Financial Statements

Ferris Foundation

Years Ended June 30, 2019 and 2018
with Report of Independent Auditors

AHP
CPAs & ADVISORS
ANDREWS HOOPER PAVLIK PLC

Ferris Foundation

Financial Statements

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Contents

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Report of Independent Auditors

Board of Directors
Ferris Foundation
Big Rapids, Michigan

We have audited the accompanying financial statements of the Ferris Foundation, which comprise the statements of financial position as of June 30, 2019 and 2018, and the related statements of activities and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditors' Responsibility

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

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Ferris Foundation as of June 30, 2019 and 2018, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 1 to the financial statements, the Ferris Foundation implemented FASB Accounting Standards Update (ASU) 2016-14, Not-for-Profit Entities (Topic 958) – *Presentation of Financial Statements of Not-for-Profit Entities.* The update changes terminology used for net asset classifications and adds additional disclosures related to liquidity, availability of resources, and expenses. The ASU has been applied retrospectively to all periods presented, as applicable. Our opinion is not modified with respect to this matter.

Andrews Hooper Pavlik PLC

Grand Rapids, Michigan
September 17, 2019

Ferris Foundation

Statements of Financial Position

	June 30	
	2019	**2018**
Assets		
Cash and cash equivalents – Note 4	**$ 4,070,739**	$ 1,285,158
Investments – Note 4	**84,531,179**	77,431,951
Accounts receivable	**-**	33,021
Pledges receivable – Note 7	**4,219,111**	3,439,123
Total assets	**$ 92,821,029**	$ 82,189,253
Liabilities		
Accounts payable	**$ 155,356**	$ 64,603
Annuity liability – Note 3	**94,186**	113,328
Total liablilities	**249,542**	177,931
Net Assets – Note 1		
Without donor restrictions	**27,884,846**	30,068,384
With donor restrictions	**64,686,641**	51,942,938
Total net assets	**92,571,487**	82,011,322
Total liabilities and net assets	**$ 92,821,029**	$ 82,189,253

See accompanying notes.

Ferris Foundation

Statements of Activities

	Year Ended June 30					
	2019			2018		
	Without Donor Restrictions	**With Donor Restrictions**	**Total**	**Without Donor Restrictions**	**With Donor Restrictions**	**Total**
Support, revenue, and gains (losses)						
Gifts and contributions	**$ 2,647,619**	**$ 11,760,631**	**$ 14,408,250**	$ 2,458,443	$ 5,418,898	$ 7,877,341
Change in split-interest agreement	**-**	**(2,912)**	**(2,912)**	-	(3,099)	(3,099)
Investment income, net	**1,332,497**	**2,733,569**	**4,066,066**	2,095,491	3,035,026	5,130,517
Net assets released from restrictions	**4,285,217**	**(4,285,217)**	**-**	5,154,581	(5,154,581)	-
Total support, revenue, and gains (losses)	**8,265,333**	**10,206,071**	**18,471,404**	9,708,515	3,296,244	13,004,759
Expenses – Note 6						
Meals, travel, and entertainment	**36,330**	**-**	**36,330**	31,556	-	31,556
Board expenses	**3,075**	**-**	**3,075**	3,000	-	3,000
Professional fees and other services	**637,631**	**-**	**637,631**	587,655	-	587,655
Supplies	**4,257**	**-**	**4,257**	5,246	-	5,246
Support services donated from Ferris State University – Note 5	**2,551,012**	**-**	**2,551,012**	2,305,588	-	2,305,588
Disbursements to Ferris State University – Note 5	**2,713,452**	**-**	**2,713,452**	2,761,744	-	2,761,744
Support to Ferris State University – Note 5	**2,274,775**	**-**	**2,274,775**	3,183,457	-	3,183,457
Total expenses	**8,220,532**	**-**	**8,220,532**	8,878,246	-	8,878,246
Revenue, gains, and other support over expenses	**44,801**	**10,206,071**	**10,250,872**	830,269	3,296,244	4,126,513
Other changes in net assets						
Net transfers for Ferris Futures Endowment – Note 5	**(2,233,339)**	**2,233,339**	**-**	(2,195,078)	2,195,078	-
Net transfers from Ferris State University – Note 5	**5,000**	**304,293**	**309,293**	50,405	70,276	120,681
Increase (decrease) in net assets	**(2,183,538)**	**12,743,703**	**10,560,165**	(1,314,404)	5,561,598	4,247,194
Net assets – beginning of year	**30,068,384**	**51,942,938**	**82,011,322**	31,382,788	46,381,340	77,764,128
Net assets – end of year	**$ 27,884,846**	**$ 64,686,641**	**$ 92,571,487**	$ 30,068,384	$ 51,942,938	$ 82,011,322

See accompanying notes.

