

**WESTERN OREGON UNIVERSITY
DEVELOPMENT FOUNDATION
FINANCIAL STATEMENTS
Years Ended June 30, 2015 and 2014**

WESTERN OREGON UNIVERSITY DEVELOPMENT FOUNDATION
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CERTIFIED PUBLIC ACCOUNTANTS AND CONSULTANTS
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INDEPENDENT AUDITOR'S REPORT

Board of Trustees
Western Oregon University Development Foundation
345 N. Monmouth Avenue
Monmouth, Oregon 97361

We have audited the accompanying financial statements of the Western Oregon University Development Foundation (a nonprofit organization), which comprise the statements of financial position as of June 30, 2015 and 2014, and the related statements of activities, functional expenses and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Western Oregon University Development Foundation as of June 30, 2015 and 2014, 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.


CERTIFIED PUBLIC ACCOUNTANTS

September 18, 2015

WESTERN OREGON UNIVERSITY DEVELOPMENT FOUNDATION
STATEMENTS OF FINANCIAL POSITION
JUNE 30, 2015 AND 2014

	2015			
	<i>Unrestricted</i>	<i>Temporarily Restricted</i>	<i>Permanently Restricted</i>	<i>Total</i>
ASSETS				
Cash and cash equivalents	\$ (199,882)	\$ 685,844	\$ -	\$ 485,962
Investments	1,079,764	4,539,685	7,948,032	13,567,481
Pledges receivable (no allowance for uncollectible amounts)	4,030	415,153	944	420,127
Due from WOU	152,112	-	-	152,112
Property and equipment, net of depreciation	82,523	92,796	-	175,319
<i>Total Assets</i>	<u>\$ 1,118,547</u>	<u>\$ 5,733,478</u>	<u>\$ 7,948,976</u>	<u>\$ 14,801,001</u>
LIABILITIES AND NET ASSETS				
<i>Liabilities</i>				
Annuities payable	\$ -	\$ 1,097,277	\$ -	\$ 1,097,277
Accounts payable	9,428	17,989	-	27,417
<i>Total Liabilities</i>	9,428	1,115,266	-	1,124,694
<i>Net Assets</i>				
Unrestricted				
Undesignated	159,378	-	-	159,378
Designated	949,741	-	-	949,741
Temporarily restricted	-	4,618,212	-	4,618,212
Permanently restricted	-	-	7,948,976	7,948,976
<i>Total Net Assets</i>	<u>1,109,119</u>	<u>4,618,212</u>	<u>7,948,976</u>	<u>13,676,307</u>
<i>Total Liabilities and Net Assets</i>	<u>\$ 1,118,547</u>	<u>\$ 5,733,478</u>	<u>\$ 7,948,976</u>	<u>\$ 14,801,001</u>

2014

<i>Unrestricted</i>	<i>Temporarily Restricted</i>	<i>Permanently Restricted</i>	<i>Total</i>
\$ 202,805	\$ 699,099	\$ 45	\$ 901,949
634,890	4,733,401	7,497,203	12,865,494
3,003	920,515	100,180	1,023,698
129,272	-	-	129,272
87,484	74,378	-	161,862
\$ 1,057,454	\$ 6,427,393	\$ 7,597,428	\$ 15,082,275
\$ -	\$ 1,128,929	\$ -	\$ 1,128,929
8,356	58	-	8,414
8,356	1,128,987	-	1,137,343
152,609	-	-	152,609
896,489	-	-	896,489
-	5,298,406	-	5,298,406
-	-	7,597,428	7,597,428
1,049,098	5,298,406	7,597,428	13,944,932
\$ 1,057,454	\$ 6,427,393	\$ 7,597,428	\$ 15,082,275

The accompanying notes are an integral part of the financial statements.

