>	<u>\$ 2,633</u>

5. Student Loans

Student loans consist of the following at July 31, 2020 and 2019:

<i>(in thousands)</i>	2020	2019
Perkins	\$ 9,304	\$ 11,218
Weingart	7,140	6,921
Other	<u>1,184</u>	<u>1,153</u>
Gross student loans	17,628	19,292
Allowance for loan losses	<u>(1,614)</u>	<u>(1,574)</u>
	<u>\$ 16,014</u>	<u>\$ 17,718</u>

6. Beneficial Interests and Contributions Receivable

Unconditional promises to give with payments due in future periods are reported as donor restricted beneficial interests and contributions receivable. Unconditional promises to give are recorded at their discounted present value. At July 31, 2020, the discount rate applied to beneficial interests and contributions receivable ranged from 0.11% per annum to 1.19% per annum and at July 31, 2019, ranged from 1.82% per annum to 2.81% per annum.

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The following table provides a summary of beneficial interests and contributions receivable by expected collection date at July 31, 2020:

<i>(in thousands)</i>	Beneficial Interests	Contributions Receivable	Total
In one year or less	\$ -	\$ 2,355	\$ 2,355
Between one and five years	-	12,374	12,374
More than five years	40,021	3,165	43,186
	<u>40,021</u>	<u>17,894</u>	<u>57,915</u>
Less: Discount	-	(218)	(218)
	<u>\$ 40,021</u>	<u>\$ 17,676</u>	<u>\$ 57,697</u>

The following table provides a summary of beneficial interests and contributions receivable by expected collection date at July 31, 2019:

<i>(in thousands)</i>	Beneficial Interests	Contributions Receivable	Total
In one year or less	\$ 2,328	\$ 39	\$ 2,367
Between one and five years	-	13,178	13,178
More than five years	34,729	635	35,364
	<u>37,057</u>	<u>13,852</u>	<u>50,909</u>
Less: Discount	-	(984)	(984)
	<u>\$ 37,057</u>	<u>\$ 12,868</u>	<u>\$ 49,925</u>

During the years ended July 31, 2020 and 2019, the University received payments on prior year promises to give of \$4.2 million and \$2.4 million, respectively.

Beneficial interests include assets held by external trustees totaled \$40.0 million at July 31, 2020 and \$37.1 million at July 31, 2019.

In the event beneficial interests and contributions receivable are deemed uncollectable, they are charged to expense as a component of other non-operating revenues and expenses. No beneficial interests or contributions receivable were written off during the year ended July 31, 2020. Beneficial interests and contributions receivable written off during the year ended July 31, 2019 amounted to \$5.1 million.

As of the years ended July 31, 2020 and 2019, promises to give in the net amount of \$58.4 million and \$30.4 million were received but not recognized, respectively. Promises to give may not be recognized because a donor has not provided sufficient documentation, the promise is conditional, or the promise is revocable. When conditional promises to give become unconditional, they will be recorded and generally will be restricted for endowment, operations, and capital projects as stipulated by the donor.

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7. Investments

The University's investments consist of the following at July 31, 2020 and 2019:

<i>(in thousands)</i>	2020	2019
Cash and cash equivalents	\$ 323,381	\$ 175,511
Absolute return	169,233	166,984
Assets held by trustee	157,758	159,370
Mutual funds	76,404	56,078
Fixed income	74,474	124,565
Real estate	164,363	129,580
Private equity	139,890	127,110
Natural resources	75,095	131,763
Public equity	66,985	78,791
Opportunistic distressed	-	11,862
Other	9,467	532
	<u>\$ 1,257,050</u>	<u>\$ 1,162,146</u>
Pooled investments	\$ 774,468	\$ 792,695
Separately invested	482,582	369,451
	<u>\$ 1,257,050</u>	<u>\$ 1,162,146</u>

Assets held by trustee consists primarily of the balance of the Blanche E. Seaver Endowed Trust, of which the University is the sole irrevocable income and principal beneficiary. Assets in this trust are diversified to produce consistent and distributable investment income. Income received from this trust is recorded as a component of endowment support on the Consolidated Statements of Activities.

