

# OBERLIN COLLEGE

## ANNUAL FINANCIAL INFORMATION REPORT For the Fiscal Year Ended June 30, 2023



This Annual Financial Information Report (“Annual Report”) pertains to the operations of the Oberlin College, an Ohio nonprofit corporation (the “College”), for the fiscal year ended June 30, 2023. This Annual Report is being filed to satisfy the College’s obligations to provide annual financial information and operating data in compliance with the continuing disclosure requirements of Rule 15c2-12 (the “Rule”) promulgated under the Securities Exchange Act of 1934. Specifically, the information in this Annual Report is provided in accordance with the continuing disclosure undertakings entered into by the College pursuant to the Rule in connection with the following outstanding obligations of the College:

*\$52,395,000 State of Ohio (Ohio Higher Educational Facility Commission) Higher Educational Facility Revenue Bonds (Oberlin College 2013 Project), dated September 12, 2013. Final maturity is October 1, 2038.*

*\$39,765,000 State of Ohio (Ohio Higher Educational Facilities Commission) Higher Educational Facility Revenue Bonds (Oberlin College 2017 Project), dated April 12, 2017. Final maturity is October 1, 2047.*

*\$82,065,000 Taxable Refunding Bonds, Series 2019, dated August 1, 2019. Final maturity is August 1, 2049.*

*\$110,975,000 Taxable Refunding Bonds, Series 2021, dated July 28, 2021. Final maturity is October 1, 2051.*

*\$108,820,000 State of Ohio (Ohio Higher Educational Facilities Commission) Higher Educational Facility Revenue Bonds (Oberlin College 2023 Project), Series 2023A (Green Bonds – Climate Bond Certified), dated May 9, 2023. Final maturity is October 1, 2053.*

*\$27,570,000 State of Ohio (Ohio Higher Educational Facility Commission) Higher Educational Facility Revenue Refunding Bonds (Oberlin College 2023 Project), Series 2023B, dated July 5, 2023. Final maturity is October 1, 2038.*

The College’s applicable base CUSIP numbers are 67756D and 674241 (**Corporate CUSIP**).

Questions regarding information contained in this Annual Report should be directed to: Rebecca Vazquez-Skillings, Vice President for Finance and Administration, Oberlin College, Cox Administration Building, 70 N. Professor Street, Oberlin, Ohio 44074; telephone: (440) 775-8460.

This Annual Report is dated March 8, 2024.

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## **REGARDING THIS ANNUAL FINANCIAL INFORMATION REPORT**

This Annual Financial Information Report (“Annual Report”) does not constitute an offering of any security of the Oberlin College, (the “College”).

The information herein is subject to change without notice. The delivery of this Annual Report shall not create any implication that there has been no change in the affairs of the College since the date hereof.

While the College or its representatives have reviewed this Annual Report for accuracy, no other federal, state, municipal, or other governmental entity, agency, or instrumentality (including, but not limited to, the Securities and Exchange Commission (“SEC”) and the Municipal Securities Rulemaking Board (“MSRB”)) has passed, or been asked to pass, upon the accuracy or adequacy of this Annual Report and the information contained herein.

This Annual Report, which includes all appendices and exhibits hereto, has been prepared by the College pursuant to the continuing disclosure undertakings entered into by the College in compliance with Rule 15c2-12 (the “Rule”), promulgated under the Securities Exchange Act of 1934, for certain outstanding obligations of the College. Certain information contained herein may not be required to be supplied under the Rule, and the College is under no obligation to continue to provide any such additional information in the future.

This Annual Report is not sufficient to base an investment decision on but should be read in conjunction with the original offering document and all subsequent updates. Other relevant information may exist for the fiscal year to which this Annual Report pertains, and matters may have occurred or become known during or since that period that an investor would consider to be important when making an investment decision. The inclusion of certain information, if any, that may pertain to events that have occurred subsequent to the fiscal year to which this Annual Report pertains is provided solely for convenience, and any such information is not intended to suggest that other such information not so included is any less material or important to an investor.

All financial and other information presented in this Annual Report has been provided by the College from its records, except for information expressly attributed to other sources. The presentation of information, including tables of receipts from taxes and other sources, is intended to show recent historic information, and is not intended to indicate future or continuing trends in the financial position or other affairs of the College. No representation is made that past experience, as is shown by financial and other information, will necessarily continue or be repeated in the future, and no representation is made as to the materiality or completeness of that information.

Insofar as the statements contained in this Annual Report involve matters of opinion, projections, or estimates, even if not expressly stated as such, such statements are made as such and not as representations of fact or certainty, no representation is made that any of such statements have been or will be realized, and such statements should be regarded as suggesting independent investigation or consultation of other sources prior to the making of investment decisions. Certain information may not be current; however, attempts were made to date and document sources of information.

Certain information in this Annual Report may be attributed to the Ohio Municipal Advisory Council (“OMAC”). OMAC compiles information from official and other sources. OMAC believes the information that it compiles is accurate and reliable, but OMAC does not independently confirm or verify the information and does not guarantee its accuracy. OMAC has not reviewed this Annual Report to confirm that any such information attributed to it is information provided by OMAC or for any other purpose.

Any CUSIP numbers contained herein have been provided by CUSIP Global Services, which is managed on behalf of the American Bankers Association (“ABA”) by FactSet Research Systems. CUSIP is a registered trademark of the ABA. Any such CUSIP numbers are provided solely for convenience. The College

is not responsible for the selection or use of any such CUSIP numbers and does not undertake any responsibility for their accuracy now or at any time in the future. CUSIP numbers are subject to being changed as a result of subsequent actions and events.

References herein to provisions of Ohio law, whether codified in the Ohio Revised Code (the “Revised Code”) or uncodified, or to the provisions of the Ohio Constitution or the College’s resolutions, are references to such provisions as they presently exist. Any of these provisions may from time to time be amended, repealed or supplemented.

As used in this Annual Report, “State” or “Ohio” means the State of Ohio. “Fiscal Year” or “fiscal year” means the 12-month period ending June 30, and reference to a particular Fiscal Year (such as “Fiscal Year 2023”) means the Fiscal Year ending on June 30 in that year.

Additional information concerning this Annual Report is available from Rebecca Vazquez-Skillings, Vice President for Finance and Administration, Oberlin College, Cox Administration Building, 70 N. Professor Street, Oberlin, Ohio 44074; telephone: (440) 775-8460.

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## Faculty and Employees

Excluding students and temporary help, the College has approximately 803 full-time-equivalent (“FTE”) employees as shown in the table below. The table includes both those faculty actively teaching as well as those whose sabbatical and other leaves of absence are covered by College funds as of June 30, 2023.

<b>Group</b>	<b>FTE</b>
Faculty	282
Administrative and Professional	350
Other	171
<b>Total</b>	<b>803</b>

Over the past five years, the overall student faculty ratio has averaged 9:1. The percentage of the tenured faculty is 80% and an additional 15% are tenure track, which is comparable to other Consortium on Financing Higher Education (COFHE) member colleges.

Administrative assistants, service employees, carpenters and security personnel numbering 169 employees (“FTE”) are covered by collective bargaining agreements with the College. Administrative assistants are members of the Oberlin College Office and Professional Employees bargaining unit, which is affiliated with the Office and Professional Employees International Union (OPEIU). Their current contract expires on June 30, 2025. Service employees are organized as and are affiliated with Region 2 United Auto Workers (“UAW”). Their contract expires September 30, 2026. The carpenters are organized under an agreement with the Northeast Ohio District Council of Carpenters of the United Brotherhood of Carpenters and Joiners of America. Their contract expires April 30, 2024. Security personnel are organized through a local association, the Oberlin College Security Association, affiliated with the OPEIU, and their contract expires on June 30, 2026. The College enjoys a good working relationship with all of the bargaining units.

## Student Enrollment and Applications

During the past five years, the College’s undergraduate Fall headcount has ranged between 3,082 and 2,647. The headcount for Fall 2022 was 3,082 students. In the near term, the College plans for relatively consistent enrollment levels with some modest enrollment growth through improved retention.

<b>Enrollment</b>		
<b>Academic Year</b>	<b>Fall Headcount</b>	<b>FTE</b>
2018-19	2,785	2,775
2019-20	2,846	2,833
2020-21	2,647	2,634
2021-22	2,942	2,980
2022-23	3,082	3,076

The following table shows various freshman admission statistics for the Fall semester of the years indicated. A student may apply to the College of Arts and Sciences or to the Conservatory, or to both. Students applying to both divisions are termed “double degree” students.

### **Historical Record of Freshman Admissions Statistics for Fall Enrollment**

#### **COLLEGE OF ARTS AND SCIENCES**

<b>Academic Year</b>	<b>Applications</b>	<b>Admitted No.</b>	<b>Admitted</b>		<b>Enrolled</b>		<b>Double Degree</b>	<b>Average SAT Score<sup>1</sup></b>	
			<b>% of Applications</b>	<b>% of Enrolled No.</b>	<b>% of Admitted</b>	<b>% of Degree</b>		<b>Verbal</b>	<b>Math</b>
2018-19	6,269	2,473	39.4	713	28.8	46	693	690	
2019-20	6,264	2,518	40.2	697	27.7	47	697	695	
2020-21	7,919	2,999	37.9	579	19.3	33	695	678	
2021-22	9,243	3,377	36.5	777	23.0	52	N/A	N/A	
2022-23	10,340	3,609	34.9	822	22.8	38	N/A	N/A	

#### **CONSERVATORY OF MUSIC**

<b>Academic Year</b>	<b>Applications</b>	<b>Admitted No.</b>	<b>Admitted</b>		<b>Enrolled</b>		<b>Double Degree</b>	<b>Average SAT Score<sup>1</sup></b>	
			<b>% of Applications</b>	<b>% of Enrolled No.</b>	<b>% of Admitted</b>	<b>% of Degree</b>		<b>Verbal</b>	<b>Math</b>
2018-19	1,256	412	32.8	138	33.5	46	679	657	
2019-20	1,444	420	29.1	148	35.2	47	658	637	
2020-21	1,386	417	30.1	134	32.1	33	663	644	
2021-22	1,353	413	30.5	139	33.7	52	N/A	N/A	
2022-23	1,175	390	33.2	99	25.4	38	N/A	N/A	

<sup>1</sup> Oberlin College implemented a test-optional policy beginning with the 2020-2021 admissions cycle, which will continue as a pilot program through the 2025-2026 application year.

The table below presents basic admissions information for first-time matriculants in the Fall semester for the two divisions on a combined basis. Since musical talent is the over-riding factor for admission to the Conservatory, the SAT data presented are for the College of Arts and Sciences only.

**Enrollment Statistics — Both Divisions**

<b>Academic Year</b>	<b>Applications</b>	<b>Admitted No.</b>	<b>Admitted % of Applications</b>	<b>Enrolled No.</b>	<b>Enrolled % of Admitted</b>	<b>Average SAT Score<sup>2</sup></b>
2018-19	7,525	2,885	38.3	805	27.9	1,375
2019-20	7,708	2,938	38.1	798	27.2	1,374
2020-21	9,305	3,416	36.7	699	20.5	1,359
2021-22	10,596	3,790	35.8	916	24.2	N/A
2022-23	11,066	3,859	34.9	882	22.9	N/A

Double degree students are counted in both divisions separately, but the combined table includes double degree students only once in terms of admitted and enrolled student numbers.

For Fall 2022, the College brought 892 new undergraduates (883 first-year and 9 transfer students) to campus across both divisions.

The number of first year Arts and Sciences applications for Fall 2022 total 10,340 submitted Common Applications, QuestBridge Applications and Coalition Applications. This is the highest total in the College’s history and a 12% increase on the prior year. Based on the previous three fiscal years, the current year applications represent a 32% increase on that average and is the 4<sup>th</sup> consecutive year of increased applications.

The College of Arts and Sciences considered 541 early decision candidates for Fall 2022, an increase compared to 448 candidates for Fall 2021. The College enrolled 255 students in the early decision program, compared to 229 for Fall 2021. This represents 31% of the first-year Arts and Sciences class, with the comparable percentage in the past five years ranging from 29% to 35%. Including incoming gap year students, 33% of the class was accounted for before the Regular Decision round.

We welcomed a total of 826 new undergraduates to the College of Arts and Sciences, including both first-year and transfer students. The College continued the trend of increasing selectivity each year since 2019, admitting only 34.9% of first-year applicants.

The Conservatory considered 1,175 applicants for Fall 2022 which is slightly below pre-pandemic levels. Selectivity remains consistent with prior years given growth in Arts & Sciences applications and enrollment for Fall 2022.

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<sup>2</sup> Oberlin College implemented a test-optional policy beginning with the 2020-2021 admissions cycle, which will continue as a pilot program through the 2025-2026 application year.

**Geographical Distribution of New Students  
(Fall of Academic Year Shown)**

<b>Region</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>
New England	11%	11%	11%	10%	10%
Mid-Atlantic	26	25	25	28	28
South	9	9	11	10	9
Midwest	20	20	20	19	20
Southwest	4	4	4	4	4
West	18	18	17	19	19
Foreign Countries	<u>12</u>	<u>13</u>	<u>12</u>	<u>10</u>	<u>10</u>
	100%	100%	100%	100%	100%

In recent years, 82% to 87% of the College’s entering first-time matriculants graduate from the College within six years. The College has historically experienced strong retention rates, and the College is focusing on retention work that reinforces the College’s efforts to identify students at risk of departing and intervening earlier to provide support. The College expects this work to eventually result in stronger retention rates.

The College has successfully launched a number of initiatives to promote student success and retention, including first year seminars, the experiential learning initiative and Internship+ Commitment, the Sophomore Opportunities and Academic Resources (SOAR) program, the Peer Advising Leaders (PAL) program, residential education communities and themed Career Communities. The College expects these programs to have a strong impact on student success and retention over the coming years.

First-year to second-year undergraduate retention as follows:

<b>Academic Year</b>	<b>Retention Rate</b>
2018-19	89.0
2019-20	91.2
2020-21	83.0
2021-22	90.6
2022-23	86.4

**Tuition**

The College’s tuition and fees were \$61,106 for the 2022-23 academic year, an increase of 2.9% over the 2021-22 academic year. A 4.25% tuition increase and a 3% other charges increase was approved for the 2023-24 academic year. The table below shows annual student fee data for the last five academic years.