WESTERN OREGON UNIVERSITY DEVELOPMENT FOUNDATION
STATEMENTS OF ACTIVITY
YEARS ENDED JUNE 30, 2015 AND 2014

	2015			
	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
REVENUE				
Contributions	\$ 67,099	\$ 893,086	\$ 453,941	\$ 1,414,126
Dividends and interest	8,377	416,158	-	424,535
Realized gains (losses)	(962)	85,722	-	84,760
Unrealized gains (losses)	(8,939)	(268,273)	(102,393)	(379,605)
Miscellaneous	18,523	239,392	-	257,915
<i>Total Revenue</i>	84,098	1,366,085	351,548	1,801,731
NET ASSETS RELEASED FROM RESTRICTIONS	2,046,279	(2,046,279)	-	-
EXPENSES				
Program services	1,859,263	-	-	1,859,263
Management and general	199,931	-	-	199,931
Fundraising	11,162	-	-	11,162
<i>Total Expenses</i>	2,070,356	-	-	2,070,356
CHANGE IN NET ASSETS	60,021	(680,194)	351,548	(268,625)
NET ASSETS, Beginning of year	1,049,098	5,298,406	7,597,428	13,944,932
NET ASSETS, End of year	\$ 1,109,119	\$ 4,618,212	\$ 7,948,976	\$ 13,676,307

2014

<i>Unrestricted</i>	<i>Temporarily Restricted</i>	<i>Permanently Restricted</i>	<i>Total</i>
\$ 70,559	\$ 2,167,720	\$ 259,883	\$ 2,498,162
2,492	316,864	-	319,356
-	673,045	-	673,045
255	370,383	193,955	564,593
14,746	232,788	-	247,534
88,052	3,760,800	453,838	4,302,690
1,894,034	(1,894,034)	-	-
1,775,780	-	-	1,775,780
165,532	-	-	165,532
15,039	-	-	15,039
1,956,351	-	-	1,956,351
25,735	1,866,766	453,838	2,346,339
1,023,363	3,431,640	7,143,590	11,598,593
\$ 1,049,098	\$ 5,298,406	\$ 7,597,428	\$ 13,944,932

The accompanying notes are an integral part of the financial statements.

WESTERN OREGON UNIVERSITY DEVELOPMENT FOUNDATION
STATEMENTS OF FUNCTIONAL EXPENSES
YEARS ENDED JUNE 30, 2015 AND 2014

	2015			
	<i>Program Services</i>	<i>Management & General</i>	<i>Fundraising</i>	<i>Total</i>
Grants	\$ 4,053	\$ -	\$ -	\$ 4,053
Accounting fees	-	14,500	-	14,500
Legal fees	-	-	-	-
Supplies	97,910	3,059	-	100,969
Telephone	976	-	306	1,282
Postage & shipping	1,150	-	2,853	4,003
Occupancy	5,804	9,867	-	15,671
Equipment rental & maintenance	(5,927)	48,365	-	42,438
Printing & publications	16,355	-	4,041	20,396
Travel	116,473	520	175	117,168
Sponsored events & activities	188,259	215	3,787	192,261
Depreciation	-	7,847	-	7,847
Scholarships	695,935	-	-	695,935
University support	700,346	-	-	700,346
Office expense	(160)	7,515	-	7,355
Contract labor	16,160	-	-	16,160
Fees	21,929	108,043	-	129,972
	\$ 1,859,263	\$ 199,931	\$ 11,162	\$ 2,070,356

2014

<i>Program Services</i>	<i>Management & General</i>	<i>Fundraising</i>	<i>Total</i>
\$ 4,997	\$ -	\$ -	\$ 4,997
-	15,500	-	15,500
-	1,456	-	1,456
77,428	2,588	-	80,016
974	373	2,075	3,422
1,131	-	3,790	4,921
6,238	5,473	-	11,711
12,283	24,593	-	36,876
25,654	-	4,982	30,636
107,833	-	678	108,511
150,571	-	3,514	154,085
-	5,791	-	5,791
663,669	-	-	663,669
688,896	-	-	688,896
1,585	7,005	-	8,590
7,215	-	-	7,215
27,306	102,753	-	130,059
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\$ 1,775,780	\$ 165,532	\$ 15,039	\$ 1,956,351
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The accompanying notes are an integral part of the financial statements.