Investment return consists of the following for the years ended July 31, 2020 and 2019:

<i>(in thousands)</i>	2020	2019
Investment income	\$ 21,659	\$ 29,331
Realized gains	25,602	29,482
Unrealized (losses) / gains	(49,248)	7,733
Management fees	(6,520)	(6,190)
	<u>\$ (8,507)</u>	<u>\$ 60,356</u>

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8. Endowment Activities

Changes in endowment net assets for the year ended July 31, 2020 are as follows:

<i>(in thousands)</i>	Without Donor Restrictions	With Donor Restrictions	Total
Endowment net assets, beginning of year	\$ 476,365	\$ 441,185	\$ 917,550
Investment return			
Investment income	4,192	10,268	14,460
Net realized and unrealized depreciation	(13,505)	(10,103)	(23,608)
Investment management fees	<u>(3,948)</u>	<u>(2,325)</u>	<u>(6,273)</u>
Total investment return	(13,261)	(2,160)	(15,421)
Endowment support	<u>(23,103)</u>	<u>(20,992)</u>	<u>(44,095)</u>
Investment return, net of payout	(36,364)	(23,152)	(59,516)
Other changes in endowment investments			
Private gifts and grants	-	2,923	2,923
Maturities	949	5,017	5,966
Reinvestments, transfers, and other	<u>40,281</u>	<u>1,103</u>	<u>41,384</u>
Total other changes in endowment investments	<u>41,230</u>	<u>9,043</u>	<u>50,273</u>
Total endowment net assets, end of year	<u>\$ 481,231</u>	<u>\$ 427,076</u>	<u>\$ 908,307</u>

Undistributed appropriations of endowment without donor restrictions was \$17.3 million at July 31, 2020.

Designations of endowment funds for the year ended July 31, 2020 are as follows:

<i>(in thousands)</i>	Without Donor Restrictions	With Donor Restrictions	Total
Donor-restricted funds:			
Original value	\$ -	\$ 378,774	\$ 378,774
Appreciation	-	48,302	48,302
Board and University designated funds	<u>481,231</u>	<u>-</u>	<u>481,231</u>
	<u>\$ 481,231</u>	<u>\$ 427,076</u>	<u>\$ 908,307</u>

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Changes in endowment net assets for the year ended July 31, 2019 are as follows:

<i>(in thousands)</i>	Without Donor Restrictions	With Donor Restrictions	Total
Endowment net assets, beginning of year	\$ 464,099	\$ 440,043	\$ 904,142
Investment return			
Investment income	6,216	11,315	17,531
Net realized and unrealized appreciation	21,527	5,212	26,739
Investment management fees	(3,699)	(2,122)	(5,821)
Total investment return	24,044	14,405	38,449
Endowment support	(22,143)	(20,072)	(42,215)
Investment return, net of payout	1,901	(5,667)	(3,766)
Other changes in endowment investments			
Private gifts and grants	-	3,914	3,914
Maturities	1,015	2,515	3,530
Reinvestments, transfers, and other	9,350	380	9,730
Total other changes in endowment investments	10,365	6,809	17,174
Total endowment net assets, end of year	<u>\$ 476,365</u>	<u>\$ 441,185</u>	<u>\$ 917,550</u>

Undistributed appropriations of endowment without donor restrictions was \$20.3 million at July 31, 2019.

Designations of endowment funds for the year ended July 31, 2019 are as follows:

<i>(in thousands)</i>	Without Donor Restrictions	With Donor Restrictions	Total
Donor-restricted funds:			
Original value	\$ -	\$ 371,322	\$ 371,322
Appreciation	-	69,863	69,863
Board and University designated funds	<u>476,365</u>	<u>-</u>	<u>476,365</u>
	<u>\$ 476,365</u>	<u>\$ 441,185</u>	<u>\$ 917,550</u>

The University has recorded deficiencies resulting from the decline in fair value of endowment funds to amounts below the original gift amount as a reduction of donor restricted net assets. As of July 31, 2020, deficits of this nature exist in donor-restricted endowment funds and have an original value of \$83.6 million and a current fair value of \$78.1 million with a deficiency of \$5.5 million. As of July 31, 2019, deficits of this nature exist in donor-restricted endowment funds and had an original value of \$25.8 million and a current fair value of \$24.8 million with a deficiency of \$1.0 million. These deficits resulted from unfavorable market fluctuations that occurred shortly after the investment of newly established endowments, and authorized appropriation that was deemed prudent.