Ferris Foundation

Statements of Cash Flows

	Year Ended June 30 2019	2018
Operating activities		
Increase in net assets	**$ 10,560,165**	$ 4,247,194
Adjustments to reconcile increase in net assets to net cash from operating activities:		
Provision for losses on pledges receivable	**18,982**	18,254
Net transfer from Ferris State University	**(309,293)**	(120,681)
Net realized and unrealized gains from security transactions	**(2,639,418)**	(3,084,360)
Contributions restricted for long-term investments	**(8,269,643)**	(2,926,928)
Decrease (increase) in assets:		
Pledges receivable	**(798,970)**	275,313
Accounts receivable	**33,021**	(33,021)
Increase (decrease) in liabilities:		
Accounts payable	**90,753**	(234,622)
Annuity liability	**76,979**	21,513
Net cash from operating activities	**(1,237,424)**	(1,837,338)
Investing activities		
Proceeds from the sale of investments	**15,379,653**	44,728,030
Purchases of investments	**(19,839,463)**	(47,768,395)
Net cash from investing activities	**(4,459,810)**	(3,040,365)
Financing activities		
Net transfer from Ferris State University	**309,293**	120,681
Payment on annuity obligation	**(96,121)**	(38,249)
Investments in endowment	**8,269,643**	2,926,928
Net cash from financing activities	**8,482,815**	3,009,360
Net change in cash and cash equivalents	**2,785,581**	(1,868,343)
Cash and cash equivalents – beginning of year	**1,285,158**	3,153,501
Cash and cash equivalents – end of year	**$ 4,070,739**	$ 1,285,158

See accompanying notes.

1. Summary of Significant Accounting Policies

Nature of Operations

The Ferris Foundation (Foundation) is a Michigan not-for-profit corporation. The Foundation was established to advance the mission and goals of Ferris State University (University) by generating and managing private support for the University. Both the Foundation and University boards believe that the investment strategy of the Foundation will provide high investment income yields over time. The Foundation is considered a component unit of the University and is, therefore, included in the financial statements of the University on an annual basis.

Basis of Presentation

The financial statements of the Foundation have been prepared on the accrual basis following accounting policies established by the Financial Accounting Standards Board (FASB).

New Accounting Pronouncement

On August 18, 2016, FASB issued Accounting Standards Update (ASU) 2016-14, Not-for-Profit Entities (Topic 958) – *Presentation of Financial Statements of Not-for-Profit Entities*. The update addresses the complexity and understandability of net asset classification, deficiencies in information about liquidity and availability of resources, and the lack of consistency in the type of information provided about expenses and investment return. The Foundation has adjusted the presentation of these statements accordingly. The ASU has been applied retrospectively to all periods presented.

Types of Restrictions

The Foundation is required to report information regarding its financial position and activities according to two classes of net assets: 1) net assets with donor restrictions and 2) net assets without donor restrictions.

Net assets with donor restrictions are gifts of cash and other assets with donor stipulations that limit the use of the donated assets and, in some cases, the investment earnings on those assets. When a stipulated time or donor restriction expires or when funds are used for the donor-specified purpose, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions. Earnings, gains, and losses on net assets with donor restrictions are classified as net assets without donor restrictions unless otherwise restricted by the donor or by applicable state laws.

1. Summary of Significant Accounting Policies (continued)

Types of Restrictions (continued)

Net assets without donor restrictions are net assets of the Foundation that are not restricted by donor-imposed stipulations. Net assets without donor restrictions include funds designated by Ferris State University as endowments and funds the Ferris Foundation Board considers operating funds for the Foundation. The Foundation further classified net assets without donor restrictions as follows as of June 30:

	2019	2018
Quasi-endowment transfer and earnings	**$ 6,849,891**	$ 7,147,446
Funds functioning as quasi-endowments	**20,518,751**	22,397,611
Unrestricted endowments	**27,368,642**	29,545,057
Current funds (non-endowment)	**516,204**	523,327
Total net assets without donor restrictions	**$ 27,884,846**	$ 30,068,384