WESTERN OREGON UNIVERSITY DEVELOPMENT FOUNDATION
STATEMENTS OF CASH FLOWS
YEARS ENDED JUNE 30, 2015 AND 2014

CASH FLOWS FROM OPERATING ACTIVITIES	2015	2014
Change in net assets	\$ (268,625)	\$ 2,346,339
<i>Adjustments to reconcile change in net assets to net cash provided (used) by operating activities</i>		
Endowment contributions	(453,941)	(259,883)
Depreciation	7,847	5,791
Investment gains	(84,760)	(673,045)
Unrealized (gains) losses	379,605	(564,593)
Actuarial change in annuity obligations	62,872	101,013
Net book value of property disposed	-	594
Changes in assets and liabilities:		
Pledges receivable	603,571	(1,006,295)
Deposit with WOU	(22,840)	(66,830)
Accounts payable	19,004	8,414
<i>Net Cash Provided by (Used in) Operating Activities</i>	242,733	(108,495)
CASH FLOWS FROM INVESTING ACTIVITIES		
Acquisition of property and equipment	(21,305)	-
Purchase of investments	(6,513,838)	(9,148,188)
Proceeds from sale of investments	5,517,006	8,968,205
<i>Net Cash Used in Investing Activities</i>	(1,018,137)	(179,983)
CASH FLOWS FROM FINANCING ACTIVITIES		
Payments on annuity obligations	(94,524)	(92,025)
Proceeds from endowment gifts	453,941	259,883
<i>Net Cash Provided by Financing Activities</i>	359,417	167,858
NET CHANGE IN CASH AND CASH EQUIVALENTS	(415,987)	(120,620)
CASH AND CASH EQUIVALENTS, Beginning of year	901,949	1,022,569
CASH AND CASH EQUIVALENTS, End of year	\$ 485,962	\$ 901,949

The accompanying notes are an integral part of the financial statements.

WESTERN OREGON UNIVERSITY DEVELOPMENT FOUNDATION
NOTES TO FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2015 AND 2014

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Presentation

Western Oregon University Development Foundation (“The Foundation”) is a not-for-profit corporation organized under the laws of the State of Oregon and is tax exempt under Section 501(c)(3) of the Internal Revenue Code. The organization assists Western Oregon University (“the University”) with its education, cultural, scientific and charitable endeavors by improving its public relations and financial support through gifts, grants and bequests. Foundation offices are on the campus of the University, located in Monmouth, Oregon. The financial statements have been prepared on the accrual basis of accounting and in conformity with accounting principles generally accepted in the United States of America.

The Foundation reports information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets. Resources are classified for accounting and reporting purposes according to their nature and purpose.

Restricted Net Assets

Restricted net assets represent resources expendable only for those purposes specified by the donor, grantor or other outside party. Resources of this fund originate from grants and gifts and are classified as temporarily restricted or permanently restricted. Endowment funds are subject to the restrictions of gift instruments requiring in perpetuity that the principal be invested and the income only be utilized and are classified as permanently restricted. Temporarily restricted funds are funds available upon passage of a stated period of time or the occurrence of a particular event.

Restricted assets are generally restricted to use for scholarships, University support, or are maintained under charitable gift agreements.

Unrestricted Funds

Unrestricted funds represent resources over which the Board of Trustees has discretionary control and are used to carry out the operations of the organization in accordance with its bylaws. The Gentle House revenues and expenses are included in unrestricted funds.

Quasi-endowment funds that the governing Board of Trustees has determined to be retained and invested are reported as designated, unrestricted funds. These funds are not required to be retained and invested by the donors, and may be expended at the Board of Trustees’ discretion.

Pledges Receivable

Contributions are recognized when the donor makes an unconditional promise to give to the Foundation. Contributions that are restricted by the donor are reported as increases in the unrestricted net assets if the restrictions expire in the fiscal year in which the contributions are recognized. All other donor-restricted contributions are reported as increases in temporarily or permanently restricted net assets, depending on the nature of the restrictions. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets.

Pledges are generally collected within one year.

WESTERN OREGON UNIVERSITY DEVELOPMENT FOUNDATION
NOTES TO FINANCIAL STATEMENTS (Continued)
YEARS ENDED JUNE 30, 2015 AND 2014

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Pledges Receivable (Continued)

The Foundation uses the allowance method to determine uncollectible pledges receivable. The allowance is based on prior years' experience and management's analysis of specific promises made. At June 30, 2015 and 2014, there was no allowance considered necessary.