**Summary of Standard Student Charges**

<b>Academic Year</b>	<b>Tuition</b>	<b>Fees</b>	<b>Board</b>	<b>Room</b>	<b>Total</b>
2018-19	\$54,346	\$706	\$8,230	\$8,108	\$71,390
2019-20	\$55,976	\$842	\$8,476	\$8,350	\$73,644
2020-21	\$57,654	\$850	\$8,734	\$8,600	\$75,838
2021-22	\$59,384	\$859	\$8,996	\$8,858	\$78,097
2022-23	\$61,106	\$868	\$9,266	\$9,124	\$80,364



## Financial Aid

The College has a commitment to meeting the full, evaluated financial need of its students with scholarship grants, employment earnings, and student loans. Net student income, comprised of tuition and fees, room and board, net of student financial aid, is the largest component of the College's unrestricted operating revenues, totaling \$139.1 million in Fiscal Year 2023. Compared to revenue of \$144.3 million in fiscal year 2022, net student revenue decreased \$5.2 million. This is a result of the College's response to the pandemic. In fiscal year 2021, the College implemented a 3-semester model which de-densified the campus by having two thirds of the student body on campus each semester. As a result, net student revenue as well as related expenses from the Summer 2021 term were recognized in fiscal year 2022.

In fiscal year 2023, the discount rate increased from 50.4% last year to 51.5% this year (calculated as the percentage of total student aid to total tuition and fees). This increase is driven by our Institutional commitment to meeting full financial need and is primarily driven by the tuition, room, and board increases. Tuition rates increased 2.9% in 2023 compared to 3.0% in 2022. Total student financial aid increased by \$0.6 million in fiscal year 2023, increasing from \$96.9 million in fiscal year 2022 to \$97.5 million this year.

## Endowment and Annuity and Life Income Funds

The total General Investment Pool of the College consists of the endowment pool, non-pooled investments, funds held in trust as well as annuity and life income funds. The annuity and life income funds consist of pooled income fund trusts, the Gift Annuity Pool, annuity trusts and unitrusts. The General Investment Pool is a unitized investment pool containing substantially all of the College's endowment assets, which are commingled for investment purposes (the "Endowment"). The College maintains a diversified investment portfolio that includes allocations to traditional asset classes (equities, fixed income, etc.) and alternative asset classes (hedge funds, private equity, real estate, etc.). As of June 30, 2023, the General Investment Pool had a net market value of \$1,199.5 million compared to a net market value of \$1,183.7 million at June 30, 2022. The College's total net return for Fiscal Year 2023 was 5.1% versus a total net return of -4.9% for Fiscal Year 2022.

The table below summarizes the net market value of the College's total endowment, as defined above, for the last five Fiscal Years (in thousands).

<b>Fiscal Year</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Endowment Market Value	\$1,199,537	\$1,183,657	\$1,273,002	\$937,050	\$925,043
Annual Return %	5.1%	-4.9%	42.8%	4.9%	8.0%

In fiscal year 2020, the College elected to establish a sinking fund to generate the necessary funds for future taxable debt retirement. These funds are invested consistently within the General Investment Pool alongside the general endowment but are not endowed funds. The sinking value was \$1.7 million at June 30, 2023 and \$13.1 million at June 30, 2022. The Collage utilized the fund to pay off the principal loan balance of \$14.2 million for the Gateway Complex Project during fiscal year 2023.

Per the Oberlin College Investment Policy Statement, up to 7.5% of the Endowment may be allocated to a single asset manager pursuing an active investment strategy in a liquid vehicle and a maximum of 5.0% of the Endowment may be allocated to a single investment manager or vehicle with limited transparency, liquidity constraints, or a higher expected risk profile (e.g., hedge funds, private equity).

For additional information about the allocation of the College’s Endowment, see Note 2 of the College’s audited financial statements, attached to this report. The College’s Investment Committee oversees the design, structure and prudent professional management of the Endowment in accordance with the Board-approved Investment Policy. The Investment Committee reserves itself the exclusive right to review the Investment Policy and will communicate any material changes to the Board, auditors and legal counsel on a regular basis. The Investment Committee is responsible for regularly reporting on investments to the full Board.

The College’s Chief Investment Officer (“CIO”) assists in establishing investment policy, reviewing, and selecting investment managers, and monitoring and evaluating investment performance. The CIO communicates to the Investment Committee any significant changes in investment management organizations’ personnel and strategies. The CIO is responsible for recommending the allocation of new funds in accordance with the current Investment Policy.

The College made a strategic decision to reduce the endowment draw for operations by 0.1% per year beginning in fiscal year 2017, resulting in an approved payout rate for operations of 4.3% in fiscal year 2023.

### Gifts and Grants

While the varying size of bequests can cause fluctuations in unrestricted giving from year to year, annual fund unrestricted giving has consistently ranged from \$5.6 million to \$16.6 million during the past five fiscal years.

#### Comparative Summary of Gifts Received per Fiscal Year (in thousands)

Fiscal Year	2023	2022	2021	2020	2019
Without Donor Restrictions	\$15,851	\$16,553	\$16,425	\$9,837	\$5,568
With Donor Restrictions	<u>14,912</u>	<u>27,098</u>	<u>13,459</u>	<u>22,402</u>	<u>27,647</u>
Total Gifts Received	\$30,763	\$43,651	\$29,884	\$32,239	\$33,215

## Financial Operations

The following Statements of Financial Position and Statements of Activities show the financial results of operations for the College for the fiscal years 2023, 2022, 2021, 2020 and 2019. This information is derived from the audited financial statements of the College.

Copies of the audited financial statements for fiscal year 2023 are included in this Annual Report. The financial statements are presented on the accrual basis of accounting, focusing on the institution as a whole. These statements also reflect the assets, liabilities, and operating activities of the Apollo Theater Project and Gateway Center, with the elimination of intercompany transactions and balances.

**Oberlin College**  
**Statements of Financial Position**  
**For the years ended June 30, 2023, 2022, 2021, 2020 and 2019**  
**(dollars in thousands)**

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
<b>ASSETS</b>					
<b>Current Assets</b>					
Cash and cash equivalents	\$ 30,952	\$ 60,687	\$ 56,281	\$ 35,161	\$ 22,974
Restricted cash	128,469	45,679		-	-
Accounts receivable, net	1,445	2,082	2,145	5,303	5,006
Pledges	6,542	16,598	2,309	6,636	3,125
Other current assets	2,819	2,023	2,592	2,245	2,162
<b>Total current assets</b>	<u>\$ 170,227</u>	<u>\$ 127,069</u>	<u>\$ 63,327</u>	<u>\$ 49,345</u>	<u>\$ 33,267</u>
<b>Other Assets</b>					
Pledges, net	\$ 11,710	\$ 10,268	\$ 9,151	\$ 9,834	\$ 6,702
Student loans, net	5,457	6,457	7,181	7,953	9,774
Other long-term receivables	-	3,530	7,705	9,781	9,781
Other non-current assets	-	-	-	4,092	4,268
<b>Total other assets</b>	<u>\$ 17,167</u>	<u>\$ 20,255</u>	<u>\$ 24,037</u>	<u>\$ 31,660</u>	<u>\$ 30,525</u>
<b>Long-Term Investments</b>					
Assets restricted to investment					
in land, buildings and equipment	\$ 4,676	\$ 4,947	\$ 4,941	\$ 4,937	\$ 10,831
Endowment funds	1,199,537	1,183,657	1,273,002	937,050	925,043
Sinking fund	1,720	13,148	9,474	5,120	-
Annuity and life income funds	38,085	38,532	48,561	39,327	41,206
Funds held in trust by others	19,140	18,168	22,459	17,884	18,427
<b>Total long-term investments</b>	<u>\$ 1,263,158</u>	<u>\$ 1,258,452</u>	<u>\$ 1,358,437</u>	<u>\$ 1,004,318</u>	<u>\$ 995,507</u>
<b>Property, Plant and Equipment</b>					
Land, buildings and equipment	\$ 831,104	\$ 817,450	\$ 807,294	\$ 788,124	\$ 772,336
Construction in progress	130,315	75,817	14,830	3,186	4,656
Less: accumulated depreciation	<u>(509,828)</u>	<u>(486,272)</u>	<u>(464,373)</u>	<u>(439,133)</u>	<u>(416,078)</u>
<b>Total property, plant and equipment</b>	<u>\$ 451,591</u>	<u>\$ 406,995</u>	<u>\$ 357,751</u>	<u>\$ 352,177</u>	<u>\$ 360,914</u>
<b>TOTAL ASSETS</b>	<u>\$ 1,902,143</u>	<u>\$ 1,812,771</u>	<u>\$ 1,803,552</u>	<u>\$ 1,437,500</u>	<u>\$ 1,420,213</u>

*The Notes to Financial Statements are an integral part of these statements.*

**Oberlin College**  
**Statements of Financial Position**  
**For the years ended June 30, 2023, 2022, 2021, 2020 and 2019**  
**(dollars in thousands)**

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
<b><u>LIABILITIES and NET ASSETS</u></b>					
<b>Current Liabilities</b>					
Accounts payable	\$ 24,540	\$ 16,706	\$ 16,573	\$ 9,557	\$ 11,685
Bonds and loans payable	-	767	901	4,238	3,180
Deposits and agency funds	16,334	14,422	10,786	11,705	6,186
Other current liabilities	3,955	40,499	16,072	4,822	8,986
<b>Total current liabilities</b>	<b>\$ 44,829</b>	<b>\$ 72,394</b>	<b>\$ 44,332</b>	<b>\$ 30,322</b>	<b>\$ 30,037</b>
<b>Other Liabilities</b>					
Accrued postretirement benefit obligation	19,947	22,741	18,339	20,667	21,394
Annuity obligations	13,186	13,546	16,216	14,430	14,875
Federal student loan funds	213	1,104	2,084	3,155	5,202
Loans payable	-	18,801	25,481	29,085	30,013
Other non-current liabilities	8,616	8,735	59,272	63,893	54,022
Bonds payable, net	380,211	260,364	164,502	164,773	172,573
<b>Total liabilities</b>	<b>\$ 467,002</b>	<b>\$ 397,685</b>	<b>\$ 330,226</b>	<b>\$ 326,325</b>	<b>\$ 328,116</b>
<b>Net Assets</b>					
<b>Without donor restrictions -</b>					
Current operations	\$ (34,534)	\$ (15,824)	\$ (39,036)	\$ (42,551)	\$ (44,811)
Non-operating	-	(102)	(15,878)	(21,619)	(12,904)
Legal contingency	-	(36,287)	(31,615)	(31,615)	(31,615)
Designated for specific purposes	9,108	4,932	11,456	8,642	9,057
Plant and facility funds	46,216	54,377	63,572	62,717	60,425
Amortized contributions for long-lived assets	69,689	73,231	77,016	80,477	83,756
Sinking fund	1,720	13,148	9,475	5,120	-
Endowment funds	167,324	168,940	185,757	138,094	155,756
<b>Total without donor restrictions</b>	<b>\$ 259,523</b>	<b>\$ 262,415</b>	<b>\$ 260,747</b>	<b>\$ 199,265</b>	<b>\$ 219,664</b>
<b>With donor restrictions -</b>					
Donor designated for specific purposes	\$ 71,587	\$ 58,056	\$ 45,306	\$ 43,267	\$ 35,168
Annuity and life income funds	15,792	20,514	20,887	16,285	17,302
Student loan funds	7,121	6,998	6,563	6,151	5,710
Unexpended plant and facility funds	22,206	22,514	24,898	23,302	23,339
Funds held in trust by others	19,140	18,168	22,459	17,884	18,427
Endowment funds	1,039,772	1,026,421	1,092,466	805,021	772,487
<b>Total with donor restrictions</b>	<b>\$ 1,175,618</b>	<b>\$ 1,152,671</b>	<b>\$ 1,212,579</b>	<b>\$ 911,910</b>	<b>\$ 872,433</b>
<b>Total net assets</b>	<b>\$ 1,435,141</b>	<b>\$ 1,415,086</b>	<b>\$ 1,473,326</b>	<b>\$ 1,111,175</b>	<b>\$ 1,092,097</b>
<b>TOTAL LIABILITIES and NET ASSETS</b>	<b>\$ 1,902,143</b>	<b>\$ 1,812,771</b>	<b>\$ 1,803,552</b>	<b>\$ 1,437,500</b>	<b>\$ 1,420,213</b>

*The Notes to Financial Statements are an integral part of these statements.*

**Oberlin College**  
**Statements of Activities**  
**For the years ended June 30, 2023, 2022, 2021, 2020 and 2019**  
**(dollars in thousands)**