Net assets with donor restrictions are net assets subject to stipulations imposed by donors and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by actions of the Foundation or by the passage of time. Other donor restrictions are perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity. Net assets with donor restrictions include interest earnings and spending on endowments, funds held for the charitable gift annuity program, funds held for merit grant awards, funds held for pledges relating to Ferris State University gifts, funds held in perpetuity for endowments, and other funds considered to be restricted. The Foundation classified net assets with donor restrictions as follows as of June 30:

	2019	2018
Temporary		
Scholarships	**$ 9,563,403**	$ 8,776,398
Student loans	**279,362**	284,774
Departmental use	**4,255,631**	4,280,319
Other – capital projects	**200**	200
Other – time restricted	**2,906,362**	1,805,362
Other – temporarily restricted	**1,099,345**	933,096
Perpetual		
Scholarships	**39,858,216**	29,177,239
Student loans	**505,893**	507,395
Departmental use	**6,218,229**	6,178,155
Total net assets with donor restrictions	**$ 64,686,641**	$ 51,942,938

1. Summary of Significant Accounting Policies (continued)

Cash and Cash Equivalents

Cash and cash equivalents consist of all highly-liquid investments with an initial maturity of three months or less.

Investments

Investments are stated at fair value. Investments in bond and equity mutual funds are based on quoted market prices. Investments in limited partnerships are valued at the most recent valuation adjusted for capital calls and distributions. Investment transactions are accounted for on the trade date (date the order to buy or sell is executed). Gains or losses on investments sold are determined using the specific identification method. As of June 30, 2019, the Foundation's remaining capital commitment on investments in limited partnerships was $9,500,085 ($8,310,227 as of June 30, 2018).

Concentration of Credit Risk Arising from Deposit Accounts

The Foundation maintains cash balances at a local bank. Accounts at the financial institution are insured by the Federal Deposit Insurance Corporation (FDIC) up to $250,000. Cash balances, at times, may exceed the FDIC insured limit; however, management believes that the Foundation is subject to minimal risk.

Risks and Uncertainties

The Foundation invests in various investment securities. Investment securities are exposed to various risks such as interest rate, market, and credit risks. Due to the level of risk associated with certain investment securities, it is at least reasonably possible that changes in the values of investment securities will occur in the near term and that such changes could materially affect the amounts reported in the financial statements.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP) requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

1. Summary of Significant Accounting Policies (continued)

Federal Income Taxes

The Internal Revenue Service has determined that the Foundation is tax exempt under Section 501(c)(3) of the Internal Revenue Code.

U.S. GAAP requires management to evaluate tax positions taken by the organization and recognize a tax liability if the organization has taken an uncertain position that more likely than not would not be sustained upon examination by the IRS or other applicable taxing authorities. Management has analyzed the tax positions taken by the Foundation and has concluded that as of June 30, 2019, there are no uncertain positions taken or expected to be taken that would require recognition of a liability or disclosure in the financial statements. The Foundation is subject to routine audits by taxing authorities; however, there are currently no audits in progress for any tax periods. Management believes it is no longer subject to income tax examinations for years prior to June 30, 2016.

Subsequent Events

The financial statements and related disclosures include evaluation of events up through and including September 17, 2019, which is the date the financial statements were available to be issued.

2. Liquidity and Availability

Financial assets available for general expenditure within one year of the balance sheet date consist of the following as of June 30:

	2019	2018
Cash and cash equivalents	**$ 131,105**	$ 74,307
Investments	**540,455**	513,623
Quasi-endowments	**27,368,642**	29,545,057
Financial assets available to meet general expenditures within one year	**$ 28,040,202**	$ 30,132,987

As part of the Foundation's liquidity management plan, cash in excess of daily requirements are invested in short-term investments and money market funds. Unrestricted gifts or funds transferred from Ferris State University to set up endowments are considered board-designated and could be drawn upon, if necessary, to meet liquidity needs.

3. Liability for Charitable Gift Annuity Program

The Foundation operates a charitable gift annuity program whereby donors receive a life income payment stream in exchange for assets conveyed to the Foundation under an annuity contract. The market value of the assets was $174,775 as of June 30, 2019 ($259,801 as of June 30, 2018). The liability under the annuity contracts was $94,186 as of June 30, 2019 ($113,328 as of June 30, 2018). The liability is recorded at its present value based on the donors' life expectancy.

During the year ended June 30, 2019, payments in the amount of $96,121 were made to the donors and have been recorded as a reduction in the annuity liability ($38,249 during the year ended June 30, 2018). The discount rates used to compute the annuity liability ranged from 4.0 percent to 9.4 percent for 2019 and 2018. Under the terms of the contracts, the assets are restricted until the death of the donors.