Donated Materials and Services

A substantial number of volunteers have donated significant amounts of time to the organization's program services and fundraising campaigns. Also, food for program services and fundraisers is periodically donated by individuals and businesses in the community. However, no objective basis is available to measure the value of such services and materials, and no amount is reflected in the financial statements.

Substantially all personnel costs for the organization are paid by the University and are not reflected in the financial statements.

Investments and Investment Income

Fair Value Measurements

FASB ASC 820 establishes a framework for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy are as follows:

Level 1

Quoted prices are available in active markets for identical investments as of the reporting date. The type of investments which would generally be included in Level 1 are listed equities and listed derivatives. Additionally, money market funds, certificates of deposit and other highly liquid investments with maturities of 90 days or less are reported at cost which approximates fair value because of short maturities. As required by FASB ASC 820, the Foundation does not adjust the quoted price for these investments even in situations where the Foundation holds a large position and a sale could reasonably impact the quoted price.

Level 2

Pricing inputs are observable for the investments, either directly or indirectly, as of the reporting date, but are not the same as those used in Level 1. Fair value is determined through the use of models or other valuation methodologies. Investments which are generally included in this category include corporate bonds and loans, less liquid and restricted equity securities, and certain over-the-counter derivatives.

Level 3

Pricing inputs are unobservable for the investment and include situations where there is little, if any, market activity for the investment. The inputs into the determination of fair value require significant judgment or estimation. Investments that are included in this category generally include general and limited partnership interests in corporate private equity and real estate funds, debt funds, hedge funds, distressed debt and non-investment grade residual interests in securitizations and collateral debt obligations.

WESTERN OREGON UNIVERSITY DEVELOPMENT FOUNDATION
NOTES TO FINANCIAL STATEMENTS (Continued)
YEARS ENDED JUNE 30, 2015 AND 2014

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Investments and Investment Income (Continued)

Fair Value Measurements (Continued)

An asset's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques must maximize the use of observable inputs and minimize the use of unobservable inputs.

Reporting

Security transactions are recorded on a trade date basis. Interest is recorded as earned and dividends are recorded as of the ex-dividend date. Investment income includes interest, dividends, unrealized and realized gains and losses. Investment management and transaction fees are included in fee expense in the statement of functional expenses. Investment income attributable to amounts held is reported in temporarily restricted net assets except for those amounts specified by donors which are to be added to endowment principal. Those earnings are reported in permanently restricted net assets. Investment income attributable to amounts held for the benefit of trust beneficiaries is reported in obligations to trust beneficiaries.

Obligations Under Split-interest Agreements

Obligations under split-interest agreements (remainder trusts and gift annuities) are recorded when incurred at the present value of the disbursements to be made to the donor designated beneficiaries. Disbursements under charitable remainder unitrusts are a specified percentage of the trust assets' fair value as determined annually, while disbursements under charitable remainder annuity trusts and gift annuities are fixed amounts. Disbursements are paid over the lives of the beneficiaries or another donor specified period. Present values are determined using discount rates established by the Internal Revenue Service and actuarially-determined expected lives of beneficiaries. Obligations under the split-interest agreement are revalued annually based on the fair value of investments on June 30. The net revaluation, together with any remaining recorded obligations after all trust or gift obligations under terminated agreements have been met, are reported as net changes in the value of split-interest agreement in temporarily or permanently restricted net assets, depending on donor stipulations.

Endowment Classification and Distributions

The Board has interpreted the Uniform Prudent Management of Institutional Funds Act, as enacted by Oregon House Bill 2905, (OR-UPMIFA) as requiring the long-term preservation of the fair value of the original gift amount as of the gift date of donor restricted endowment funds absent explicit donor stipulations to the contrary.

For financial statement presentation purposes, the Foundation classifies as permanently restricted net assets (a) all funds and earnings explicitly stated by the donor to be retained permanently and continue to accumulate until the corpus reaches an amount designated by the donor and (b) absent such stipulation, the fair value on the date of gift for gifts donated to the permanent endowment. The remaining portion of the donor restricted endowment fund that is not classified as permanently restricted net assets represents net unappropriated endowment investment income and is classified as temporarily restricted net assets until those amounts are appropriated for expenditure by the Foundation in a manner consistent with the standards of prudence prescribed by OR-UPMIFA. If, as a result of investment losses or appropriations (Board authorized distributions), the fair value of endowment assets is less than the donor restricted amounts, the deficiencies are reported as reductions of unrestricted net assets.