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
<b>Operating Revenues</b>					
Tuition and fees	\$ 189,216	\$ 192,317	\$ 137,500	\$ 161,894	\$ 156,976
Room and board	47,373	48,943	30,351	31,117	35,170
Student aid	<u>(97,538)</u>	<u>(96,917)</u>	<u>(67,085)</u>	<u>(75,766)</u>	<u>(71,224)</u>
Net student income	139,051	144,343	100,766	117,245	120,922
Auxiliary services, other	4,933	4,950	1,628	4,590	6,393
Government grants and contributions	3,685	8,103	5,014	2,848	1,975
Private gifts and grants	18,151	21,802	16,489	12,778	11,208
Investment earnings and gain	46,788	39,075	58,670	39,373	38,578
Other sources	4,045	4,599	4,110	6,053	5,087
Net assets released from restrictions	<u>4,520</u>	<u>4,624</u>	<u>4,596</u>	<u>4,829</u>	<u>5,386</u>
<b>Total operating revenues</b>	<u>\$ 221,173</u>	<u>\$ 227,496</u>	<u>\$ 191,273</u>	<u>\$ 187,716</u>	<u>\$ 189,549</u>
<b>Operating Expenses</b>					
Instruction and research	\$ 87,878	\$ 74,708	\$ 80,619	\$ 84,615	\$ 87,829
Academic support	20,120	17,853	26,884	23,763	24,874
Student services	24,032	22,323	18,261	16,064	16,715
Institutional support	32,210	33,733	26,480	23,990	24,842
Auxiliary services, student and other	<u>49,004</u>	<u>41,569</u>	<u>29,860</u>	<u>33,142</u>	<u>33,710</u>
<b>Total operating expenses</b>	<u>\$ 213,244</u>	<u>\$ 190,186</u>	<u>\$ 182,104</u>	<u>\$ 181,574</u>	<u>\$ 187,970</u>
<b>Change in net assets from operating activities</b>	<u>\$ 7,929</u>	<u>\$ 37,310</u>	<u>\$ 9,169</u>	<u>\$ 6,142</u>	<u>\$ 1,579</u>
<b>Non-operating Activities</b>					
Investment earnings/(losses)	\$ 30,648	\$ 72,497	\$ 16,362	\$ 24,729	24,611
Unrealized gains/(losses)	(15,782)	(182,734)	333,162	(20,429)	7,744
Contributions, net	314	29,153	3,422	23,286	9,633
Change in annuities	(1,809)	708	(3,781)	(1,562)	(1,673)
Post-retirement benefit obligation adjustment	2,794	(4,402)	3,769	2,093	(412)
Change in fair value of swap contracts	293	1,623	5,741	(8,715)	(4,015)
Gain on new market tax credit	1,439	1,897	-	-	-
Legal Contingency	(307)	-	-	-	(31,615)
Non-recurring bond defeasance charge	-	(4,672)	833	104	-
Redesignated funds and other	(944)	(4,996)	(1,930)	(1,741)	(1,654)
Net assets released from restrictions	<u>(4,520)</u>	<u>(4,624)</u>	<u>(4,596)</u>	<u>(4,829)</u>	<u>(5,386)</u>
<b>Change in net assets from non-operating activities</b>	<u>\$ 12,126</u>	<u>\$ (95,550)</u>	<u>\$ 352,982</u>	<u>\$ 12,936</u>	<u>\$ (2,767)</u>
Change in net assets	<u>20,055</u>	<u>(58,240)</u>	<u>362,151</u>	<u>19,078</u>	<u>(1,188)</u>
Net assets at beginning of year	<u>\$ 1,415,086</u>	<u>\$ 1,473,326</u>	<u>\$ 1,111,175</u>	<u>\$ 1,092,097</u>	<u>1,093,285</u>
<b>Net assets at end of year</b>	<u>\$ 1,435,141</u>	<u>\$ 1,415,086</u>	<u>\$ 1,473,326</u>	<u>\$ 1,111,175</u>	<u>\$ 1,092,097</u>

*The Notes to Financial Statements are an integral part of these statements.*

## Budgeting Process and Current Budgets

The College's operating and capital budgets are reviewed regularly by the administration of the College and the Board. Each Fall a multi-year financial forecast is prepared that includes assumptions about the general economic climate, the College's competitive position, the growth rate for major revenue and expenditure categories, and the financial implications of changes that are anticipated in existing policies or practices. The specific planning assumptions for the following fiscal year represent the basic budget guidelines.

The operating budget is developed in the early Spring each year and presented to the Board for approval at its June meeting. Major capital projects, generally those spanning more than one fiscal year, are approved on a rolling basis. The annual capital budget includes capital maintenance and divisional capital equipment approved by the Board in December.

Projections of operating results are presented at each meeting of the Board. The audited financial report for the prior fiscal year is generally approved at the December Board meeting.

The fiscal year 2023 operating budget ended with a surplus of \$7.7million, largely due to positive variances in net student revenue and philanthropic support offset by negative variances in maintenance costs resulting from weather related events. An extraordinary withdrawal from the endowment is not anticipated.

## Outstanding Debt of the College

The table below includes the current outstanding long-term indebtedness of the College as of December 31, 2023.

	<u>Original</u> <u>Issue</u>	<u>Principal</u> <u>Outstanding</u>	<u>Maturity Date</u>
Series 2017 Bonds	39,765,000	34,630,000	10/1/2047
Series 2019 Bonds	82,065,000	82,065,000	8/1/2049
Series 2021A Bonds	80,625,000	80,625,000	10/1/2051
Series 2021B Bonds	30,350,000	30,350,000	10/1/2051
Series 2023A Bonds	108,820,000	108,820,000	10/1/2053
Series 2023B Bonds	27,570,000	27,570,000	10/1/2038
Total		<u>\$364,060,000</u>	

During Fiscal Year 2023, the College had an unsecured line of credit in the amount of \$30,000,000. There was no outstanding balance under the line of credit on June 30, 2023.

The following table shows the debt service, as of December 30, 2023, on the bonds:

<b>Fiscal Year</b>	<b>Principal</b>	<b>Interest</b>	<b>Total Debt Service</b>
2024	-	13,802,740	13,802,740
2025	-	14,749,667	14,749,667
2026	1,485,000	14,712,542	16,197,542
2027	1,560,000	14,636,417	16,196,417
2028	2,530,000	14,534,167	17,064,167
2029	2,660,000	14,404,417	17,064,417
2030	2,130,000	14,295,017	16,425,017
2031	6,665,000	14,085,492	20,750,492
2032	6,995,000	13,753,836	20,748,836
2033	7,340,000	13,405,304	20,745,304
2034	7,705,000	13,029,179	20,734,179
2035	3,685,000	12,744,429	16,429,429
2036	3,870,000	12,555,554	16,425,554
2037	4,070,000	12,357,054	16,427,054
2038	5,510,000	12,117,554	17,627,554
2039	5,785,000	11,835,179	17,620,179
2040	4,860,000	11,569,054	16,429,054
2041	5,105,000	11,319,929	16,424,929
2042	5,370,000	11,058,054	16,428,054
2043	5,645,000	10,782,679	16,427,679
2044	5,925,000	10,503,529	16,428,529
2045	6,205,000	10,220,879	16,425,879
2046	6,505,000	9,924,579	16,429,579
2047	6,815,000	9,613,904	16,428,904
2048	7,140,000	9,288,254	16,428,254
2049	7,495,000	8,934,229	16,429,229
2050	84,735,000	7,164,719	91,899,719
2051	11,135,000	5,290,290	16,425,290
2052	113,940,000	3,317,867	117,257,867
2053	15,190,000	1,239,000	16,429,000
2054	<u>16,005,000</u>	<u>420,131</u>	<u>16,425,131</u>
<b>Total</b>	<b><u>\$364,060,000</u></b>	<b><u>\$344,224,263</u></b>	<b><u>\$708,284,263</u></b>

For more information on the College's outstanding debt, see Note 5 to the College's audited financial statements attached to this Annual Report.

### **Debt Related Derivatives**

The College debt portfolio no longer includes derivative instruments.

### **Debt Outlook and Future Capital Plans**

In May 2023, the Ohio Higher Educational Facility Commission issued Higher Educational Facility Revenue Bonds on behalf of the College in the original principal amount of \$108.82 million. The funds were utilized to finance the final phases of the College's Sustainable Infrastructure Program (SIP) and the construction of a new student housing facility. The College entered into a lease agreement with the

Commission on the properties financed with proceeds of the bonds. Payments due under the lease agreement represent the principal and interest due on the bonds. The bonds received certification by the Climate Bonds Initiative. The SIP is a multi-year, campus-wide project focused on replacement and upgrade of the century-old heating infrastructure serving the campus. The work enables a large-scale geothermal system, adding cooling to buildings and the implementation of other building improvements.

Subsequent to the fiscal year-end, in July 2023, the Commission issued Higher Educational Facility Revenue Bonds on behalf of the College in the original principal amount of \$27.570 million used for the advance refinancing of the outstanding principal of the Series 2013 Revenue Bonds.

The College is currently seeking \$30,000,000 of a new money debt issuance to fund the construction of the final phase of the SIP. The loan is expected to close in April 2024.

### **Certain Litigation**

The College is involved in litigation and is subject to certain claims that arise in the normal course of operations. Any liabilities required to be recorded under generally accepted accounting principles are reflected within other non-current liabilities on the consolidated statements of financial position. In the opinion of management, the ultimate disposition of such litigation and claims will not have a material adverse effect on the College's operations or financial position.

On November 7, 2017, Gibson Bros., Inc., David Gibson, and Allyn W. Gibson (the "Plaintiffs") filed an eight-count complaint in the Lorain County (Ohio) Court of Common Pleas against the College and the Vice President and its Dean of Students (together, the "College"). The matter is captioned Gibson Bros., Inc., et al. v. Oberlin College, et al., No. 17CV193761 (Lorain Cty. C.P.).

On September 9, 2022, Oberlin paid the Plaintiffs \$36.595 million, which constituted the full amount of the judgement plus interest. Oberlin subsequently filed a Satisfaction of Judgement with the trial court.

The College has overlapping umbrella and excess insurance policies for the matter, and the College is seeking insurance coverage under said policies.

### **Audited Financial Statements for Fiscal Year Ending June 30, 2023**

(Attached)



# OBERLIN COLLEGE FINANCIAL REPORT

YEAR ENDED JUNE 30, 2023



# 2022-2023

## Financial Report

We are pleased to present Oberlin College's Annual Financial Report for the year ended June 30, 2023. This report includes our independent auditor's report, audited consolidated financial statements and related footnotes to the statements.

To provide the users of these financial statements with a better understanding of the College's financial position and operations, we include an overview of the institution's financial condition and operating results for the year. We also look ahead to 2024 and note items of significance that have occurred in the first part of the new fiscal year.

These statements include the consolidation of College Properties of Northern Ohio which includes the Gateway Complex Project. A discussion of this project in greater detail can be found in the related footnotes to our audited consolidated financial statements.

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## Financial Condition

### Total Assets & Total Net Assets

Oberlin's total assets on June 30, 2023, were \$1,902.1 million, an increase of \$89.3 million, or 4.9%, from the previous fiscal year's \$1,812.8 million. Total liabilities as of June 30, 2023, were \$467.0 million, an increase of \$69.3 million from the prior year's \$397.7 million. Total net assets for the College were \$1,435.1 million, compared to \$1,415.1 million as of June 30, 2022, an increase of 1.4%. The following chart reflects the total net assets of Oberlin College on June 30, 2023, and for the previous five fiscal years.

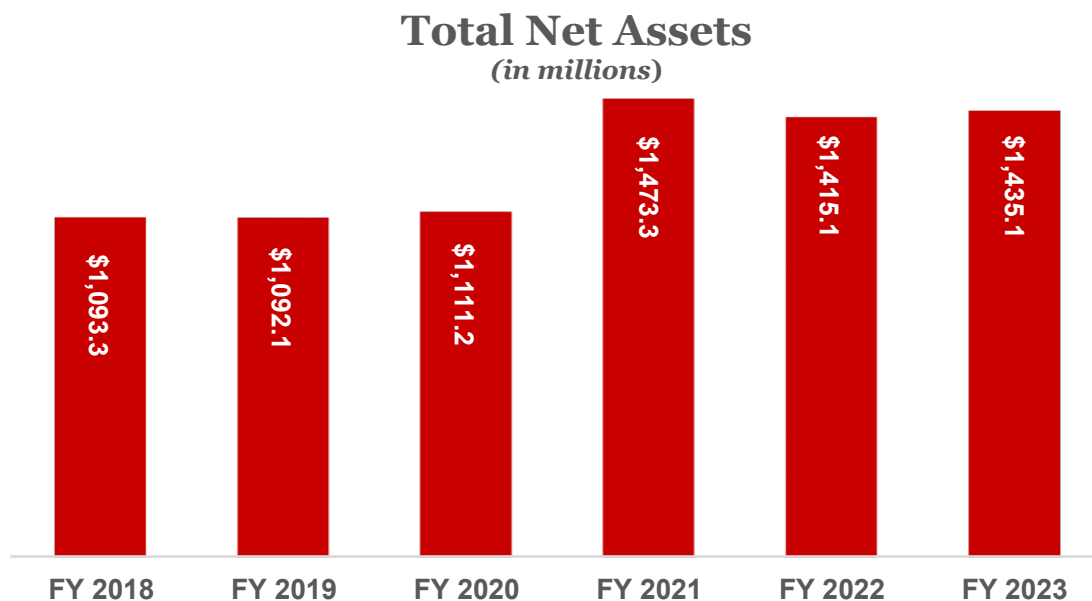


Chart 1: Total Net Assets *(in millions)*

The majority of the College's net assets are within its endowed funds and plant funds. The increases and decreases in the College's total assets, as well as total net assets, are primarily the result of investment returns and the spending of cumulative earnings of the College's endowed funds.

### Endowed Funds

Total pooled endowed funds as of June 30, 2023, were \$1,199.5 million, as compared to \$1,183.7 million the previous year, an increase of \$15.8 million. In comparison, total endowed funds decreased by \$89.3 million in the fiscal year ended June 30, 2022, from \$1,273.0 million on June 30, 2021.

Like most private liberal arts schools, the endowment is the financial cornerstone of the College. Nearly all of Oberlin's 1,700 endowed funds are invested within the General Investment Pool. The College's Pooled Endowment was \$1,199.1 million on June 30, 2023, versus \$1,183.2 million on June 30, 2022, an increase of \$15.9 million. The change in the total value from year to year is the result of changes in the market values of our pooled investments and the many donor-designated and board-designated gifts received from generous alumni and friends during the fiscal year, offset by the distribution of cumulative investment earnings. Such distributions of investment earnings from our endowment provide long-term funding for student financial aid, support faculty compensation and fund academic programs. Distributions totaled \$39.4 million in fiscal year 2023 and \$36.4 million in fiscal year 2022 for restricted and unrestricted operations. Capital and deferred gifts totaled \$8.0 million in fiscal year 2023, of which \$6.9 million were donor-restricted endowed gifts. In fiscal year

2022, capital and deferred gifts totaled \$13.6 million, including \$13.5 million of donor-restricted endowed gifts. In fiscal year 2023, the College's total net investment return for the General Investment Pool was 5.1% as compared to a total net return in fiscal year 2022 of (4.9%).

Over the past 20 years, the pooled endowment has grown from \$576.92 million to \$1,199.1 million. Oberlin College's spending and investment policies have provided substantial levels of financial support for operations. The annual distributions are critical in supporting our academic mission while preserving the endowments purchasing power for future generations.

Oberlin College's endowment has a highly diversified portfolio with allocations to hedge funds, private equity and real assets, which include venture capital, private real estate, private energy and other alternative investments. Our allocations to alternative investments have been higher than many other endowments our size. Historically, our relatively higher allocations have both increased investment returns and decreased volatility.