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9. Assets Held as Trustee or Agent

The University's assets held as trustee or agent consist of the following at July 31, 2020 and 2019:

<i>(in thousands)</i>	2020	2019
Cash and cash equivalents	\$ 7,202	\$ 5,866
Mutual funds	89,268	77,952
Fixed income	102	111
Real estate	22,310	27,137
Equities	340	205
Other	1,301	640
	<u>\$ 120,523</u>	<u>\$ 111,911</u>
Pooled investments	\$ 23,482	\$ 23,577
Separately invested	97,041	88,334
	<u>\$ 120,523</u>	<u>\$ 111,911</u>

10. Property, Facilities, and Equipment

Property, facilities, and equipment consist of the following at July 31, 2020 and 2019:

<i>(in thousands)</i>	2020	2019
Land	\$ 28,613	\$ 28,613
Buildings and improvements	612,597	612,136
Furniture, fixtures, and equipment	54,010	51,266
Construction in progress	69,330	13,893
Total cost	<u>764,550</u>	<u>705,908</u>
Less: Accumulated depreciation	<u>(277,255)</u>	<u>(258,120)</u>
	<u>\$ 487,295</u>	<u>\$ 447,788</u>

11. Line of Credit

At July 31, 2020, the University had a \$50.0 million committed line of credit available for general corporate purposes at the LIBOR daily floating rate plus 0.55% per annum. The University has never drawn on the line of credit. The line expires on July 1, 2022.

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12. Long-Term Obligations

Long-term obligations consist of the following at July 31, 2020 and 2019:

<i>(in thousands, except original issue amount)</i>	2020	2019
CEFA Revenue Bonds (Pepperdine University) Series 2012, 3.00% - 5.00% due 2013 - 2033 (Original issue amount \$50,000,000)	\$ -	\$ 18,760
CEFA Revenue Bonds (Pepperdine University) Series 2014, 2.00% - 5.00% due 2015 - 2044 (Original issue amount \$51,485,000)	-	50,340
CEFA Revenue Bonds (Pepperdine University) Series 2015, 2.00% - 5.00% due 2016 - 2045 (Original issue amount \$76,455,000)	71,340	72,685
CEFA Revenue Bonds (Pepperdine University) Series 2016, 3.00% - 5.00% due 2019 - 2049 (Original issue amount \$100,000,000)	98,935	100,000
Pepperdine University Taxable Bonds Series 2017A, 3.948% due 2050 - 2057 (Original issue amount \$125,000,000)	125,000	125,000
CEFA Refunding Revenue Bonds (Pepperdine University) Series 2017B, 3.00% - 5.00% due 2021 - 2033 (Original issue amount \$20,870,000)	20,870	20,870
Pepperdine Taxable Bond, Series 2020A, 3.301% due 2059 (Original issue amount \$223,505,000)	<u>223,505</u>	<u>-</u>
	539,650	387,655
Net premium on long-term obligations	28,140	36,816
Bond issuance costs	<u>(3,001)</u>	<u>(3,067)</u>
	<u>\$ 564,789</u>	<u>\$ 421,404</u>

The agreements contain covenants relating to the maintenance of University assets, insurance, and other general items. The University was in compliance with all covenants as of July 31, 2020 and July 31, 2019.

At July 31, 2020, principal payments on the preceding obligations are due in the following fiscal years:

<i>(in thousands)</i>	
2021	\$ 2,495
2022	3,805
2023	3,975
2024	4,165
2025	4,360
Thereafter	<u>520,850</u>
	<u>\$ 539,650</u>

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13. Asset Retirement Obligations

The following table illustrates the change in conditional asset retirement obligations during the year ended July 31, 2020:

(in thousands)

Abatement Timeframe	Average Abatement Date	Balance at July 31, 2019	Accretion	Costs Incurred	Balance at July 31, 2020
10-20 years	2022	\$ 5,514	\$ 207	\$ (12)	\$ 5,709
21 -30 years	2036	28	1	-	29
31-40 years	2044	1,257	61	-	1,318
41-50 years	2048	156	7	-	163
51+ years	2061	10	1	-	11
		<u>\$ 6,965</u>	<u>\$ 277</u>	<u>\$ (12)</u>	<u>\$ 7,230</u>

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14. Net Assets

At July 31, 2020 and 2019, net assets without donor restrictions and with donor restrictions were available for the following purposes:

<i>(in thousands)</i>	2020		
	Without Donor Restrictions	With Donor Restrictions	Total Net Assets
Educational program support	\$ 140,978	\$ 326,353	\$ 467,331
Student scholarships and loans	130,373	152,027	282,400
Facilities and debt service	179,191	5,715	184,906
Public service	4,229	7,634	11,863
Student services and athletics	1,013	7,402	8,415
Annuities and remainder trusts	-	25,874	25,874
University designated support and reserves	354,580	-	354,580
Other	11,560	12,511	24,071
	<u>\$ 821,924</u>	<u>\$ 537,516</u>	<u>\$ 1,359,440</u>

<i>(in thousands)</i>	2019		
	Without Donor Restrictions	With Donor Restrictions	Total Net Assets
Educational program support	\$ 153,739	\$ 324,164	\$ 477,903
Student scholarships and loans	139,461	159,175	298,636
Facilities and debt service	201,168	5,178	206,346
Public service	3,863	8,366	12,229
Student services and athletics	447	7,564	8,011
Annuities and remainder trusts	-	25,941	25,941
University designated support and reserves	346,726	-	346,726
Other	6,258	13,174	19,432
	<u>\$ 851,662</u>	<u>\$ 543,562</u>	<u>\$ 1,395,224</u>

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15. Operating Lease Commitments

The University leases facilities for use primarily in its graduate programs. Future minimum lease payments expiring through fiscal 2029 under these non-cancelable operating leases at July 31, 2020 are as follows:

(in thousands)

2021	\$	11,627
2022		11,812
2023		10,937
2024		11,203
2025		10,314
Thereafter		29,968
	\$	<u>85,861</u>

Rental expense was \$13.6 million and \$13.1 million as of July 31, 2020 and July 31, 2019, respectively. Leases on facilities contain renewal options and rent escalation clauses based on the Consumer Price Index.

16. Employee Retirement and Deferred Compensation Plans

The University participates in a defined contribution plan which provides retirement benefits for eligible employees. Benefits for the plan are funded by contributions from the University and its employees. University contributions are nonrefundable and fully vested. There are no prior service costs. The University contributed \$11.7 million and \$11.1 million to these plans for the years ended July 31, 2020 and 2019, respectively.

In July 2002 the University established deferred compensation programs for senior administrators, tenured Full Professors, highly paid, and certain other employees under Sections 457(b) and 457(f) of the Internal Revenue Code. Under this plan, eligible employees may defer a limited amount of their compensation to future years. Although deferred by employees for tax purposes, amounts contributed to these plans by the University are treated as an expense in the year earned. Balances held by the University in the plans are recorded as a component of assets held as trustee or agent and trust and agency obligations. University contributions to these deferred compensation plans for the years ended July 31, 2020 and 2019 were \$432,000 and \$419,000, respectively. At July 31, 2020 and 2019, balances in the plans were \$12.7 million and \$11.9 million, respectively.

17. Faculty and Staff Housing

The University sells condominium units to certain faculty and staff. The sales terms include restrictions on the buyers' eligibility and include a resale price based on a defined index that is not controlled by the University. The University has a right of first refusal to purchase the units when offered for sale by the owner. The University has historically exercised this right and then subsequently sold the units within a short period of time. For both years ended July 31, 2020 and 2019, the University sold one and four units with associated sales values of \$0.8 million and \$2.4 million, respectively. Should all 121 of the units be available for purchase at July 31, 2020 and 2019, and the University elected to exercise its right of first refusal on all of the units, the total value associated with these transactions would be \$76.1 million and \$73.8 million, respectively.

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At July 31, 2020 and 2019, the University held legal title to 20 and 16 units with a value of \$14.5 million and \$11.7 million, respectively.

The land associated with the condominium units has been leased to the homeowner's associations for 99 years from the date of completion of the construction. Monthly rents are paid to the University for the grounds, utilities, and other services subject to adjustments based on the Consumer Price Index and on the costs of furnishing utilities and services.

At July 31, 2020, the University guaranteed the performance of \$16.6 million in mortgage loans obtained by its faculty and staff. These mortgage loans were issued by independent third-party lenders and all of the proceeds of these loans were used to facilitate the purchase of on-campus housing.