WESTERN OREGON UNIVERSITY DEVELOPMENT FOUNDATION
NOTES TO FINANCIAL STATEMENTS (Continued)
YEARS ENDED JUNE 30, 2015 AND 2014

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Endowment Classification and Distributions (Continued)

When considering appropriation for distribution or accumulation of endowment funds, absent a specifically stated requirement in the gift instrument, the Foundation makes a good faith application of the approved Foundation spending policy, considering (a) the duration and preservation of the endowment fund; (b) the purposes of the University and the endowment fund; (c) general economic conditions; (d) the possible effect of inflation or deflation; (e) the expected total return from income and the appreciation of investments; (f) other resources of the University; and (g) the investment policy of the Foundation. The good faith application of the approved Foundation spending policy may result in the fair value of endowment assets being below the level determined as permanently restricted net assets for financial statement presentation purposes.

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Foundation considers all highly liquid investments available for current use with an initial maturity of three months or less to be cash equivalents. At times the Foundation has deposits with institutions in excess of FDIC coverage. The Foundation believes it is not exposed to any significant credit risks on its cash balances.

Student Loans

Loans to students are treated as expenses when made, and the receivables are fully reserved. Revenue is recognized when loan payments are received. Loans receivable were \$54,641 in 2015 and \$54,391 in 2014, and were fully offset by an allowance for uncollectible accounts.

Trust Remainder Values

The Foundation has a remainder interest in several trusts. A value of \$1 has been assigned to these remainder interests as the value of the remainder interest cannot be determined.

Property and Equipment

Property and equipment purchases in excess of \$5,000 are capitalized. Property and equipment are stated at cost. Donated property and equipment are recorded at estimated fair market value on the date donated. Depreciation is recorded on property and equipment using the straight line method. Buildings and improvements are depreciated over 28 - 30 years and furniture and equipment are depreciated over 5 - 15 years. Land, art objects, and museum displays are not depreciated.

Income Tax Status

The Foundation is exempt from federal income tax in accordance with the provisions of Internal Revenue Code Section 501(c)(3). Any unrelated business income tax, is insignificant and no tax provision has been made in the accompanying financial statements.

Contributions to the Foundation qualify for the charitable contribution tax deduction under Section 170(b)(1)(A)(vi); the Foundation has been classified as an organization that is not a private foundation.

WESTERN OREGON UNIVERSITY DEVELOPMENT FOUNDATION
NOTES TO FINANCIAL STATEMENTS (Continued)
YEARS ENDED JUNE 30, 2015 AND 2014

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Income Tax Status (Continued)

The Foundation recognizes the tax benefit from uncertain tax positions only if it is more likely than not that the tax positions will be sustained on examination by the tax authorities, based on the technical merits of the position. The tax benefit is measured based on the largest benefit that has a greater than 50% likelihood of being realized upon ultimate settlement.

The Foundation has no unrecognized tax benefits which would require an adjustment to the July 1, 2014 beginning balance of net assets and had no unrecognized tax benefits at June 30, 2015. The Foundation files an exempt organization tax return in the U.S. federal jurisdiction and applicable state agencies. Generally the Foundation is no longer subject to income tax examinations by taxing authorities for years before 2012 for its federal and state filings.

Use of Accounting Estimates

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

INVESTMENTS

Fair value of assets measured on a nonrecurring basis at June 30, 2015 and 2014 are as follows:

	<i>June 30, 2015</i>			
	<i>Quoted Prices in Active Markets for Identical Assets (Level 1)</i>	<i>Significant Other Observable Inputs (Level 2)</i>	<i>Significant Unobservable Inputs (Level 3)</i>	<i>Total</i>
Marketable securities	\$ 10,521,266	\$ 2,184,437	\$ -	\$ 12,705,703
Cash value of life insurance policies	-	-	144,850	144,850
Money market funds and cash	716,927	-	-	716,927
Trust remainder values	-	-	1	1
Totals	\$ 11,238,193	\$ 2,184,437	\$ 144,851	\$ 13,567,481

WESTERN OREGON UNIVERSITY DEVELOPMENT FOUNDATION
NOTES TO FINANCIAL STATEMENTS (Continued)
YEARS ENDED JUNE 30, 2015 AND 2014