The following is the College's long-term strategic target and actual endowment portfolio allocation for the year ending June 30, 2023. The College's Investment Office staff adjusts our actual portfolio allocations in response to market conditions as directed by our Board of Trustee's Investment Committee.

Actual investment balances on June 30, 2023, and 2022 are reflected in Footnote 2 to the financial statements. It should be noted that the College's Investment Office often rebalances endowment portfolio allocations at quarter end, which can result in higher than targeted levels of cash and larger investment proceeds receivable balances.

Table 1: Target and Actual Endowment Portfolio Allocation

<b>Asset Allocation</b>	<b>Strategic Target</b>	<b>Actual</b>
<b>Cash and cash Equivalents</b>	<b>5.0%</b>	<b>4.8%</b>
Developed Markets Equity	29.0%	29.2%
Emerging Markets Equity	9.0%	6.0%
<b>Total Equity</b>	<b>38.0%</b>	<b>35.2%</b>
Hedge Funds	20.0%	19.8%
Private Equity	15.0%	12.1%
Venture Capital	17.0%	24.7%
Real Assets	5.0%	3.3%
<b>Total Alternatives</b>	<b>57.0%</b>	<b>60.0%</b>
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

## Liquidity

The Investment Committee has increased liquidity in the endowment in recent years to avoid the risk of being forced to sell securities in highly distressed markets. The following chart depicts the total investment liquidity of the \$1,200.8 million General Investment Pool (GIP), which includes the sinking fund. The GIP has ample monthly and quarterly liquidity to meet projected cash needs for the next three years.

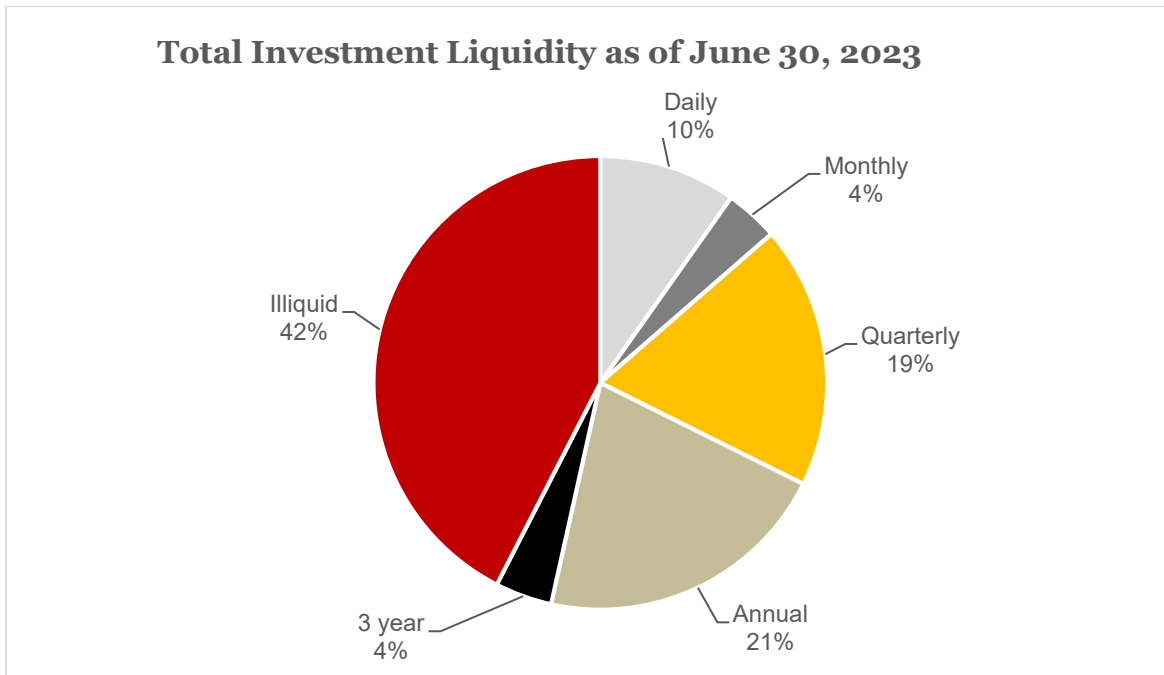


Chart 2: Total General Investment Pool Liquidity as of June 30, 2023

## Plant Funds

The second largest component of the College's total net assets is net assets related to plant facilities totaling \$138.1 million on June 30, 2023, as compared to \$150.1 million on June 30, 2022. Plant related funds are reflected in net assets without donor restrictions and net assets with donor restrictions, including cumulative gifts received over the years in support of investment in plant. Gifts designated by donors were \$2.4 million for the year ended June 30, 2023 as compared to \$0.3 million for the year ended June 30, 2022. Plant related funds consist primarily of the College's property, plant and equipment assets, at cost, net of accumulated depreciation and capital-related debt.

The College capitalized \$13.7 million to its land, buildings and equipment assets in the year ended June 30, 2023. During fiscal year 2023, capital expenditures focused on deferred maintenance projects such as student housing improvements and upgrades, classroom upgrades, and improvements in the Science Center, as well as numerous other building improvements, equipment purchases and library acquisitions. During fiscal year 2023, the College continued work on the multi-phased Sustainable Infrastructure Program (SIP) supporting ongoing efforts toward carbon neutrality. The SIP is a multi-year, campus-wide project focused on upgrading the century-old heating infrastructure serving campus to a hot water system. The work will enable a large-scale geothermal system, add cooling to buildings and implement other building improvements that will increase student and faculty comfort year-round. Phases I and II begun in prior fiscal years are substantially complete and have focused on the distribution systems and building conversions to support the new geothermal system. The College has begun Phase III and will continue to the final Phase IV in calendar year 2024.

## Debt

The College has \$380.2 million of net outstanding bonded debt on June 30, 2023. In May 2023, the College issued \$120 million of OHEFC bonds to finance the final phases of the College's Sustainable Infrastructure Program (SIP) and to fund the construction of a new student housing facility. The bonds issued for the SIP and the student housing construction received certification by the Climate Bonds Initiative, having also received this certification for the College's 2021 bond

issuance financing Phases I and II of the SIP. Oberlin is only the second institution of higher education to receive this designation worldwide. In July 2023, the College issued \$27.5 million of OHEFC bonds to refinance a portion of bonds within the debt portfolio.

Effective and responsible debt portfolio management enables Oberlin to execute major strategic initiatives while preserving working capital. The Oberlin College Board of Trustees' Budget and Finance Committee and finance staff oversee the management of our long-term debt, utilizing both revenue bonds and derivative transactions to optimize our debt portfolio.

Oberlin's prudent debt portfolio management is designed to achieve the following objectives:

- Ensure that an appropriate mix of funding sources is used.
- Limit the overall debt to a level that, when combined with the College's strategic initiatives, will help preserve strong credit ratings over the long term.
- Achieve a low risk-adjusted cost of capital while balancing that effort appropriately with the College's exposure to market shifts.
- Manage working capital, short-term investments and debt service requirements in a coordinated manner to optimize overall funding and investment return strategies.

The College's derivative transactions are described within Footnote 8 to the financial statements. In summary, the College used derivative transactions to limit the debt portfolio's exposure to long-term interest rate fluctuations as well as to lower the College's cost of capital at fixed rates well below historical levels.

During fiscal year 2020, the College elected to establish a sinking fund to generate the necessary funds for future debt retirement. On June 30, 2023, the sinking fund value was \$1.7 million as compared to \$13.1 million at June 30, 2022. The College utilized the fund to pay off the principle loan balance of \$14.2 million for the Gateway Complex Project during fiscal year 2023. See Financial Statement Note 6 for additional details.

## **Operating Results for Fiscal Year 2023**

Oberlin College's Consolidated Statement of Activities presents the results of operations of the College and the net income or loss of its subsidiary. Oberlin experienced an unconsolidated unrestricted surplus of \$8.9 million from college operations before consolidation in fiscal year 2023, as compared to \$24.0 million operating surplus last fiscal year. The College's subsidiary, College Properties of Northern Ohio, Inc., had an accounting loss of \$1.1 million. Depreciation and interest expenses were offset by an operating surplus of \$0.3 million. In summary, the College's consolidated Statement of Activities reflects an unrestricted operating net surplus of \$6.8 million.

## **Results of Unconsolidated Operating Surplus**

As noted above, Oberlin College had an unconsolidated unrestricted operating surplus of \$6.8 million for fiscal year 2023. For the ten-year period ended June 30, 2023, Oberlin has generated a cumulative unconsolidated operating surplus of \$38.1 million, excluding restructuring charges of \$1.9 million and \$8.4 million recorded in 2018 and 2016, respectively. It should also be noted that Oberlin has accomplished these surpluses while fully funding its depreciation each year, using the funded depreciation as a source for capital maintenance, equipment replacement and other capital investments.

## Operating Revenues

Oberlin's consolidated total operating revenues were \$221.2 million for the year ended June 30, 2023, as compared to last year's \$227.5 million. The following chart depicts the various sources of operating revenue for the College and the relative percentages of each source to total operating revenues.

Net student income, comprised of tuition and fees, room and board, net of student financial aid, is the largest component of Oberlin's operating revenues. In 2023, net student income totaled \$139.1 million versus \$144.3 million in the previous year. In fiscal year 2021, in response to the pandemic, the College developed a comprehensive strategy to enable a safe on campus experience. A key element of that strategy was the development of a three-semester academic year calendar. The associated revenue, net of expense from the 2021 summer term was recognized in fiscal year 2022 and accounts for the increase in net student income in that fiscal year. In fiscal year 2023, the first-year class was higher than the prior year's with a total Fall 2022 headcount of 3,082, up from the total Fall 2021 headcount of 2,963. Tuition rates increased 2.9% in 2023 and 2022. Total student financial aid remained steady in fiscal 2023 at \$97.5 million compared to fiscal year 2022 at \$96.9 million.

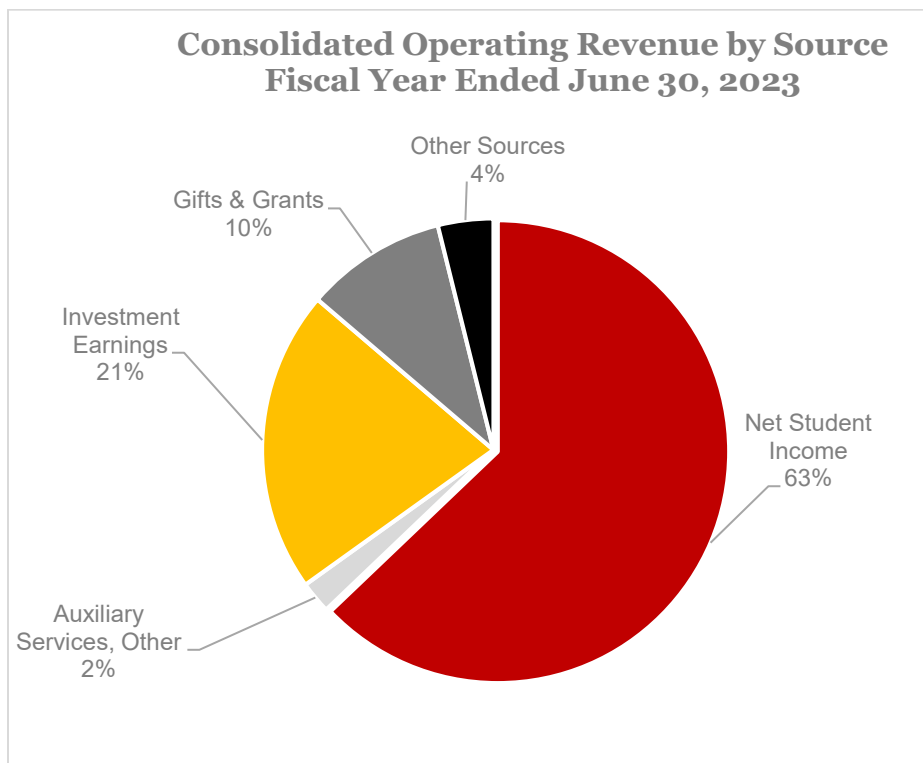


Chart 3: Consolidated Operating Revenue by Source, Fiscal Year Ended June 30, 2023

Earnings from endowment used in support of unrestricted operations are the second largest component of the College's unrestricted operating revenues. In fiscal year 2023, \$15.2 million of unrestricted operating support was provided in accordance with the College's endowment spending policy. This level of support compares to \$13.9 million in fiscal year 2022. Oberlin's endowment spending policy strives to increase the real value of the endowment, provide a dependable stream of support to the College's annual operating budget, and achieve earnings at a sustainable rate over the long-term while seeking to provide predictability and stability of endowment spending essential for long-range planning.

## Endowment Payout Distribution by Category Fiscal Year Ended June 30, 2023

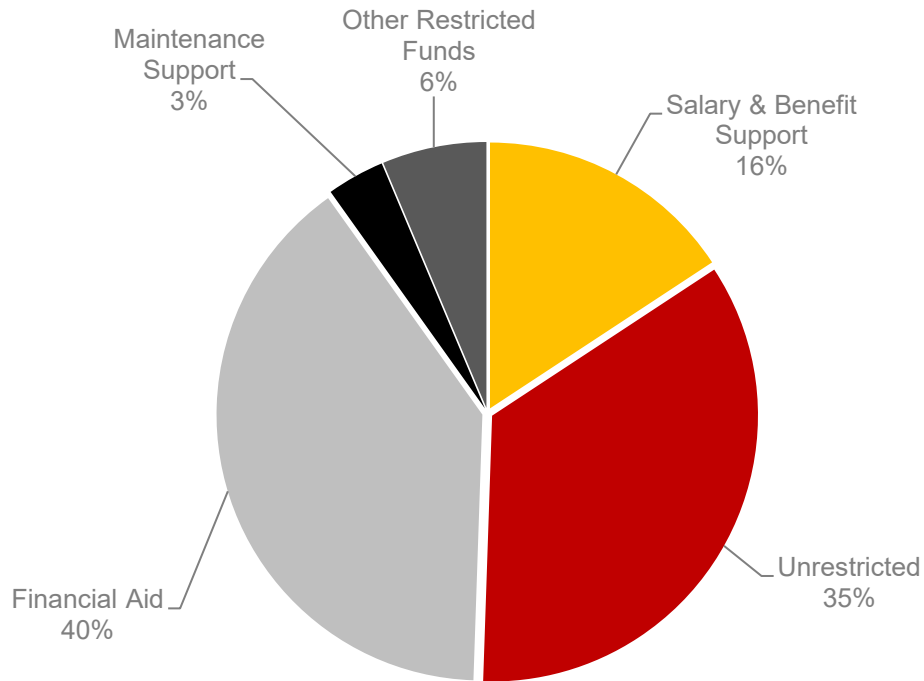


Chart 4: Endowment Payout Distribution by Category, Fiscal Year Ended June 30, 2023

The total fiscal year 2023 operating distribution of \$43.8 million equates to a spending rate of 3.7% of the 36-month weighted average of our general investment pool or 4.1% of the market value as of June 30, 2022. This compares to \$36.3 million distributed in fiscal year 2022, which equated to a spending rate of 3.4% of the 36-month weighted average, and 2.8% of the beginning market value of our general investment pool. Footnotes 1 and 2 to our financial statements further discuss the College's endowment investment and endowment spending policies.