4. Cash and Cash Equivalents and Investments

Cash and cash equivalents consist of the following as of June 30:

	2019	**2018**
Bank balance	**$ 2,909,801**	$ 224,229
Money market funds	**1,160,938**	1,060,929
Total cash and cash equivalents	**$ 4,070,739**	$ 1,285,158

Included in the bank balance as of June 30, 2019 is $2,000,000 awaiting investment ($0 as of June 30, 2018).

Market values of investments are summarized as follows as of June 30:

	2019	**2018**
Mutual funds:		
Equity funds	**$ 45,382,967**	$ 39,061,152
Bond funds	**14,931,788**	10,403,966
Limited partnerships – real estate	**3,328,553**	2,745,025
Limited partnerships – hedge funds	**6,025,259**	10,911,497
Limited partnerships – natural resources/commodities	**4,165,613**	6,799,401
Limited partnerships – private equity/distressed	**10,522,224**	7,251,109
Charitable gift annuity funds	**174,775**	259,801
Total investments	**$ 84,531,179**	$ 77,431,951

5. Related Party Transactions

During the year ended June 30, 2019, the Foundation matched $2,233,339 in Ferris Futures Endowment funds and $2,195,078 during the year ended June 30, 2018. The University transferred $309,293 for the year ended June 30, 2019 and $120,681 for the year ended June 30, 2018 to the Foundation from designated and expendable restricted fund groups. In addition, the Foundation made distributions from the endowment funds and the merit grant program to the University in the amounts of $2,713,452 for the year ended June 30, 2019 and $2,761,744 for the year ended June 30, 2018. These distributions provided support to various University scholarships, loans, and departmental accounts and to fund merit grant awards to faculty and staff.

Gifts to Ferris State University, Kendall College of Art and Design, the Urban Institute for Contemporary Arts, and the Ferris Foundation are processed by the Foundation and transferred to the appropriate designation as support to these organizations. This approach enhances stewardship and communication with donors, creating a more unified approach to philanthropy and further strengthens the Foundation's mission as the fundraising arm of the University. Gift revenue is reflected in the with donor restrictions fund of the statements of activities. Support designated to Ferris State University for the year ended June 30, 2019 was $2,274,775 and for the year ended June 30, 2018 was $3,183,457.

It is the University's policy to pay substantially all of the Foundation's expenses relating to the soliciting and collecting of donations. FASB accounting standards require that affiliated organizations providing support services to the Foundation recognize the related personnel costs of those services on the financial statements. As a result, Ferris State University staff completed a calculation that indicates its overall support to the Ferris Foundation. This figure measured for the year ended June 30, 2019 is $2,551,012 and for the year ended June 30, 2018 is $2,305,588. This amount is reported in the statements of activities as gifts and contributions revenue and under expenses as support services donated from Ferris State University in the without donor restrictions fund and has no effect on net assets.

6. Functional Expenses

The Foundation is required to provide information about expenses by their functional classification. Functional classifications most likely to be used by the Foundation include program services, management and general, and fundraising. Program services expenses result from goods and services being distributed in support of the mission (see Note 5 for further information); management and general expenses result from administrative activities; and fundraising expenses result from the costs of fundraising campaigns and other activities involved in soliciting gifts from donors. Support services are identified as those services donated by Ferris State University and considered to be expensed in the year the service is provided (see Note 5 for further information).

6. Functional Expenses (continued)

Total expenses of the Foundation by functional classification are summarized as follows as of June 30:

	2019	2018
Program services	**$ 4,988,227**	$ 5,945,201
Management and general	**269,619**	249,380
Fundraising	**411,674**	378,077
Support services	**2,551,012**	2,305,588
Total expenses	**$ 8,220,532**	$ 8,878,246

As noted above, program services and support services are amounts contributed to Ferris State University and amounts donated by Ferris State University to the Foundation for the direct benefit in support of the Foundation's mission. Management and general and fundraising expenses include meals, travel, and entertainment; board expenses; professional fees; and supplies, which are recorded based on direct costs.

7. Pledges Receivable

The fair value of pledges receivable is estimated by discounting expected cash inflows and outflows to their present value using appropriate rates with the risk of realizing such cash inflows and outflows, which was 3.0 percent as of June 30, 2019 and 2018. The fair value of pledges also includes adjusting for amounts not deemed collectible totaling $18,982 for June 30, 2019 and $18,254 for June 30, 2018.