At July 31, 2020 and 2019, University-owned notes receivable from on-campus housing sales amounted to \$3.2 million and \$2.9 million, respectively. These amounts are included as a component of investments on the Consolidated Statements of Financial Position. The notes bear interest at various rates ranging between 0.7% per annum and 4.2% per annum and are collateralized by deeds of trust. No allowance for loan losses has been recorded against these loans based on their collateralization and prior collection history. At July 31, 2020, there were no past due amounts related to these notes receivable.

18. Natural and Functional Expenses

Expenses are presented by functional classification in accordance with the overall service mission of the University. Each functional classification displays all expenses related to the underlying operations by natural classification. Management utilizes certain estimates based on square footage to allocate depreciation, interest expense, and central plant operations expense.

For the year ended July 31, 2020, natural and functional expenses consist of the following:

<i>(in thousands)</i>	<u>Program Services</u>	<u>Management and General</u>	<u>Fundraising</u>	<u>Year Ended July 31, 2020 Total</u>
Personnel	\$ 157,370	\$ 55,503	\$ 6,301	\$ 219,174
Operating expenses	47,280	13,778	470	61,528
Professional services	45,876	13,693	513	60,082
Maintenance, equipment, repairs, and utilities	9,170	20,212	3	29,385
Depreciation	22,805	4,980	112	27,897
Interest	14,819	3,281	72	18,172
	<u>\$ 297,320</u>	<u>\$ 111,447</u>	<u>\$ 7,471</u>	<u>\$ 416,238</u>

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For the year ended July 31, 2019, natural and functional expenses consist of the following:

<i>(in thousands)</i>	<u>Program Services</u>	<u>Management and General</u>	<u>Fundraising</u>	<u>Year Ended July 31, 2019 Total</u>
Personnel	\$ 150,219	\$ 51,566	\$ 5,837	\$ 207,622
Operating expense	49,823	18,575	593	68,991
Professional services	32,819	14,014	495	47,328
Maintenance, equipment, repairs, and utilities	7,148	19,377	6	26,531
Depreciation	22,530	4,920	110	27,560
Interest	10,536	2,365	52	12,953
	<u>\$ 273,075</u>	<u>\$ 110,817</u>	<u>\$ 7,093</u>	<u>\$ 390,985</u>

19. Commitments and Contingencies

In the normal course of operations, the University is named as a defendant in lawsuits and is subject to periodic examinations by regulatory agencies. It is the opinion of management, after consultation with legal counsel, that liabilities, if any, arising from such litigation and examinations would not have a material effect on the University's consolidated financial position or change in net assets.

The University receives and expends monies under U.S. government grant programs and is subject to audits by related U.S. governmental agencies. Management believes that any liabilities resulting from such audits will not have a material impact on the University.

At July 31, 2020, the University had open commitments to invest approximately \$132.7 million with investment managers and/or limited partnerships over approximately seven years.

At July 31, 2020, the University's maximum exposure under guarantees of Guaranteed Access To Education ("GATE") student loans totaled approximately \$220,000.

At July 31, 2020, the University had outstanding commitments for capital expenditures in connection with the various construction projects of approximately \$20.8 million. The University expects to fund these costs principally through net assets available without donor restrictions. Accordingly, no liability has been recorded in the accompanying Consolidated Statements of Financial Position.

As discussed in Note 17, the University guarantees the performance of certain mortgages for on-campus condominiums.

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20. Fair Value of Financial Instruments

Financial instruments include cash and cash equivalents, student receivables, other accounts receivable, student loans, beneficial interests and contributions receivable, investments, assets held as trustee or agent, U.S. government-funded student loans, and trust and agency obligations. The University uses the following methods and assumptions in estimating the fair value disclosures for its financial instruments:

Financial Assets

The carrying values of cash and cash equivalents, student receivables, other accounts receivable, student loans, beneficial interests and contributions receivable, investments, and assets held as trustee or agent are considered to approximate fair value. When possible, the fair value of investments and assets held as trustee or agent are determined by reference to quoted market prices. When quoted market prices are not available, fair value is estimated by reference to market values for similar securities or by discounting cash flows at an appropriate rate taking into consideration the varying degrees of risk specific to each financial asset. Determination of the fair value of student loans receivable, which are primarily federally sponsored student loans, could not be made without incurring excessive costs.

Derivative Financial Instruments

The fair value of interest rate caps, floors and swaps, forward treasury contracts and interest rate futures, to the extent used by the University, are based on quoted market prices. The fair values of foreign currency derivatives are based on pricing models using currency market rates. These amounts are reflected as a component of prepaid expenses, inventories, and other assets on the University's Consolidated Statements of Financial Position.