Oberlin's third largest component of unrestricted operating revenues is support from unrestricted Private Gifts and Grants. The timing of the receipt of gifts, especially bequests, is unpredictable, and the varying size of such contributions can cause fluctuations in giving from year to year, as depicted in this chart (dollars in thousands).

	<b><u>2019</u></b>	<b><u>2020</u></b>	<b><u>2021</u></b>	<b><u>2022</u></b>	<b><u>2023</u></b>
Undesignated Bequests	\$1,273	\$2,995	\$7,190	\$11,687	\$14,245
Unrestricted Giving	<u>3,528</u>	<u>3,480</u>	<u>3,679</u>	<u>4,450</u>	<u>3,906</u>
<b>Total</b>	<b>\$4,801</b>	<b>\$6,475</b>	<b>\$10,869</b>	<b>\$16,137</b>	<b>\$18,151</b>

Table 2: Undesignated Bequests and Unrestricted Giving (*in thousands*)



## Operating Expenses

Oberlin's consolidated operating expenses totaled \$213.2 million for the year ended June 30, 2023; an increase of \$23.1 million from the prior year's operating expenses of \$190.2 million, or 12.1%.

While the audited financial statements present operating expenses by function as required by the current accounting and reporting standards, the following chart reflects the fiscal year 2023 operating expenses by natural classification to enable greater analysis of expenses and spending trends.

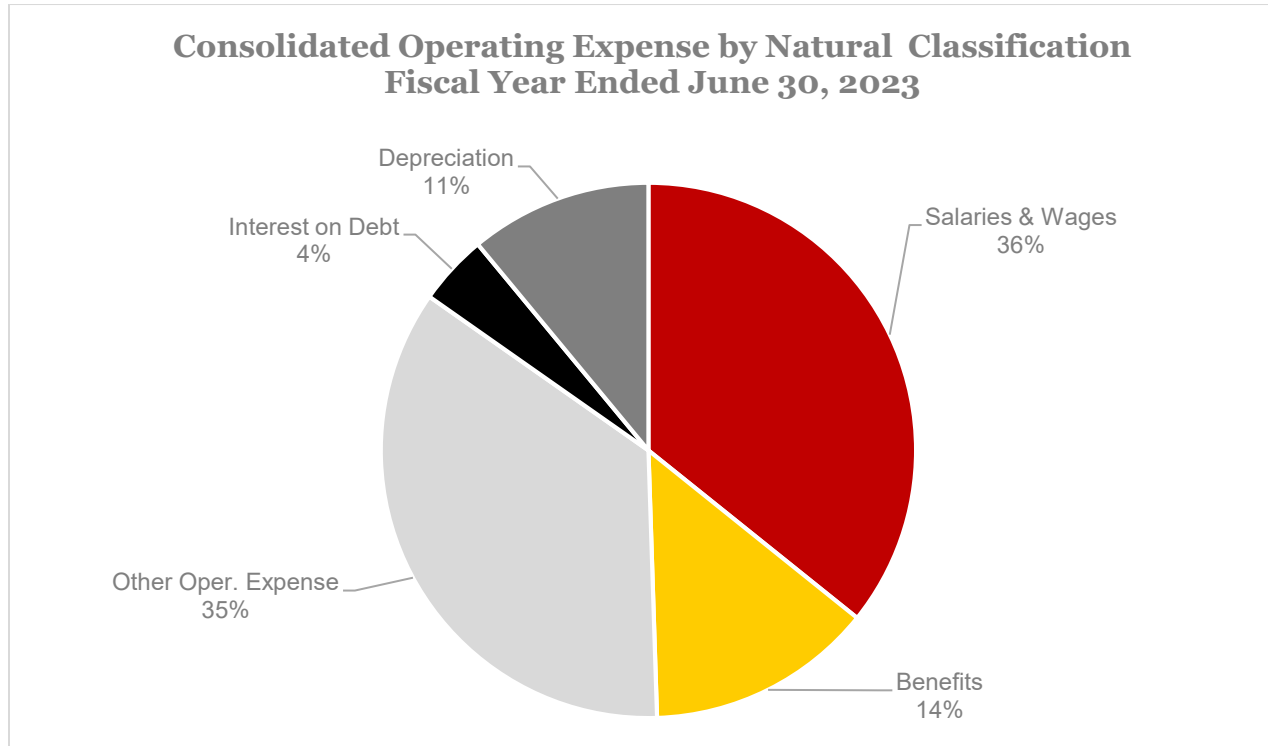


Chart 5: Consolidated Operating Expense by Natural Classification, Fiscal Year Ended June 30, 2023

Salaries and wages are by far our largest component of operating expense, totaling approximately \$76.3 million in fiscal year 2023. This represents an increase from the fiscal year 2022 total of \$70.7 million. The increase of \$5.6 million in salaries and wages from the prior year reflects an investment in employee wages and benefits during fiscal year 2023.

Other operating expense, which includes utilities expense and food costs among others, is our second largest spending component, totaling approximately \$75.2 million in fiscal year 2023. This represents an increase of 10% from the fiscal year 2022 total of \$68.3 million primarily due to reestablishing services previously reduced such as travel, supplies and other operating costs avoided during fiscal year 2022 when the campus operations were disrupted by the pandemic.

Employee benefits expense is our third largest component of operating expense. This expense classification, which includes expenses associated with the College's 403(b) employee defined contribution plan and the College's health plans for active employees and retirees, in addition to other employee benefit expenses, totaled \$29.3 million in fiscal year 2023, compared with \$20.5 million in fiscal year 2022. During fiscal year 2023, the College provided additional support to employees via enhanced and accelerated employer contributions to employee health savings accounts.

# Looking Ahead from Fiscal Year 2023

## Enrollment

First-year enrollment statistics reflected in the chart below present another strong class with solid academic indicators and the addition of impressive talent to the Conservatory.

Table 3: First- Year Enrollment Statistics for the College of Arts & Sciences

COLLEGE OF ARTS AND SCIENCES									
Fall Year	Applications	Admitted		Enrolled		Double Degree	Average SAT Score		
		No.	% of Applications	No.	% of Admitted		Verbal	Math	Writing
2014	6,038	2,094	35%	713	34%	34	690	671	683
2015	6,589	1,982	30%	690	35%	37	694	669	686
2016	7,257	2,093	29%	658	31%	35	688	676	678
2017	6,366	2,344	37%	644	27%	36	687	682	
2018	6,269	2,473	39%	713	29%	46	693	690	
2019	6,265	2,518	40%	697	28%	47	695	695	
2020	7,919	2,999	38%	579	19%	33	695	678	
2021	9,243	3,377	37%	777	23%	52			
2022	10,340	3,609	35%	822	22%	38			
2023	10,251	3,375	33%	707	21%	53			

Table 4: First- Year Enrollment Statistics for the Conservatory of Music

CONSERVATORY OF MUSIC									
Fall Year	Applications	Admitted		Enrolled		Double Degree	Average SAT Score		
		No.	% of Applications	No.	% of Admitted		Verbal	Math	Writing
2014	1,189	377	32%	118	31%	34	650	630	642
2015	1,195	359	30%	125	35%	37	652	626	639
2016	1,261	399	32%	139	35%	35	639	622	632
2017	1,396	388	28%	120	31%	36	667	642	
2018	1,256	412	33%	138	33%	46	679	657	
2019	1,444	420	29%	148	35%	47	658	637	
2020	1,386	417	30%	134	32%	33	663	644	
2021	1,353	413	31%	139	34%	52			
2022	1,175	390	33%	99	25%	38			
2023	1,240	430	35%	135	31%	53			

\* Oberlin College became test optional during the pandemic for a 3-year period. After three years, the College will determine whether or not to continue with the test optional policy.

Applications for the Fall 2023 incoming class increased again as compared to prior years. In addition, retention for our returning students exceeded expectations and prior year levels.

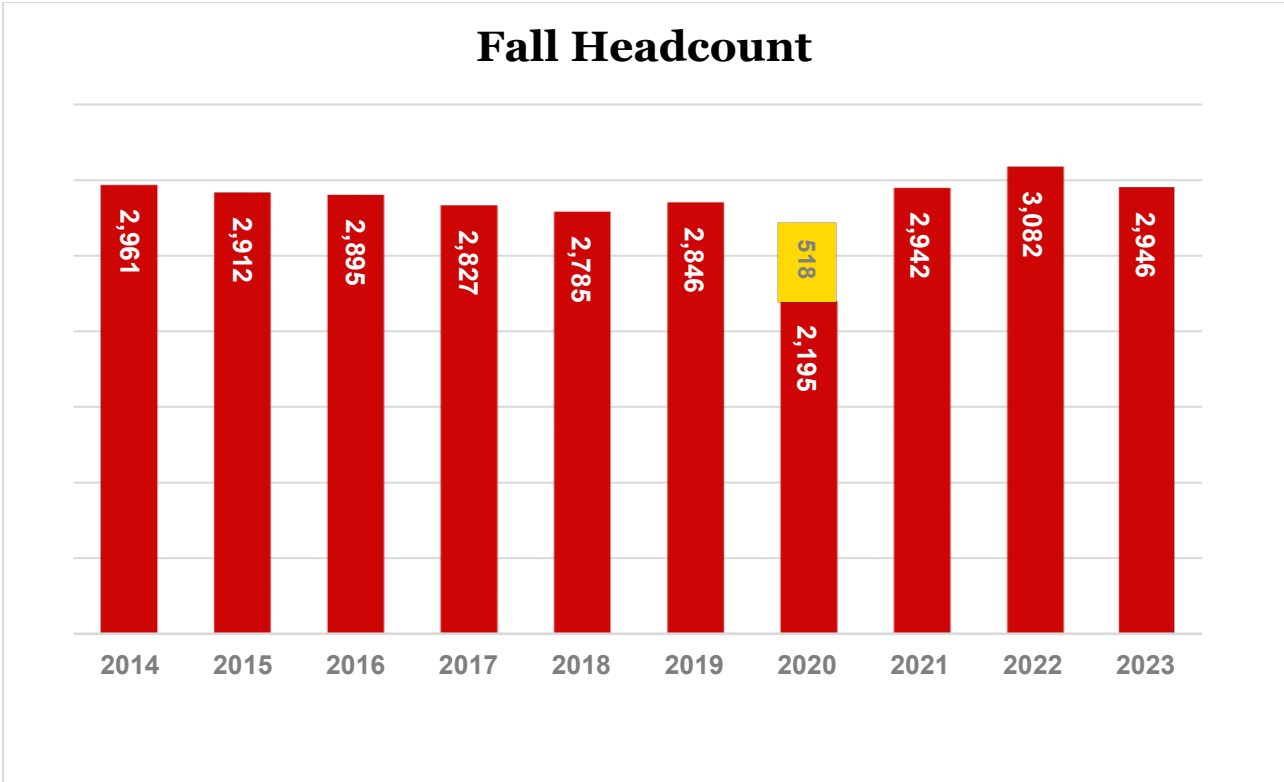


Chart 6: Fall 2023 Total Student Headcount

### Bond Agency Ratings

Oberlin College has long maintained strong ratings with Standard & Poor’s (S&P) and Moody’s, allowing Oberlin to issue bonds and refinance debt at optimal interest rates (see Footnote 6). These ratings reflect our ongoing efforts to manage the College’s finances in a challenging higher education market sector. In October 2023, S&P affirmed our AA- rating and changed the outlook to stable from negative. In July 2022, Moody’s affirmed Oberlin’s Aa3 rating and changed the outlook to negative from stable.

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## Independent Auditor's Report

Board of Trustees  
Oberlin College

### Opinion

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

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

### Basis for Opinion

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

### Responsibilities of Management for the Financial Statements

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

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

### Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

*RSM US LLP*

Cleveland, Ohio  
November 29, 2023

Oberlin College

**Consolidated Statements of Financial Position**  
**June 30, 2023 and 2022**  
(Dollars in Thousands)

	2023	2022
<b>Assets</b>		
Current assets:		
Cash and cash equivalents	\$ 30,952	\$ 60,687
Restricted cash	128,469	45,679
Accounts receivable, net	1,445	2,082
Pledges receivable	6,542	16,598
Other current assets	2,819	2,023
<b>Total current assets</b>	<b>170,227</b>	<b>127,069</b>
Other assets:		
Pledges receivable, net	11,710	10,268
Student loans, net	5,457	6,457
Other long-term receivables	-	3,530
<b>Total other assets</b>	<b>17,167</b>	<b>20,255</b>
Long-term investments:		
Assets restricted to investment in land, buildings and equipment	4,676	4,947
Endowment funds	1,199,537	1,183,657
Sinking fund	1,720	13,148
Annuity and life income funds	38,085	38,532
Funds held in trust by others	19,140	18,168
<b>Total long-term investments</b>	<b>1,263,158</b>	<b>1,258,452</b>
Property, plant and equipment:		
Land, buildings and equipment	831,104	817,450
Construction in progress	130,315	75,817
Less: accumulated depreciation	(509,828)	(486,272)
<b>Total property, plant and equipment</b>	<b>451,591</b>	<b>406,995</b>
<b>Total assets</b>	<b>\$ 1,902,143</b>	<b>\$ 1,812,771</b>

See notes to consolidated financial statements.