The following shows the balance due of unconditional promises to give to the Foundation as of June 30:

	2019	2018
Pledges receivable in less than one year	**$ 1,869,574**	$ 1,494,796
Pledges receivable in one to five years	**2,583,209**	2,134,450
Pledges receivable in more than five years	**8,858**	30,227
Present value discount	**(242,530)**	(220,350)
Total	**$ 4,219,111**	$ 3,439,123

Approximately 48 percent of the Foundation's pledges receivable were due from three donors as of June 30, 2019 and approximately 35 percent were due from two donors as of June 30, 2018.

8. Fair Value Measurements

The following presents information about the Foundation's assets measured at fair value on a recurring basis and the valuation techniques used to determine those fair values.

In general, fair values determined by Level 1 inputs use quoted prices in active markets for identical assets or liabilities that the Foundation has the ability to access.

Fair values determined by Level 2 inputs use other inputs that are observable, either directly or indirectly. These Level 2 inputs include quoted prices for similar assets in active markets, and other inputs such as interest rates and yield curves that are observable at commonly quoted intervals.

Level 3 inputs are unobservable inputs, including inputs that are available in situations where there is little, if any, market activity for the related asset.

In instances where inputs used to measure fair value fall into different levels in the above fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. The Foundation's assessment of the significance of particular inputs to these fair value measurements requires judgment and considers factors specific to each asset.

The Foundation's policy is to recognize transfers between levels of the fair value hierarchy as of the end of the reporting period. For the years ended June 30, 2019 and 2018, there were no transfers between levels of the fair value hierarchy.

Assets measured at fair value on a recurring basis as of June 30, 2019 include the following:

	Quoted Prices in Active Markets for Identical Assets (Level 1)	**Significant Other Observable Inputs (Level 2)**	**Significant Unobservable Inputs (Level 3)**	**Balance at June 30, 2019**
Public equity mutual funds	**$ 45,382,967**	**$ –**	**$ –**	**$ 45,382,967**
Fixed-income mutual funds	**12,429,561**	**2,502,227**	**–**	**14,931,788**
Charitable gift annuity funds	**174,775**	**–**	**–**	**174,775**
Pledges receivable	**–**	**–**	**4,219,111**	**4,219,111**
Total	**$ 57,987,303**	**$ 2,502,227**	**$ 4,219,111**	**64,708,641**
Limited partnerships that calculate net asset value per share				**24,041,649**
Balance as of June 30, 2019				**$ 88,750,290**

8. Fair Value Measurements (continued)

Assets measured at fair value on a recurring basis as of June 30, 2018 include the following:

	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	Balance at June 30, 2018
Public equity mutual funds	$ 39,061,152	$ –	$ –	$ 39,061,152
Fixed-income mutual funds	8,016,092	2,387,874	–	10,403,966
Charitable gift annuity funds	259,801	–	–	259,801
Pledges receivable	–	–	3,439,123	3,439,123
Total	$ 47,337,045	$ 2,387,874	$ 3,439,123	53,164,042
Limited partnerships that calculate net asset value per share				27,707,032
Balance as of June 30, 2018				$ 80,871,074

The Foundation has adopted, on a prospective basis, accounting standards, which require additional classifications in disclosures of the changes in Level 3 assets measured at fair value on a recurring basis.

Both observable and unobservable inputs may be used to determine the fair value of positions classified as Level 3 assets. As a result, the unrealized gains and losses for these assets presented in the previous tables may include changes in fair value that were attributable to both observable and unobservable inputs.

Pledges receivable categorized as Level 3 assets consist of pledges receivable balances discounted at the Foundation's borrowing rate each fiscal year end and adjusted for amounts not deemed collectible.

Changes in Level 3 assets measured at fair value on a recurring basis include the following:

Pledges receivable as of July 1, 2017	$ 3,732,690
Net pledges collected	(293,567)
Pledges receivable as of June 30, 2018	3,439,123
Net pledges received	**779,988**
Pledges receivable as of June 30, 2019	**$ 4,219,111**

9. Investments in Entities that Calculate Net Asset Value per Share

The Foundation holds shares or interests in investment companies at year end whereby the fair value of the investment held is estimated based on the net asset value per share (or its equivalent) of the investment company.