INVESTMENTS (Continued)

	June 30, 2014			
	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	Total
Marketable securities	\$ 10,499,881	\$ 1,683,833	\$ -	\$ 12,183,714
Cash value of life insurance policies	-	-	66,767	66,767
Money market funds and cash	615,012	-	-	615,012
Trust remainder values	-	-	1	1
Totals	\$ 11,114,893	\$ 1,683,833	\$ 66,768	\$ 12,865,494

The table below presents information about fair value measurements that use significant unobservable inputs (Level 3):

	2015	2014
Balance, beginning of year	\$ 66,768	\$ 64,304
Realized gains	78,082	2,464
Balance, end of year	\$ 144,850	\$ 66,768

Investment management and transaction fee expense was \$108,043 and \$102,753 for the years ended June 30, 2015 and 2014, respectfully.

INTEREST IN FUNDS HELD BY OREGON COMMUNITY FOUNDATION

The Foundation is a beneficiary of funds held by the Oregon Community Foundation (“OCF”). These funds are not held in a depository account but rather are in an “endowment fund” that is legally owned by OCF. Under United States Treasury Regulations, all community foundation endowment fund agreements must include terms which grant the community foundation’s Board of Directors the authority to modify restrictions and conditions of the fund agreement under certain circumstances (often referred to as “variance power”). As a result, all component funds are considered to be part of a single public charity, in this case OCF.

OCF variance power clause reads: “Whenever, in the sole judgment of the board of directors (without the necessity of the approval of any participating trustee, custodian or agent), any restriction or condition on the distribution of funds for any specified charitable, educational, or scientific purposes or to specified organizations or governmental units becomes, in effect, unnecessary, incapable of fulfillment, or inconsistent with the charitable, educational, and scientific needs of the state of Oregon, the board of directors may, by the affirmative vote of a majority of its members, order such modification of such restriction or condition and such application of the whole or any part of the principal or income of the funds as in its judgment is then necessary to serve more effectively the charitable, educational, and scientific purposes of the Corporation.”

WESTERN OREGON UNIVERSITY DEVELOPMENT FOUNDATION
NOTES TO FINANCIAL STATEMENTS (Continued)
YEARS ENDED JUNE 30, 2015 AND 2014

INTEREST IN FUNDS HELD OREGON COMMUNITY FOUNDATION (Continued)

OCF accounts for these funds in accordance with FASB ASC 958, *Not-for-Profit Entities*, which states that is a community foundation accepts a contribution from an agency and agrees to transfer those assets and/or the investment return on those assets back to the agency, then those contributions are presented as both an asset and a liability on the financial statements of the community foundation (i.e., OCF), but not as an asset on the financial statements of the agency (i.e., the Foundation).

The fair value of the endowments on which the Foundation is listed as the beneficiary was \$1,540,759 and \$1,620,223 at June 30, 2015 and 2014 respectively. The value of these investments is not included on the Foundation's financial statements.

LONG-TERM INVESTMENT POOL

Endowment and other funds with long-term investment horizons are pooled in an externally managed long-term investment pool. The investment pool has the following objectives: (1) to provide an annual distribution for endowments, as determined by the Board of Trustees, to support designated University activities and (2) to achieve a long-term growth rate that maintains the purchasing power of the assets, as measured by the consumer price index.

The long-term investment pool was approximately 59% endowments and 41% other funds with long-term investment horizons at June 30, 2015 and 58% and 42% respectively at June 30, 2014.

EXTERNALLY MANAGED REMAINDER TRUSTS AND GIFT ANNUITIES

Remainder trust agreement assets are externally managed on an individual account basis. Gift annuity assets are externally managed as a pool.

PROPERTY AND EQUIPMENT

Physical plant, equipment and collections are stated at cost at the date of acquisition or fair value at the date of donation in the case of gifts.