**Oberlin College**

**Consolidated Statements of Financial Position**

**June 30, 2023 and 2022**

**(Dollars in Thousands)**

	2023	2022
<b>Liabilities and Net Assets</b>		
Current liabilities:		
Accounts payable	\$ 24,540	\$ 16,706
Loans payable	-	767
Deposits and agency funds	16,334	14,422
Other current liabilities	3,955	40,499
<b>Total current liabilities</b>	<b>44,829</b>	<b>72,394</b>
Other liabilities:		
Accrued postretirement benefit obligation	19,947	22,741
Annuity obligations	13,186	13,546
Federal student loan funds	213	1,104
Loans payable	-	18,801
Other non-current liabilities	8,616	8,735
Bonds payable, net	380,211	260,364
<b>Total liabilities</b>	<b>467,002</b>	<b>397,685</b>
<b>Net Assets</b>		
Without donor restrictions:		
Current operations	(34,534)	(15,824)
Non-operating	-	(102)
Legal contingency	-	(36,287)
Designated for specific purposes	9,108	4,932
Plant and facility funds	46,216	54,377
Amortized contributions for long-lived assets	69,689	73,231
Sinking fund	1,720	13,148
Board designated endowment funds	167,324	168,940
<b>Total without donor restrictions</b>	<b>259,523</b>	<b>262,415</b>
With donor restrictions:		
Donor designated for specific purposes	71,587	58,056
Annuity and life income funds	15,792	20,514
Student loan funds	7,121	6,998
Unexpended plant and facility funds	22,206	22,514
Funds held in trust by others	19,140	18,168
Endowment funds	1,039,772	1,026,421
<b>Total with donor restrictions</b>	<b>1,175,618</b>	<b>1,152,671</b>
<b>Total net assets</b>	<b>1,435,141</b>	<b>1,415,086</b>
<b>Total liabilities and net assets</b>	<b>\$ 1,902,143</b>	<b>\$ 1,812,771</b>

See notes to consolidated financial statements.



**Oberlin College**

**Consolidated Statement of Activities**  
**Year Ended June 30, 2023**  
**(Dollars in Thousands)**

	Without Donor Restrictions	With Donor Restrictions	Total
Operating revenues:			
Student income (net of student aid totaling \$97,538)	\$ 139,051	\$ -	\$ 139,051
Auxiliary services, other	4,933	-	4,933
Government grants and contributions	-	3,685	3,685
Private gifts and grants	13,869	4,282	18,151
Investment earnings	7,373	39,415	46,788
Other sources	4,741	(696)	4,045
Net assets released from restrictions	50,075	(45,555)	4,520
<b>Total operating revenues</b>	<b>220,042</b>	<b>1,131</b>	<b>221,173</b>
Operating expenses:			
Instruction and research	87,878	-	87,878
Academic support	20,120	-	20,120
Student services	24,032	-	24,032
Institutional support	32,210	-	32,210
Auxiliary services, student and other	49,004	-	49,004
<b>Total operating expenses</b>	<b>213,244</b>	<b>-</b>	<b>213,244</b>
<b>Change in net assets from operating activities</b>	<b>6,798</b>	<b>1,131</b>	<b>7,929</b>
Non-operating activities:			
Investment earnings, net	7,882	22,766	30,648
Unrealized losses	(4,040)	(11,742)	(15,782)
Contributions, net	1,982	(1,668)	314
Change in annuities	(1,510)	(299)	(1,809)
Post-retirement benefit obligation adjustment	2,794	-	2,794
Change in fair value of swap contracts	293	-	293
Gain on new market tax credit	1,439	-	1,439
Legal contingency	(307)	-	(307)
Redesignated funds and other	(14,636)	13,692	(944)
Net assets released from restrictions	(3,587)	(933)	(4,520)
<b>Change in net assets from non-operating activities</b>	<b>(9,690)</b>	<b>21,816</b>	<b>12,126</b>
<b>Change in net assets</b>	<b>(2,892)</b>	<b>22,947</b>	<b>20,055</b>
Net assets at beginning of year	262,415	1,152,671	1,415,086
Net assets at end of year	<b>\$ 259,523</b>	<b>\$ 1,175,618</b>	<b>\$ 1,435,141</b>

See notes to consolidated financial statements.

**Oberlin College**

**Consolidated Statement of Activities**  
**Year Ended June 30, 2022**  
**(Dollars in Thousands)**

	Without Donor Restrictions	With Donor Restrictions	Total
Operating revenues:			
Student income (net of student aid totaling \$96,917)	\$ 144,343	\$ -	\$ 144,343
Auxiliary services, other	4,950	-	4,950
Government grants and contributions	-	8,103	8,103
Private gifts and grants	16,137	5,665	21,802
Investment earnings	6,341	32,734	39,075
Other sources	1,275	3,324	4,599
Net assets released from restrictions	47,507	(42,883)	4,624
<b>Total operating revenues</b>	<b>220,553</b>	<b>6,943</b>	<b>227,496</b>
Operating expenses:			
Instruction and research	74,708	-	74,708
Academic support	17,853	-	17,853
Student services	22,323	-	22,323
Institutional support	33,733	-	33,733
Auxiliary services, student and other	41,569	-	41,569
<b>Total operating expenses</b>	<b>190,186</b>	<b>-</b>	<b>190,186</b>
<b>Change in net assets from operating activities</b>	<b>30,367</b>	<b>6,943</b>	<b>37,310</b>
Non-operating activities:			
Investment earnings, net	13,160	59,337	72,497
Unrealized losses	(28,540)	(154,194)	(182,734)
Contributions, net	416	28,737	29,153
Change in annuities	456	252	708
Post-retirement benefit obligation adjustment	(4,402)	-	(4,402)
Change in fair value of swap contracts	1,623	-	1,623
Gain on new market tax credit	1,897	-	1,897
Legal contingency	(4,672)	-	(4,672)
Redesignated funds and other	(4,852)	(144)	(4,996)
Net assets released from restrictions	(3,785)	(839)	(4,624)
<b>Change in net assets from non-operating activities</b>	<b>(28,699)</b>	<b>(66,851)</b>	<b>(95,550)</b>
<b>Change in net assets</b>	<b>1,668</b>	<b>(59,908)</b>	<b>(58,240)</b>
Net assets at beginning of year	260,747	1,212,579	1,473,326
Net assets at end of year	<b>\$ 262,415</b>	<b>\$ 1,152,671</b>	<b>\$ 1,415,086</b>

See notes to consolidated financial statements.

## Oberlin College

### Consolidated Statements of Cash Flows Years Ended June 30, 2023 and 2022 (Dollars in Thousands)

	2023	2022
Cash flows from operating activities:		
Change in net assets	\$ 20,055	\$ (58,240)
Adjustments to reconcile change in net assets to net cash used in operating activities:		
Depreciation	23,464	21,899
Change in fair market value of interest rate swap arrangements	(293)	(1,623)
Net amortization of deferred financing costs	118	76
Gain on new market tax credit	(1,439)	(1,897)
Contributions restricted for long-term investments	(8,927)	(13,746)
Earnings restricted for long-term investment	(390)	(366)
Net realized and unrealized (gains) losses on long-term investments	(58,562)	75,852
Changes in assets and liabilities:		
Accounts receivable	637	63
Pledges receivable	8,614	(15,406)
Other current and non-current assets	(796)	569
Accounts payable, accrued expenses and other liabilities	(36,074)	(27,386)
Deposits and agency funds	1,912	3,636
Accrued postretirement benefit obligation	(2,794)	4,402
Net adjustment of annuity obligations	(360)	(2,670)
<b>Net cash used in operating activities</b>	<b>(54,835)</b>	<b>(14,837)</b>
Cash flows from investing activities:		
Purchases of plant and equipment	(61,400)	(69,090)
Net proceeds from student loans collected	1,000	724
Increase in other long-term receivables	(242)	(23)
Purchases of investments	(370,174)	(834,419)
Proceeds from sales and maturities of investments	424,030	858,552
<b>Net cash used in investing activities</b>	<b>(6,786)</b>	<b>(44,256)</b>
Cash flows from financing activities:		
Proceeds from contributions for:		
Investment in endowment	6,824	13,271
Investment in long-lived assets	1,311	321
Investment in life income agreements	792	154
Earnings restricted for long-term investment	390	366
Payments on bonds and loans payable	(3,461)	(15,909)
Proceeds from issuance of long-term debt	108,820	110,975
<b>Net cash provided by financing activities</b>	<b>114,676</b>	<b>109,178</b>
<b>Net increase in cash, cash equivalents and restricted cash</b>	<b>53,055</b>	<b>50,085</b>
Cash, cash equivalents and restricted cash:		
Beginning	106,366	56,281
Ending	\$ 159,421	\$ 106,366
Supplemental disclosure of noncash transactions:		
Plant and equipment included in accounts payable	\$ 16,414	\$ 9,767

See notes to consolidated financial statements.

## Oberlin College

### Notes to Consolidated Financial Statements (Dollars in Thousands)

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#### Note 1. Organization and Summary of Significant Accounting Policies

**General:** Oberlin College is an independent, coeducational institution consisting of two major divisions. The College of Arts and Sciences offers a balanced curriculum in the humanities, social sciences and natural sciences. The Conservatory of Music offers pre-professional training in music performance, composition, education, technology, theory and history.

**Basis of presentation and accounting:** The consolidated financial statements are prepared in accordance with Generally Accepted Accounting Principles in the United States and accordingly they are presented on the accrual basis of accounting, focusing on the institution as a whole. These statements also reflect the assets, liabilities and operating activities of the College's wholly-owned subsidiary, College Properties of Northern Ohio, Inc. (Gateway Complex Project), with the elimination of inter-company transactions and balances. Net assets, revenues, expenses, gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets and changes in net assets are classified as follows:

Net assets without donor restrictions are net assets that are free of donor imposed restrictions as well as net assets designated by the governing board.

Net assets with donor restrictions include net assets from gifts subject to donor-imposed stipulations and cumulative earnings and gains, both realized and unrealized, that may or will be met by Board appropriation, the College satisfying the purpose restriction and/or the passage of time. These net assets are used to support general instruction, scholarships, professorships, research, library operations and capital acquisitions. Also included in net assets with donor restrictions are net assets subject to donor-imposed restrictions that the corpus be maintained permanently by the College. In general, the donors of these assets permit the use of all or part of the cumulative earnings and gain, both realized and unrealized, on related investments for general or specific purposes. These net assets consist primarily of amounts whose income supports general instruction, scholarships, professorships and library funds.

Revenues are reported as increases in net assets without donor restrictions unless use of the related assets is limited by donor-imposed restrictions. Expenses are reported as decreases in net assets without donor restrictions. Gains and losses on investments and other assets or liabilities are reported as increases or decreases in net assets without donor restriction unless their use is restricted by explicit donor restriction or by law. Expirations of restrictions on net assets (i.e., the donor-restricted purpose has been fulfilled and/or the stipulated time period has elapsed) are reported as reclassifications between the applicable classes of net assets. Investment return is distributed for operations on a unit share basis as authorized by the Board of Trustees, and is reflected in investment earnings and gains and net assets released from restrictions in the consolidated statements of activities.

**Notes to Consolidated Financial Statements**  
**(Dollars in Thousands)**

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**Note 1. Organization and Summary of Significant Accounting Policies (Continued)**

Contributions, including unconditional promises to give, are recognized as revenues in the period received. Conditional promises to give are not recognized until they become unconditional, that is when the conditions on which they depend are substantially met. Contributions of assets other than cash are recorded at their estimated fair market value. Contributions to be received after one year are stated at their net present value using an annual discount rate commensurate with the risks involved (7.0% for those promises established prior to June 30, 2014 and 5.0% post July 1, 2014). Amortization of the discount is recorded as additional contribution revenue in accordance with donor-imposed restrictions, if any, on the contributions. An allowance for uncollectable contributions receivable is provided based upon management's judgment, considering such factors as prior collection history, type of contribution and nature of fund-raising activity. Based on prior history, no allowance is recorded at June 30, 2023 and 2022.

Income and realized net gains or losses on long-term investments are reported as increases or decreases, respectively, in net assets with donor restrictions if the terms of the gift require that they be added or subtracted from the principal of a permanent endowment fund or as funds held in trust by others; or, if the terms of the gift or state law impose restrictions on the use of the income. In all other cases, they are reported as increases or decreases in net assets with donor restrictions until the earnings have been appropriated for expenditure and any related purpose restriction is met.

**Accounts receivable, net:** The College uses the allowance method for accounts receivable. Management estimates the allowance and reserve based upon its assessment of historical collections and outstanding receivables. The allowance for doubtful accounts at June 30, 2023 and 2022 was \$2,265 and \$2,150, respectively. The accounts receivable, net balance at June 30, 2021 was \$2,145.

**Long-term investments:** The College classifies its investments into the following categories:

**Cash and cash equivalents:** The College invests in cash and cash equivalents, short-term investments and other securities with quoted prices in active markets. Typical liquidity for these investments is daily.

**Collateral cash:** Cash overlay pools are used to provide the margin necessary to support the futures contracts. The size of the margin pool varies depending on the notional value of the future contracts. Futures contracts are used in the fixed income and equity categories to maintain investment policy allocation and/or gain investment exposure to specific markets. Typical liquidity for these investments is daily.

**Fixed income:** Fixed income investments include investments in government securities and corporate bonds via separate accounts, limited partnerships, commingled vehicles, and futures contracts. Typical liquidity for these investments is daily and monthly.

**Funds held in trust by others:** These investments represent resources neither in the possession nor under the control of the College, but rather held and administered by outside trustees, with the College paid income or a residual interest from the assets of such funds. The fair value of these funds is based on the College's proportionate interest in the fair market value of the trusts as determined by the trustee.

**Gift annuities and trusts and investments restricted for plant facilities:** These investments consist of annuity and life income funds and assets restricted to investment in land, buildings and equipment. The College invests in equities and fixed income securities with quoted prices in active markets.

**Notes to Consolidated Financial Statements  
(Dollars in Thousands)**

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**Note 1. Organization and Summary of Significant Accounting Policies (Continued)**

**Developed Markets Equity and Emerging Markets Equity:** The College invests in public equity securities in various geographical areas including U.S. as well as developed and emerging markets. Public equity securities are owned either directly by the College or indirectly through investments in limited partnerships, limited liability companies, commingled vehicles and futures contracts. Fund liquidity is daily, monthly, quarterly, annually, and greater than one year, with approximately 50% of the net asset value being accessible within one quarter or less.