Investments held as of June 30, 2019 include the following:

	Fair Value	**Unfunded Commitments**
Limited partnerships – real estate	**$ 3,328,553**	**$ 652,845**
Limited partnerships – private equity/distressed	**10,522,224**	**7,975,681**
Limited partnerships – hedge funds	**6,025,259**	**-**
Limited partnerships – natural resources/commodities	**4,165,613**	**871,559**
Balance as of June 30, 2019	**$ 24,041,649**	**$ 9,500,085**

Investments held as of June 30, 2018 include the following:

	Fair Value	**Unfunded Commitments**
Limited partnerships – real estate	$ 2,745,025	$ 1,158,757
Limited partnerships – private equity/distressed	7,251,109	5,955,511
Limited partnerships – hedge funds	10,911,497	–
Limited partnerships – natural resources/commodities	6,799,401	1,195,959
Balance as of June 30, 2018	$ 27,707,032	$ 8,310,227

Real Estate

Five limited partnerships comprise the total investment in real estate.

Investment manager (a) invests in a diversified portfolio of equities issued by real estate investment trusts (REIT) and other real estate operating entities and employs a value-oriented investment philosophy, fundamentally research driven, bottom-up investing. Investments are placed in three regions: North America, Europe, and Asia-Pacific. The goal is to construct a diverse pool of global real property securities.

9. Investments in Entities that Calculate Net Asset Value per Share (continued)

Real Estate (continued)

Investment manager (b) invests in office, apartment, industrial, and other commercial real estate properties located primarily in the United States, and in real estate related securities. It is anticipated that investments will be made in a minimum of three major property types and in 15 national property markets with ownership in over 100 commercial types of properties. The partnership continues to liquidate holdings beyond its initial termination date of December 31, 2013.

Investment manager (c) invests in certain private real estate funds investing in office, retail, industrial or other commercial properties, and selected residential properties or real estate related securities, made primarily in Europe, with secondary focus on properties in certain Asian markets. The partnership continues to liquidate holdings beyond its initial termination date of December 31, 2014.

Investment manager (d) invests in opportunities in real estate such as development opportunities, property management, deal structuring, markets that are out of favor, and acquiring assets at discounts to their intrinsic value. The term of the partnership is 10 years from the last closing date offered to partners, expected to be in 2025 or as soon as reasonable thereafter. This direct manager will provide diversification through various real estate opportunities, various geographies, and through the use of both equity and debt instruments in the placement and purchase of investments.

Investment manager (e) is focused on absolute return with three key strengths to their investment approach: experienced management team and alignment of interests, flexibility to invest across geographies and product types, and focus on risk-adjusted returns. The fund invests domestically primarily in multifamily, retail, industrial, and office. The fund closed in January 2018 and has a 10-year term with option to extend.

Private Equity/Distressed

Combined for financial statement presentation purposes, the private equity manager(s) are fund of funds managers and direct placement fund managers investing in a program of venture capital, domestic private equity, distressed and buyout strategies, and international private capital investments using a value-added approach. The private capital program is designed to also invest in opportunistic funds. The Foundation utilizes ten managers to invest in seventeen private equity funds. Investment commitments are spread across multiple years to create vintage year diversification in addition to program diversification. Both distressed investment funds are considered a fund of funds, with emphasis on investing in private companies undergoing financial distress.

9. Investments in Entities that Calculate Net Asset Value per Share (continued)

Hedge Funds

Four limited partnerships make up the investments in hedge funds.

Investment manager (a) is an event driven hedge fund that invests across the capital structure in order to exploit inefficiencies in companies or securities that are complex, misunderstood, or underfollowed. The team invests in both equities and credit. The long side of the portfolio focuses on three primary types of securities: equities with multiple paths to value creation and/or strong free cash flow, sub investment grade bank debt with attractive yields, and stressed/distressed credit that have near-term catalysts. The short side of the portfolio will be comprised of single named equity and credit shorts, as well as portfolio hedges.

Investment manager (b) employs a fundamental approach to identify macroeconomic trends across both developed and emerging markets. The funds seek to generate absolute returns across the market cycles with high single/low double digit returns with low volatility. The process seeks to take advantage of non-optimal policy settings or imbalances in a market or country that are forecasted to reprice in the next one to three months.

Investment manager (c) employs a fundamental bottom-up investment approach that is aided by a sophisticated top-down oriented risk management process. Exposures for the fund are managed in a fairly tight band and will typically average 135 percent long and 90 percent short.

Investment manager (d) is a global multi-strategy hedge fund comprised of three primary strategies: credit, value, and arbitrage. Arbitrage is focused on mergers, including corporate takeover situations where the team looks to capture the spread between acquirer and the company being acquired by being long and short the two companies. Credit is focused on stressed, distressed, restructuring, in liquidation, undervalued, or companies experiencing an event where there is a catalyst to unlock value. The team purchases equities with an event that can unlock value for equity holders where the equities are selling at a discount to intrinsic value.