WESTERN OREGON UNIVERSITY DEVELOPMENT FOUNDATION
NOTES TO FINANCIAL STATEMENTS (Continued)
YEARS ENDED JUNE 30, 2015 AND 2014

PROPERTY AND EQUIPMENT (Continued)

The following is a summary of changes in property and equipment:

Fiscal year ending June 30, 2015

Cost	<i>Beginning of year</i>	<i>Additions</i>	<i>Deletions</i>	<i>End of year</i>
Land	\$ 40,000	\$ -	\$ -	\$ 40,000
Art collections	18,500	-	-	18,500
Buildings and improvements	162,655	-	-	162,655
Furniture and equipment	88,831	21,305	-	110,136
total	309,986	21,305	-	331,291
Accumulated depreciation				
Buildings and improvements	(118,554)	(4,961)	-	(123,515)
Furniture and equipment	(29,570)	(2,887)	-	(32,457)
total	(148,124)	(7,848)	-	(155,972)
Property and Equipment, net	<u>\$ 161,862</u>	<u>\$ 13,457</u>	<u>\$ -</u>	<u>\$ 175,319</u>

Fiscal year ending June 30, 2014

Cost	<i>Beginning of year</i>	<i>Additions</i>	<i>Deletions</i>	<i>End of year</i>
Land	\$ 40,000	\$ -	\$ -	\$ 40,000
Art collections	19,094	-	(594)	18,500
Buildings and improvements	162,655	-	-	162,655
Furniture and equipment	88,831	-	-	88,831
total	310,580	-	(594)	309,986
Accumulated depreciation				
Buildings and improvements	(113,594)	(4,960)	-	(118,554)
Furniture and equipment	(28,739)	(831)	-	(29,570)
total	(142,333)	(5,791)	-	(148,124)
Property and Equipment, net	<u>\$ 168,247</u>	<u>\$ (5,791)</u>	<u>\$ (594)</u>	<u>\$ 161,862</u>

WESTERN OREGON UNIVERSITY DEVELOPMENT FOUNDATION
NOTES TO FINANCIAL STATEMENTS (Continued)
YEARS ENDED JUNE 30, 2015 AND 2014

ANNUITIES PAYABLE

Annuities payable represent the present value of life annuities. Those values were \$1,097,277 and \$1,128,929 at June 30, 2015 and 2014, respectively. Total annual payments were approximately \$100,000 in 2015 and 2014.

Annuities payable include both charitable gift annuities and trust agreements of \$346,317 and \$750,960 for the year ended June 30, 2015, and \$365,548 and \$763,381 for the year ended June 30, 2014. The required reserves for the charitable gift annuities are maintained in separate and distinct investment accounts (as required by ORS 731.716) with a market value of \$252,166 at June 30, 2015 and \$331,143 at June 30, 2014, respectively.

UNIVERSITY SUPPORT AND EXPENSES

The costs of operating the Foundation have been allocated between Foundation administration and Foundation fundraising based on estimates of the time expended in each area. Academic program support pertains to activities initiated and conducted by affiliates, schools and departments of the University in whole or in part. Foundation administrative expenses pertain to the general operating activities of the Foundation.

The Foundation and the University have entered into an agreement that sets forth the manner in which the University and Foundation provide support to each other. For example, the University provides services to the Foundation which includes the free use of administrative office facilities, telephone, utilities, and certain other operating costs attributed to the Foundation. These costs are not included in the accompanying financial statements due to the difficulty of accurately determining their value.

For its part, the Foundation's support of the University includes, but is not limited to, receiving, investing and administering the funds of, or funds held for the benefit of, the University; providing various financial and related services including receiving, acknowledging, receipting and processing all gifts; investing and managing all funds received on behalf of the University; administering endowment and funds held for the benefit of the University; disbursing funds in accordance with donor wishes; providing database management support; and holding and managing real property for the benefit of the University.

For the years ended June 30, 2015 and 2014, the Foundation respectively paid \$1,396,282 and \$1,352,565 to the University to be used for scholarships and University support. For the years ended June 30, 2015 and 2014, these payments included amounts scheduled to be disbursed by the University at a later date. Because the University and the Foundation work closely together, those unspent funds totaling \$152,112 and \$129,272 have been reported as due from the University at June 30, 2015 and 2014, respectively. These funds are used for scholarships and University support in the ensuing year.

SUBSEQUENT EVENTS

Management has evaluated subsequent events through September 18, 2015, the date on which the financial statements were available to be issued. Management is not aware of any subsequent events that require recognition or disclosure in the financial statements.