Fair Value

In accordance with ASC 820, fair value is defined as the price the University would receive to sell an asset or pay a liability in an orderly transaction between the market participants at the reporting date. ASC 820 also establishes a three-level hierarchy for presenting valuations, based on the transparency of inputs used to value investments and other relevant assets. A financial instrument's categorization within the valuation hierarchy is based upon the lowest level of input that is significant to the fair value measurement.

Valuation inputs may be observable or unobservable, and refer to the assumptions that a market participant would consider significant to value an asset or liability. The determination of "observable" requires judgment by the University. In general, the University considers observable inputs to be data that are readily available, regularly updated, reliable, and verifiable. Unobservable inputs may be used when observable inputs are not readily available or current. In this situation, one or more valuation techniques may be used including the market approach (inputs based on recent market transactions or comparables) or the income approach (discounted cash flow).

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The three levels of the fair value hierarchy under ASC 820 are as follows:

- Level 1 Quoted prices available in active markets for identical investments.
- Level 2 Quoted prices in active markets for similar investments; quoted prices for identical investments in markets that are inactive; and prices based on observable inputs other than an unadjusted quoted price.
- Level 3 Prices based on significant unobservable inputs.

The fair value of certain alternative investments, which include limited partnerships in venture capital, real estate and other private debt and equity funds, is based on valuations provided by the external investment managers or general partners, generally using NAV as a practical expedient, adjusted for receipts and disbursements of cash and distributions of securities if the date of valuation is prior to the University's fiscal year end. Such valuations generally reflect discounts for illiquidity and consider variables such as financial performance of investments, recent sales prices of investments, and other pertinent information. These estimates are subjective in nature and involve uncertainties and matters of judgment and therefore cannot be determined with precision. Changes in assumptions could significantly affect the estimates. In addition, the fair value estimates presented do not include the value of anticipated future operating activities and the value of assets and liabilities that are not considered financial instruments.

The following table summarizes the valuations of the University's investments and other relevant assets as of July 31, 2020, based on their placement within the fair-value hierarchy:

<i>(in thousands)</i>	Level 1	Level 2	Level 3	NAV	Total
Investments					
Cash and cash equivalents	\$ 323,381	\$ -	\$ -	\$ -	\$ 323,381
Absolute return	-	-	-	169,233	169,233
Assets held by trustee*	98,125	1,241	-	58,392	157,758
Mutual funds	76,404	-	-	-	76,404
Fixed income	13,040	61,434	-	-	74,474
Real estate	-	89,916	-	74,447	164,363
Private equity	-	-	-	139,890	139,890
Natural resources	-	-	-	75,095	75,095
Public equity	-	-	-	66,985	66,985
Other	-	-	9,467	-	9,467
Total investments	<u>510,950</u>	<u>152,591</u>	<u>9,467</u>	<u>584,042</u>	<u>1,257,050</u>
Assets held as trustee or agent					
Cash and cash equivalents	7,202	-	-	-	7,202
Mutual funds	89,268	-	-	-	89,268
Fixed income	-	102	-	-	102
Real estate	-	22,187	-	123	22,310
Equities	-	-	-	340	340
Other	-	-	897	404	1,301
Total assets held as trustee or agent	<u>96,470</u>	<u>22,289</u>	<u>897</u>	<u>867</u>	<u>120,523</u>
	<u>\$ 607,420</u>	<u>\$ 174,880</u>	<u>\$ 10,364</u>	<u>\$ 584,909</u>	<u>\$ 1,377,573</u>

*Assets held by trustee consists primarily of the balance of the Blanche E. Seaver Endowed Trust, of which the University is the sole irrevocable income and principal beneficiary.