Natural Resources/Commodities

Five limited partnerships comprise the total of investments in natural resources/commodities.

Investment manager (a) invests in a multi-fund manager approach in the areas of oil and gas production, energy services, and other natural resource related industries including timber, power services, infrastructure and manufacturing, mining and mineral extraction, and renewable and alternative energy technology. Diversification occurs through private equity strategies and property acquisition strategies. The partnership will terminate 12 years after official partnership filing, and liquidation is limited.

9. Investments in Entities that Calculate Net Asset Value per Share (continued)

Natural Resources/Commodities (continued)

Investment manager (b) invests in a multi-fund manager approach in the areas of oil and gas production, energy services, and other natural resource related industries including timber, power services, infrastructure and manufacturing, mining and mineral extraction, and renewable and alternative energy technology. Diversification occurs through private equity strategies and property acquisition strategies. The partnership will terminate 12 years after official partnership filing, or approximately December 31, 2021, and liquidation is limited.

Investment manager (c) is a fund of funds manager investing in 7 to 10 energy funds engaged in acquisition and exploitation of proved oil and natural gas reserves in North America. Modest exposure to energy infrastructure, technology, services, and international reserve-based opportunities are allowed. The fund will terminate in 15 years after official partnership filing, or approximately December 31, 2021. Limited partners may seek liquidation through the general partner by selling its partnership share to other limited partners, the general partners, or a third party.

Investment manager (d) invests in income-generating publicly traded Master Limited Partnerships (MLPs), either directly or via equity swaps, with a focus on energy sector MLPs and other C-Corporation energy infrastructure companies. Securities held may include common, preferred, and subordinated units of partnership interest and general partnership interests in MLPs. The fund may invest in other private placements and other non-public offerings of securities of MLPs.

Investment manager (e) invests in primary or secondary acquisitions of non-marketable limited partnerships that invest in the energy, mining, and/or minerals industries, or through co-investments alongside the managers of the partnerships or alongside other persons or entities. The general purpose of this partnership is to hold and manage its interests to realize significant long-term capital appreciation in a variety of security types, either purchased through public or private markets or in connection with a loan.

Liquidity and Redemption Notice Requirements

Investments in entities that calculate net asset value per share have illiquid properties associated with the nature and type of investment in private capital and hedge funds. Certain lock up periods and redemption notification requirements are mandatory to liquidate these funds. Limited secondary markets exist for certain types of investment vehicles.

9. Investments in Entities that Calculate Net Asset Value per Share (continued)

Liquidity and Redemption Notice Requirements (continued)

For private equity, real estate, and natural resource investments that calculate net asset value per share, the Foundation must hold these assets and receive distributions through the period of investment until the partnership terminates. Although distributions are made throughout the period of time the investment is held, this is not considered a liquid market. The Foundation's investments with hedge funds also have written notification requirements to access the funds. Funds requested for liquidation are made available depending on partnership agreements; currently this range is between 30 – 100 days. Hedge funds may also have other provisions on liquidity to meet annual audit requirements.

10. Donor- and Board-restricted Endowments

The Foundation's endowment includes both donor-restricted endowment funds and funds designated by the Board of Directors or management to function as endowments. Net assets associated with endowment funds, including funds designated by the Board of Directors to function as endowments, are classified and reported based on the existence or absence of donor-imposed restrictions.

Endowment net asset composition by type of fund as of June 30, 2019 is as follows:

	Without Donor Restrictions	With Donor Restrictions	Total
Endowment	**$ –**	**$ 60,680,734**	**$ 60,680,734**
Quasi-endowment	**27,368,643**	**–**	**27,368,643**
Total funds	**$ 27,368,643**	**$ 60,680,734**	**$ 88,049,377**

10. Donor- and Board-restricted Endowments (continued)

Changes in endowment net assets for the fiscal year ended June 30, 2019 include:

	Without Donor Restrictions	**With Donor Restrictions**	**Total**
Endowment net assets – beginning of year	**$ 29,545,057**	**$ 49,204,280**	**$ 78,749,337**
Investment return:			
Investment income	**472,818**	**913,703**	**1,386,521**
Net realized/unrealized gain	**826,308**	**1,762,050**	**2,588,358**
Total investment return	**1,299,126**	**2,675,753**	**3,974,879**
Contributions	**10,337**	**8,269,643**	**8,279,980**
Appropriation of endowment assets for expenditures	**(1,257,538)**	**(2,006,574)**	**(3,264,112)**
Matching gifts for Ferris Futures Endowment	**(2,233,339)**	**2,233,339**	**-**
Transfers to create endowment funds	**5,000**	**304,293**	**309,293**
Endowment net assets – end of year	**$ 27,368,643**	**$ 60,680,734**	**$ 88,049,377**