**Absolute Return:** Absolute Return funds seek to generate high long-term real returns and reduce volatility by exploiting market inefficiencies. Returns are achieved using various strategies including market neutral, long/short equity, credit, event driven, commodities, multi-strategy, and global macro strategies. Liquidity for these investments is quarterly, annually, or greater than one year, with approximately 49% of the net asset value being accessible within one quarter.

**Private Equity and Venture Capital:** These investments include buyouts, distressed debt, growth equity, private credit and venture capital limited partnerships. The College diversifies these investments by geography, sectors and stage. These investments are generally illiquid. Private credit limited partnerships are expected to generate and distribute interest cash flows throughout the vehicle's life, while other types of funds will make distributions as the underlying portfolio companies are sold in the market. On average the underlying investments in the limited partnership funds would be fully liquidated over the next four to 12 years.

**Real assets:** Real assets include commodities, energy, natural resource equities, real estate, Treasury Inflation-Protected Securities (TIPS) and Real Estate Investment Trusts (REITs). Real asset investments are made both via liquid public markets (commodities, natural resource equities, REITs and TIPS) and via illiquid private equity structured funds (private real estate and private energy). The private real estate and private energy funds are not redeemable. As these funds age in duration, distributions are received as the underlying portfolio companies are sold in the market. The underlying companies within the private funds would be fully liquidated over the next eight to 12 years.

**Capital commitments and endowment liquidity:** Investment funds in the private equity and real assets classes are typically organized as limited partnerships. A unique characteristic of these funds is that the investment manager requests (or 'calls') capital commitments from the investors as investment opportunities arise and distributes capital as investments are liquidated. Capital calls are typically made by the investment manager during years 1-5 of a fund's life while the majority of capital distributions do not occur until years 8-10 of a fund's life.

Due to the nature of alternative investments and the use of some limited partnerships and commingled vehicles in traditional asset classes (public equities and fixed income), the College contractually agrees to liquidity restrictions. The College, in response to this risk, closely monitors the liquidity of the portfolio. As of June 30, 2023, the following liquidity characteristics applied to the College's pooled endowment and board-designated endowment funds:

Liquid within	% of Endowment
1 year	54%
3 years	4%
Illiquid	42%

## Oberlin College

### Notes to Consolidated Financial Statements (Dollars in Thousands)

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

Illiquid investments represent those invested in real assets and private equity limited partnerships. There is a very limited secondary market for these interests and selling them would require considerable time. The College is not actively trying to sell any of its illiquid investments at this time.

**Property, plant and equipment:** Property, plant and equipment are stated at cost less accumulated depreciation.

**Depreciation:** Depreciation of the property, plant and equipment owned by the College and its subsidiaries has been computed using the mid-year convention and depreciated straight-line under the following depreciation guidelines:

Buildings and additions	40 years
Building improvements and renovations	20 years
Library books and materials	15 years
Furniture and equipment	10 years

Using these guidelines, depreciation expense for years ended June 30, 2023 and 2022 was:

	2023	2022
Educational and general properties	\$ 13,712	\$ 13,626
Library books and materials	2,394	2,419
Auxiliary properties	7,358	5,854
	<u>\$ 23,464</u>	<u>\$ 21,899</u>

**Release of restrictions on net assets for acquisition of land, building and equipment:** Capital gifts to acquire or construct a long-lived asset are recorded as a donor restricted gift until the related asset is placed in service, at which time, the capital gift is released from net assets with donor restrictions to net assets without donor restrictions and subsequently amortized into operations over the estimated useful life of the acquired or constructed asset. This amortization, which amounted to \$4,522 in fiscal year 2023 and \$4,624 in fiscal year 2022, is recorded as a transfer between the non-operating and operating sections of the change in net assets without donor restrictions on the consolidated statement of activities.

**Collections and works of art:** The College has elected not to capitalize contributed collections. All works of art and collections are held for public exhibition, education or research; are protected, kept unencumbered, cared for, and preserved; and are subject to policies governing their use. Recognizing works of art as an asset of the institution would result in a material increase in property, plant and equipment and a corresponding increase in net assets in the consolidated statements of financial position.

**Bequests:** The College follows the policy of designating bequests without donor restrictions as additions to board-designated funds or plant and facility funds.

**Split interest agreements:** The College is party to various split interest agreements, including perpetual trusts held by third parties, irrevocable charitable remainder trusts, charitable gift annuities, and pooled life income funds. Assets are invested by the College or by third-party trustees. Payments are made to donors and/or other beneficiaries in accordance with the respective agreements. Contribution revenues for split-interest agreements are recognized at the date the respective agreements are established.

## Oberlin College

### Notes to Consolidated Financial Statements (Dollars in Thousands)

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

Revenues are recorded at fair value, net of the present value of the estimated future payments to be made to donors and/or other beneficiaries. The present value of payments to beneficiaries under split-interest agreements has been calculated using an annual discount rate of 7.0% for those agreements entered into prior to June 30, 2014 and 5.0% post July 1, 2014.

**Revenue recognition:** The College recognizes revenue from exchange transactions in accordance with Financial Accounting Standards Board (FASB) Accounting Standards Update (ASU) 2014-09, *Revenue from Contracts with Customers (Topic 606)*.

Revenue from student tuition and fees and room and board primarily relates to undergraduate and graduate programs offered at the College and is recognized ratably over each academic term. Tuition and fees collected that are applicable to a future academic term are reported as other current liabilities. Payment for each semester's tuition and fees must be made prior to enrollment, unless other payment arrangements are made. The College does, in certain instances, provide financing to students that allow for payments in excess of one year; however, the financing component is not deemed to be significant.

Student aid represents tuition reductions awarded to students to reduce the overall cost for tuition and fees. Scholarships are given to students in the course of providing educational services and the amounts, as well as the individual recipients, are determined by the College. Scholarships are reported as a reduction to tuition revenues, as the College does not receive any goods or services in exchange for the discount.

Revenue from auxiliary enterprises is recognized when goods or services are provided.

The College utilized the portfolio approach to apply Topic 606 to tuition and fees revenue and auxiliary enterprise revenue. The College has elected the practical expedient with respect to performance obligations under its contracts with students as all such contracts have original terms of less than one year.

**Cash flow information:** For financial statement purposes, the College considers all investments (not held for long-term investment) with original maturities of three months or less as cash equivalents. Cash payments for interest amounted to \$9,294 in 2023 and \$8,253 in 2022. There is capitalized interest of \$2,317 in 2023 and \$2,143 in 2022. Interest expense, reflected in the consolidated statements of activities, was \$9,075 and \$8,765 for years ended June 30, 2023 and 2022, respectively. In addition, the College includes debt issuance costs as additional interest expense and amortizes those costs using the straight-line method over the term of the loan.

Restricted cash represents unspent bond proceeds. The following table provides a reconciliation of cash, cash equivalents, and restricted cash reported within the consolidated statements of financial position that sum to the total of the same amounts shown in the consolidated statements of cash flows:

	2023	2022
Cash and cash equivalents	\$ 30,952	\$ 60,687
Restricted cash	128,469	45,679
Total cash, cash equivalents and restricted cash shown in the consolidated statements of cash flows	<u>\$ 159,421</u>	<u>\$ 106,366</u>



## Oberlin College

### Notes to Consolidated Financial Statements (Dollars in Thousands)

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

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

**Tax status:** The College is exempt from Federal income taxes under Internal Revenue Code Section 501(c)(3). The College generates minor amounts of unrelated business income, annually files Form 990T and pays taxes on such income. The College recognizes the tax benefit from an uncertain tax position only if it is more likely than not that the tax position will be sustained on examination by taxing authorities, based on the technical merits of the position. The College believes that it has appropriate support for any tax positions taken and, as such, does not have any uncertain tax positions that are material to the financial statements. As of June 30, 2023, the College's income tax years from 2018 and thereafter remain subject to examination by the Internal Revenue Service, as well as various state and local taxing authorities.

**Operating and non-operating activities:** For the purposes of the consolidated statements of activities, the College considers its changes in net assets without donor restriction to be operational changes, except for the College's realized and unrealized gains and losses on endowment investments in excess of the College's spending rate, which are reflected as non-operating activities. Contributions, changes in annuities, and investment return received or earned of a capital or endowment nature, that is, to be used for facilities and equipment or to be invested by the College to generate a return that will support operations, are included in non-operating activities. Additionally certain non-operating adjustments such as the fair value of derivatives and gains and losses on the sale, impairment or retirement of real estate or the financing transactions associated with real estate as well as infrequent transactions outside of the normal course of operations are also included as non-operating activities.

**Reclassification:** Certain June 30, 2022, data has been reclassified to conform to the June 30, 2023 presentation.

**Subsequent events:** The College has evaluated subsequent events for potential recognition and/or disclosure through November 29, 2023, the date the financial statements were available to be issued.

Oberlin College

Notes to Consolidated Financial Statements  
(Dollars in Thousands)

**Note 2. Endowment and Other Long-Term Investments**

**Uniform Prudent Management of Institutional Funds Act:** The College has interpreted the Uniform Prudent Management of Institutional Funds Act (UPMIFA) as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. Pooled endowment assets are comprised of Board-designated and donor restricted endowment funds. The following table reflects the College's change in the general pooled endowment assets for the year ended:

	June 30, 2023		
	Without Donor Restrictions	With Donor Restrictions	Total
Endowment assets, June 30, 2022	\$ 168,940	\$ 1,014,282	\$ 1,183,222
Realized gains	12,306	63,382	75,688
Unrealized losses	(3,532)	(13,561)	(17,093)
Investment return	8,774	49,821	58,595
Contributions and transfers, net	(3,017)	8,893	5,876
Endowment distributions	(7,373)	(41,228)	(48,601)
Endowment assets, June 30, 2023	<u>\$ 167,324</u>	<u>\$ 1,031,768</u>	<u>\$ 1,199,092</u>

	June 30, 2022		
	Without Donor Restrictions	With Donor Restrictions	Total
Endowment assets, July 1, 2021	\$ 187,225	\$ 1,085,163	\$ 1,272,388
Realized gains	16,132	91,507	107,639
Unrealized losses	(25,645)	(141,671)	(167,316)
Investment return	(9,513)	(50,164)	(59,677)
Contributions and transfers, net	(2,431)	15,630	13,199
Endowment distributions	(6,341)	(36,347)	(42,688)
Endowment assets, June 30, 2022	<u>\$ 168,940</u>	<u>\$ 1,014,282</u>	<u>\$ 1,183,222</u>

**Endowment investment and spending policy:** The College's endowment consists of donor restricted endowment funds and unrestricted board-designated or quasi endowment funds established for a variety of purposes. As required by generally accepted accounting principles, net assets associated with endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions.

## Oberlin College

### Notes to Consolidated Financial Statements (Dollars in Thousands)

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#### Note 2. Endowment and Other Long-Term Investments (Continued)

The College classifies as permanent endowments: (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment, and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. The remaining portion of the donor-restricted endowment fund that is not classified in permanent endowments is classified as donor restricted in accordance with UPMIFA and donor stipulations. Also in accordance with the College's interpretation of UPMIFA and absent specific donor restrictions on an endowed fund, the Board may appropriate the realized and unrealized net appreciation in the fair value of the assets of that fund for uses and purposes of the fund.

The College's investment policies are designed to ensure the achievement of a rate of return that adequately supports the College's mission while minimizing risk to the greatest extent possible. The College seeks to minimize downside volatility and other risks while maximizing returns. The objective is to achieve a total return that exceeds a weighted average of individual asset class benchmarks as defined. Oberlin College's Endowment Spending Policy is set by the College's Board of Trustees. The Board of Trustees takes great care in developing the broad objectives and specific spending methodology, giving consideration to a number of factors, including preservation of the College's endowment for perpetuity, economic conditions and the possible impact of inflation and deflation, the College's historical total return on endowment, the expected total returns and the related investment policies and targeted allocations to achieve the expected returns, and the other financial resources of the College. The broad objectives of the Endowment Spending Policy are to increase the real value of the endowment, to provide a dependable stream of current earnings distribution from the endowment pool to the College, to release earnings at a rate sustainable over the long term, and to seek to provide predictability and stability of endowment spending essential for long range planning. These broad objectives, and the Board's frequent evaluation of the factors noted above, allow the College to establish its specific spending methodology. The College's specific spending methodology involves applying a targeted long-term spending rate applied to the 36-month weighted average as adjusted by board-imposed spending collars and also by a maximum spending rate applied to current market value. The actual payout rate for each fiscal year is approved annually by the Board of Trustees.

On occasion, unfavorable market fluctuations cause the fair value of assets associated with individual donor restricted endowment funds to fall below the level that the donor requires the College to retain as a fund of perpetual duration or the historical value of the original gift. For the year ended June 30, 2023, deficiencies of this nature exist in 31 donor-restricted endowment funds, which together have an original gift value of \$11,440, a current fair value of \$10,614 and a deficiency of \$826. For the year ended June 30, 2022, deficiencies of this nature exist in 34 donor-restricted endowment funds, which together have an original gift value of \$10,261, a current fair value of \$9,340 and a deficiency of \$921. These deficiencies are reported in net assets with donor restrictions and resulted from unfavorable market fluctuations that occurred shortly after the investment of new contributions for donor-restricted endowment funds and continued appropriation for certain purposes that was deemed prudent by the Board of Trustees.

## Oberlin College

### Notes to Consolidated Financial Statements (Dollars in Thousands)

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#### Note 2. Endowment and Other Long-Term Investments (Continued)

Investments in marketable equity and debt securities with readily determinable fair values are stated at the quoted market value based on the last trade price. The College has a substantial allocation to alternative investments, including hedge funds, private equity or real assets depending on the legal structure and investment strategy of the underlying manager. Nearly all of the valuations reported by alternative investment managers rely upon third-party administrators to objectively value positions and calculate net asset value. Asset managers in private equity structured funds internally calculate values according to agreed upon procedures and provide audited financial statements at calendar year end. Alternative investments are not readily marketable; therefore, the estimated fair value is subject to uncertainty and may differ from the value that would have been used had a ready market for such investments existed. The investment managers for these investments report their audited financial information as of December 31<sup>st</sup> of each calendar year. These investments are valued by the College as of June 30th at their estimated fair value based on the most recent unaudited quarterly financial reports provided by investment managers.