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The following summary table illustrates the valuations of the University's investments and other relevant assets as of July 31, 2019, based on their placement within the fair value hierarchy:

<i>(in thousands)</i>	Level 1	Level 2	Level 3	NAV	Total
Investments					
Cash and cash equivalents	\$ 175,511	\$ -	\$ -	\$ -	\$ 175,511
Absolute return	-	-	-	166,984	166,984
Assets held by trustee*	102,054	5,399	-	51,917	159,370
Mutual funds	56,078	-	-	-	56,078
Fixed income	12,606	111,959	-	-	124,565
Real estate	-	60,989	7,900	60,691	129,580
Private equity	-	-	-	127,110	127,110
Natural resources	-	-	-	131,763	131,763
Public equity	12,716	-	-	64,781	77,497
Opportunistic distressed	-	-	-	11,862	11,862
Other	-	-	1,826	-	1,826
Total investments	<u>358,965</u>	<u>178,347</u>	<u>9,726</u>	<u>615,108</u>	<u>1,162,146</u>
Assets held as trustee or agent					
Cash and cash equivalents	5,866	-	-	-	5,866
Mutual funds	77,952	-	-	-	77,952
Fixed income	-	111	-	-	111
Real estate	-	27,076	-	61	27,137
Equities	14	-	-	191	205
Other	-	-	328	312	640
Total assets held as trustee or agent	<u>83,832</u>	<u>27,187</u>	<u>328</u>	<u>564</u>	<u>111,911</u>
	<u>\$ 442,797</u>	<u>\$ 205,534</u>	<u>\$ 10,054</u>	<u>\$ 615,672</u>	<u>\$ 1,274,057</u>

*Assets held by trustee consists primarily of the balance of the Blanche E. Seaver Endowed Trust, of which the University is the sole irrevocable income and principal beneficiary.

- Level 1 Generally includes the University's investments in mutual funds and common stock that are regularly traded in active markets where quoted prices may be easily obtained.
- Level 2 Generally includes the University's investments in debt securities and certain unlisted equity funds that offer a high degree of liquidity and transparency. Debt security prices are obtained from pricing services or from brokers. Real property is valued based on a number of different approaches, including third party appraisals, market comparisons, and discounted future rental revenues. Level 2 investments may also be priced using model-based valuation techniques where all assumptions are observable.
- Level 3 Generally includes the University's alternative investments, which consist of hedge funds, private equity funds, real estate funds, and other fund of funds. These investments do not typically transact on a regular basis, nor do they have readily determinable fair values. Oil and gas interests are valued by discounting future expected royalty revenues.

The methods described above may produce a fair value calculation that may not be indicative of net realizable value or reflective of future values. In addition, while the University believes that its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different estimate of fair value at the reporting date.

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The following table sets forth a reconciliation of beginning and ending balances for financial instruments designated as Level 3:

<i>(in thousands)</i>	2020	2019
Beginning balance	\$ 10,054	\$ 10,897
Realized gains / (losses)	31	(562)
Unrealized losses	(124)	(36)
Purchase cost	1,033	234
Total proceeds	<u>(630)</u>	<u>(479)</u>
Ending balance	<u>\$ 10,364</u>	<u>\$ 10,054</u>

All net realized and unrealized gains in the table above are reflected in the accompanying Consolidated Statements of Activities.

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The University uses the NAV to determine the fair value of all the underlying investments which (a) do not have a readily determinable fair value and (b) prepare their financial statements consistent with the measurement principles of an investment company or have the attributes of an investment company. The following table lists investments in other investment companies (in partnership format) by major category for the year ended July 31, 2020:

(in thousands, except # of funds)

Investment Category	Strategy	NAV in Funds	#of Funds	Remaining Life	Amount of Unfunded Commitment	Redemption Terms	Redemption Restrictions
Absolute Return	US and non-US investments in relative value, event driven, long/short, and directional strategies	\$ 169,513	26	Open Ended	\$ -	Ranges from quarterly with 30, 45, 60 or 90 days notice, semi annual with 90 days notice, annual with 45, 60 or 90 days notice, every 36 months with 45 days notice	0.5 % of NAV is locked up in side-pockets
Assets Held by Trustee	US and non-US investments in private equity, venture capital, fixed income, relative value, event driven, long/short and directional	58,392	6	Approx 7 years to Open Ended	-	N/A	N/A
Private Natural Resources	US and non-US Investments in upstream, midstream, and downstream natural resources	75,220	23	Approx 7 years	28,604	Redemptions are not permitted during the life of the fund	N/A
Private Real Estate	US and non-US real estate	74,570	32	Approx 7 years	43,546	Redemptions are not permitted during the life of the fund	N/A
Public Equity	US and non-US equity securities	67,095	4	Open Ended	-	Ranges from daily to monthly	N/A
Private Equity	US and non-US equity securities and venture capital	140,119	67	Approx 7 years	60,568	Redemptions are not permitted during the life of the fund	N/A
		<u>\$ 584,909</u>			<u>\$ 132,718</u>		