Endowment net asset composition by type of fund as of June 30, 2018 is as follows:

	Without Donor Restrictions	**With Donor Restrictions**	**Total**
Endowment	$ –	$ 49,204,280	$ 49,204,280
Quasi-endowment	29,545,057	–	29,545,057
Total funds	$ 29,545,057	$ 49,204,280	$ 78,749,337

10. Donor- and Board-restricted Endowments (continued)

Changes in endowment net assets for the fiscal year ended June 30, 2018 include:

	Without Donor Restrictions	With Donor Restrictions	Total
Endowment net assets – beginning of year	$ 30,839,367	$ 42,985,515	$ 73,824,882
Investment return:			
Investment income	809,424	1,179,010	1,988,434
Net realized/unrealized gain	1,308,561	1,759,314	3,067,875
Total investment return	2,117,985	2,938,324	5,056,309
Contributions	8,308	2,926,928	2,935,236
Appropriation of endowment assets for expenditures	(1,275,930)	(1,911,841)	(3,187,771)
Matching gifts for Ferris Futures Endowment	(2,195,078)	2,195,078	–
Transfers to create endowment funds	50,405	70,276	120,681
Endowment net assets – end of year	$ 29,545,057	$ 49,204,280	$ 78,749,337

Interpretation of Relevant Law

The Board of Directors of the Foundation has reviewed the Uniform Prudent Management of Institutional Funds Act (UPMIFA) and established investment and spending policies requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment fund. The Foundation retains in perpetuity (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment, and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument. The remaining portion of the donor-restricted endowment fund not retained in perpetuity is appropriated for expenditure by the Foundation in a manner consistent with the standard of prudence prescribed by UPMIFA.

10. Donor- and Board-restricted Endowments (continued)

Interpretation of Relevant Law (continued)

In accordance with UPMIFA, the Foundation considered the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

(1) The duration and preservation of the fund
(2) The purposes of the Foundation 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 Foundation
(7) The investment policies of the Foundation

Funds with Deficiencies

From time to time, the fair value of assets associated with individual donor-restricted endowment funds may fall below the level that the donor or UPMIFA requires the Foundation to retain as a fund of perpetual duration. In accordance with U.S. GAAP, there were no material deficiencies reported in net assets without donor restrictions as of June 30, 2019 and 2018. Deficiencies can result from unfavorable market fluctuations that occur.

Return Objectives and Risk Parameters

The Foundation has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment while seeking to maintain the purchasing power of the endowment assets. Endowment assets include those assets of donor-restricted funds that the Foundation must hold in perpetuity or for a donor specified period(s) as well as board-designated funds. Under this policy, as approved by the Board of Directors, the endowment assets are invested in a manner that is intended to produce results that exceed a target-weighted index in proportion to invested assets, while assuming a moderate level of investment risk. The Foundation expects its endowment funds, over time, to provide an average rate of return that exceeds the Consumer Price Index (CPI) plus 5.0 percent annually. Actual returns in any given year may vary from this amount.

10. Donor- and Board-restricted Endowments (continued)

Strategies Employed for Achieving Objectives

To satisfy its long-term rate-of-return objectives, the Foundation 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 Foundation targets a diversified asset allocation that places a greater emphasis on public and private based equity investments to achieve its long-term return objectives within prudent risk constraints.

Spending Policy and How the Investment Objectives Relate to Spending Policy

The Foundation investment and spending policy stipulates that 4.0 percent of a 12-quarter moving average of the market value of the endowment be available to spend and the remaining income is to be reinvested; however, an additional 1.0 percent of the 12-quarter moving average may be used to offset Foundation administration, as calculated at December 31 of each calendar year. If an investment loss is incurred, the loss is allocated entirely as currently expendable. Further, if an endowment is considered underwater, the spending policy restricts the Foundation from spending from that fund. In establishing this policy, the Foundation considered the long-term expected return on its endowment. Accordingly, over the long term, the Foundation expects the current spending policy to allow its endowment to grow at a rate that exceeds the average of CPI annually. This is consistent with the Foundation's objective to maintain the purchasing power of the endowment assets held in perpetuity or for a specified term, as well as to provide additional real growth through new gifts and investment return.