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The University uses the NAV to determine the fair value of all the underlying investments which (a) do not have a readily determinable fair value and (b) prepare their financial statements consistent with the measurement principles of an investment company or have the attributes of an investment company. The following table lists investments in other investment companies (in partnership format) by major category for the year ended July 31, 2019:

(in thousands, except # of funds)

Investment Category	Strategy	NAV in Funds	#of Funds	Remaining Life	Amount of Unfunded Commitment	Redemption Terms	Redemption Restrictions
Absolute Return	US and non-US investments in relative value, event driven, long/short, and directional strategies	\$ 167,152	25	Open Ended	\$ -	Ranges from quarterly with 30, 45, 60 or 90 days notice, semi annual with 90 days notice, annual with 45, 60 or 90 days notice, every 36 months with 45 days notice	0.4 % of NAV is locked up in side-pockets
Assets Held by Trustee	US and non-US investments in private equity, venture capital, fixed income, relative value, event driven, long/short and directional	51,917	6	Approx 7 years to Open Ended	-	N/A	N/A
Private Natural Resources	US and non-US Investments in upstream, midstream, and downstream natural resources	131,895	23	Approx 7 years	34,924	Redemptions are not permitted during the life of the fund	N/A
Private Real Estate	US and non-US real estate	60,752	31	Approx 7 years	40,871	Redemptions are not permitted during the life of the fund	N/A
Public Equity	US and non-US equity securities	64,846	4	Open Ended	-	Ranges from daily to monthly	N/A
Opportunistic Distressed	US and non-US distressed debt securities	11,874	8	Approx 7 years	2,639	Redemptions are not permitted during the life of the fund	N/A
Private Equity	US and non-US equity securities and venture capital	127,236	56	Approx 7 years	53,606	Redemptions are not permitted during the life of the fund	N/A
		<u>\$ 615,672</u>			<u>\$ 132,040</u>		

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21. Current Economic Conditions and Subsequent Events

The spread of COVID-19, a strain of coronavirus responsible for the outbreak characterized as a pandemic by the World Health Organization, is altering the behavior of businesses and people in a manner that may have negative effects on the University's financial condition through impacts on the economy, investment markets and University operations overseas and in the United States. The University is not able to quantify all impacts on the University.

In response to the spread of COVID-19, beginning in December 2019, the University activated its Infectious Disease Task Force and Emergency Operations Committee. As the situation has progressed, the University has taken preventive and proactive measures in conformance with its pandemic plan to respond to and mitigate the potential health-safety and other impacts of COVID-19 on the University community. These measures include but are not limited to: (1) suspending its international programs and recalling all students from abroad, (2) closing all on-campus student housing effective March 15, 2020, (3) suspending in-person classes and instituting online education processes for the duration of the spring semester beginning March 16, 2020, (4) postponing or canceling all non-essential campus events with expected attendance of 100 or more, and (5) restricting all non-essential employee travel effective March 5, 2020. The University continues to closely monitor the situation and will implement additional measures as necessary. While management expects the impact to extend into the new fiscal year, the duration and uncertainty of the impact of coronavirus and the resulting disruption to the University's operations are uncertain and could adversely affect financial results.

In response to the effects of the COVID-19 outbreak, the University received Coronavirus Aid, Relief, and Economic Act funding from the Higher Education Emergency Relief Fund ("HEERF"). This fund was established for emergency aid grants to students for expenses related to the disruption of campus operations due to COVID-19 and direct aid to higher educational institutions to cover certain costs associated with the significant changes to the delivery of instruction due to COVID-19. Pepperdine was notified that it was entitled to \$3,620,832 in two installments. Pepperdine signed and returned the Certification and Agreement to the U.S. Department of Education for the first part of the HEERF Funds for Emergency Financial Aid Grants in April 2020. Consistent with the terms of the certification, Pepperdine will use no less than 50% of the funds received, as stated under 18004(a)(1) of the CARES Act, to provide Emergency Financial Aid Grants directly to students. The University directed the funds to cover students' expenses related to the disruption of campus operations due to the coronavirus, including eligible expenses such as food, housing, course materials, technology, health care, and childcare.

Management has evaluated subsequent events through November 20, 2020 the date the financial statements were issued.