Investments are exposed to various risks including interest rate, market, and credit risks. Due to the level of risk associated with certain investment securities, it is at least possible that changes in the values of investment securities will occur in the near term and that such changes could materially affect the investment account balances and the amounts reported in the consolidated statements of financial position.

The College utilizes derivative financial instruments in pursuing its endowment investment objectives. Futures contracts are used to maintain asset class exposures in accordance with the College's asset allocation policy, as well as to obtain exposure to movements in equity prices. Futures contracts provide reduced counterparty risk to the endowment since futures are exchange-traded, and the exchange's clearinghouse, as the counterparty to all exchange-traded futures, guarantees the futures against default. The College uses a third-party advisor and has established policies and procedures to actively monitor and manage the market, credit and counter-party risks associated with these contracts. These financial instruments are valued at their notional exposure, net of leverage, as reflected in the following table (summarized by long-term investment asset class):

	2023	2022
Global futures—total notional	\$ 38,128	\$ 27,124
Collateral cash	38,761	37,301
Net leverage	\$ (633)	\$ (10,177)

Net realized and unrealized gains (losses) in market value of investments are reflected in the consolidated statements of activities.

The College is obligated to make capital contributions of \$163,577 and \$140,921 of additional investments at June 30, 2023 and 2022, respectively. These commitments will be satisfied over a five-year period from the maturities, and redemptions of existing investments of a similar nature.

## Oberlin College

### Notes to Consolidated Financial Statements (Dollars in Thousands)

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#### Note 2. Endowment and Other Long-Term Investments (Continued)

Long-term investments as reflected in the consolidated statements of financial position are detailed as follows:

	Fair Value	
	June 30,	
	2023	2022
General investment pool:		
Cash and cash equivalents	\$ 56,751	\$ 27,343
Developed markets equity	350,272	310,508
Emerging markets equity	72,280	59,579
Absolute return	238,056	219,952
Private equity	145,606	177,956
Venture capital	296,387	331,890
Real assets	39,740	55,994
Total general investment pool	<u>1,199,092</u>	<u>1,183,222</u>
Non-pooled endowment:		
Cash and cash equivalents	234	35
Developed markets	211	386
Fixed income	-	14
Total separately invested funds	<u>445</u>	<u>435</u>
Total endowment	1,199,537	1,183,657
Sinking fund:		
Cash and cash equivalents	81	434
Developed markets equity	502	3,425
Emerging markets equity	104	822
Absolute return	342	2,372
Private equity	209	2,060
Venture capital	425	3,103
Real assets	57	932
Total sinking fund	<u>1,720</u>	<u>13,148</u>

Oberlin College

Notes to Consolidated Financial Statements  
(Dollars in Thousands)

Note 2. Endowment and Other Long-Term Investments (Continued)

	Fair Value	
	June 30,	
	2023	2022
Annuity and life income funds:		
Pooled income fund trusts:		
Cash and cash equivalents	\$ 47	\$ 67
Fixed income	706	1,163
International equity	88	136
Real assets	175	296
U.S. equity	217	330
Total pooled income fund trusts	<u>1,233</u>	<u>1,992</u>
Gift annuity pool:		
Cash and cash equivalents	81	188
Emerging markets equity	880	863
Fixed income	4,284	4,439
International equity	2,668	2,633
Real assets	2,303	2,475
U.S. equity	5,407	5,428
Total gift annuity pool	<u>15,623</u>	<u>16,026</u>
Annuity trusts and unitrusts:		
Cash and cash equivalents	533	691
Emerging markets equity	1,207	1,138
Fixed income	5,104	5,102
International equity	3,643	3,402
Real assets	3,030	3,094
U.S. equity	7,712	7,087
Total annuity trusts and unitrusts	<u>21,229</u>	<u>20,514</u>
Total annuity and life income funds	38,085	38,532
Assets restricted to investment in land, buildings and equipment:		
Cash and cash equivalents	1	10
Fixed income	-	4
Real assets	4,675	4,933
Total assets restricted to investment in land, buildings and equipment	<u>4,676</u>	<u>4,947</u>
Funds held in trust by others	<u>19,140</u>	<u>18,168</u>
Total assets for long-term investments	<u>\$ 1,263,158</u>	<u>\$ 1,258,452</u>

## Oberlin College

### Notes to Consolidated Financial Statements (Dollars in Thousands)

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#### Note 2. Endowment and Other Long-Term Investments (Continued)

An analysis of investment earnings is as follows for the year ended June 30:

	2023	2022
Investment earnings allocated to operations	\$ 46,788	\$ 39,075
Investment earnings in non-operating	30,648	72,497
Unrealized losses	(15,782)	(182,734)
Total	<u>\$ 61,654</u>	<u>\$ (71,162)</u>
Realized gains on sale of investments	\$ 74,344	\$ 106,882
Unrealized losses on investments	(15,782)	(182,734)
Interest and dividends, net	3,092	4,690
Total	<u>\$ 61,654</u>	<u>\$ (71,162)</u>

#### Note 3. Fair Value of Financial Instruments

The College follows FASB Topic 820, Fair Value Measurements, for its financial instruments measured at fair value on a recurring basis. Topic 820 provides a framework for measuring fair value, expands disclosure about fair value measurements, and establishes a three-level hierarchy for disclosure to show the extent and the level of judgment used to estimate fair value measurements:

Level 1 - Uses unadjusted quoted prices that are available in active markets for identical assets or liabilities as of the reporting date.

Level 2 - Uses inputs other than Level 1 that are either directly or indirectly observable as of the reporting date through correlation with market data, including quoted prices for similar assets or liabilities in active markets and quoted prices in markets that are not active.

Level 3 - Uses inputs that are unobservable and are supported by little or no market activity, and reflects the use of significant management judgment. These values are generally determined using pricing models for which assumptions utilize management's estimates of market participant assumptions.

The College also holds investments in private equity funds, real estate and real estate funds, absolute return and other investments that are not publicly traded but are valued as a practical expedient using a net asset value per unit, or its equivalent. The College records its portion of these funds at the reported net asset value (NAV) of its ownership interest in partner capital as reported by the general partner or fund manager, and as such, these investments are separately reported in the fair value hierarchy table. Due to the inherent uncertainty of valuation, the estimated fair values may differ from values that would have been used had a readily available market value for the investments existed, and such differences could be material.

## Oberlin College

### Notes to Consolidated Financial Statements (Dollars in Thousands)

#### Note 3. Fair Value of Financial Instruments (Continued)

The following table sets forth by level the College's financial assets and liabilities that were accounted for at fair value on a recurring basis as of June 30, 2023 and 2022. The financial assets and liabilities are classified in their entirety based on the lowest level of input that is significant to the fair value measurement. The College's assessment of the significance of a particular input to the fair value measurement requires judgment and may affect the valuation of fair value assets and their placement within the three levels.

	June 30, 2023				
	Level 1	Level 2	Level 3	NAV	Total
Long-term investments:					
Developed markets equity	\$ 54,737	\$ -	\$ -	\$ 269,745	\$ 324,482
Emerging markets equity	11,945	-	-	48,758	60,703
Absolute Return	-	-	-	238,398	238,398
Private equity	-	-	-	145,815	145,815
Venture capital	-	-	-	296,812	296,812
Real assets	-	-	-	39,797	39,797
Interests in gift annuities and trusts	15,623	-	22,462	-	38,085
Investments restricted for plant facilities	4,676	-	-	-	4,676
Interests in funds held in trust by others	-	-	19,140	-	19,140
	<u>\$ 86,981</u>	<u>\$ -</u>	<u>\$ 41,602</u>	<u>\$ 1,039,325</u>	<u>1,167,908</u>
Cash and cash equivalents					57,066
Global futures					38,184
Total investments					<u>\$ 1,263,158</u>
	June 30, 2022				
	Level 1	Level 2	Level 3	NAV	Total
Long-term investments:					
Developed markets equity	\$ 45,900	\$ -	\$ -	\$ 241,295	\$ 287,195
Emerging markets equity	11,847	-	-	48,554	60,401
Fixed income	14	-	-	-	14
Hedge funds	7,386	-	-	214,938	222,324
Private equity	336	-	-	179,680	180,016
Venture capital	10,903	-	-	324,090	334,993
Real assets	228	-	-	56,698	56,926
Interests in gift annuities and trusts	16,026	-	22,506	-	38,532
Investments restricted for plant facilities	4,947	-	-	-	4,947
Interests in funds held in trust by others	-	-	18,168	-	18,168
	<u>\$ 97,587</u>	<u>\$ -</u>	<u>\$ 40,674</u>	<u>\$ 1,065,255</u>	<u>1,203,516</u>
Cash and cash equivalents					27,812
Global futures					27,124
Total investments					<u>\$ 1,258,452</u>



**Oberlin College**

**Notes to Consolidated Financial Statements  
(Dollars in Thousands)**

**Note 3. Fair Value of Financial Instruments (Continued)**

The nature and risk of investments carried at net asset value as of June 30, 2023 and 2022 are as follows:

	Fair Value at June 30, 2023	Unfunded Commitments	Redemption Frequency	Redemption Notice Period
Developed markets equity	\$ 269,745	\$ -	Monthly, Quarterly, Annually	5 - 90 days
Emerging markets equity	48,758	-	Quarterly, Annually, >1 Year	60 - 90 days
Absolute Return	238,398	-	Quarterly, Annually, >1 Year	45 - 90 days
Private equity	145,815	69,815	Illiquid	Not applicable
Venture capital	296,812	64,327	Illiquid	Not applicable
Real assets	39,797	29,435	Illiquid	Not applicable
	<u>\$ 1,039,325</u>	<u>\$ 163,577</u>		

	Fair Value at June 30, 2022	Unfunded Commitments	Redemption Frequency	Redemption Notice Period
Developed markets equity	\$ 241,295	\$ -	Quarterly	30 - 60 days
Emerging markets equity	48,554	-	Monthly, Quarterly, Annually	90 - 180 days
Hedge funds	214,938	-	Quarterly, Annually, >1 Year	45 - 366 days
Private equity	179,680	45,726	Illiquid	Not applicable
Venture capital	324,090	63,952	Illiquid	Not applicable
Real assets	56,698	31,243	Illiquid	Not applicable
	<u>\$ 1,065,255</u>	<u>\$ 140,921</u>		

Assets measured at fair value on a recurring basis using significant unobservable inputs (Level 3 inputs) are as follows:

	Balance at June 30, 2022	Contributions	Withdrawals	Change in Fair Value	Balance at June 30, 2023
Interests in gift annuities and trusts	\$ 22,506	\$ 1,618	\$ (2,253)	\$ 591	\$ 22,462
Interests in funds held in trust by others	18,168	(598)	-	1,570	19,140
	<u>\$ 40,674</u>	<u>\$ 1,020</u>	<u>\$ (2,253)</u>	<u>\$ 2,161</u>	<u>\$ 41,602</u>
	Balance at June 30, 2021	Contributions	Withdrawals	Change in Fair Value	Balance at June 30, 2022
Interests in gift annuities and trusts	\$ 28,496	\$ 2,010	\$ (2,644)	\$(5,356)	\$ 22,506
Interests in funds held in trust by others	22,459	(60)	-	(4,231)	18,168
	<u>\$ 50,955</u>	<u>\$ 1,950</u>	<u>\$ (2,644)</u>	<u>\$(9,587)</u>	<u>\$ 40,674</u>

## Oberlin College

### Notes to Consolidated Financial Statements (Dollars in Thousands)

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#### Note 4. Pledges Receivable

Unconditional promises to give and bequests in probate are included in the financial statements as pledges receivable, and as revenue within the appropriate net asset category. Promises to give that are to be received after one year are recorded after discounting to the present value of the future cash flows. Pledges of \$3,656 and \$3,592, due within one year, that are restricted for long-term purposes have been classified as non-current pledges on the consolidated statements of financial position at June 30, 2023 and 2022, respectively.

Unconditional promises to give are expected to be realized in the following periods:

	2023	2022
In one year or less	\$ 10,198	\$ 20,190
Between one year and five years	4,416	3,647
Greater than five years	7,526	7,052
Less discount	(3,888)	(4,023)
	<u>\$ 18,252</u>	<u>\$ 26,866</u>

#### Note 5. Student Loans, Net

Student loans receivable are carried at face value, less an allowance for doubtful accounts of \$1,383 at June 30, 2023 and 2022. The interest rate on federal student loans was 5.0% for the years ended June 30, 2023 and 2022. Maturity dates range up to 10 years.

The College participates with the U.S. Department of Education in the Federal Perkins Loan Program for the purpose of granting low interest loans to students demonstrating financial need. After a student's graduation or withdrawal, Perkins loans are to be repaid over a maximum of ten years. Perkins funds are ultimately refundable to the US Government to the extent funds are available from the program. Consequently, these funds are shown as a liability of \$213 and \$1,104 at June 30, 2023 and 2022, respectively. Under Federal law, the authority for schools to make new Perkins Loans ended on September 30, 2017 with the final loan disbursement permitted through June 30, 2018.

#### Note 6. Loans Payable

The College has two unsecured bank lines of credit with two banks. The first is a demand line of credit without a stated maturity that has a maximum principal amount of \$30,000, accrues interest the secured overnight financing rate (SOFR) plus 115 basis points (1.15%) and 10 basis points (0.10%) on the portion of the line that is not encumbered. The second line of credit in the amount of \$10,000 expired July 20, 2023, it bore interest at SOFR plus 65 basis points (0.65%) and accrued interest at 15 basis points (0.15%) on the portion of the line that is not encumbered. Subsequent to June 30, 2023, the line of credit was not extended. The balance outstanding on these lines of credit is \$0 for both years.

During fiscal year 2014, the College secured a maximum commitment unsecured term note in the amount of \$18,000 from a local bank for construction purposes as part of the Gateway Complex Project, effective July 1, 2014 and terminating July 1, 2024. Interest accrues at 3-month LIBOR plus 70 basis points (0.70%). According to the terms of the note, the College made interest only payments between the closing date and July 1, 2017. Effective October 1, 2017, the notional amount of the term note amortizes by \$180 per quarter with a final balloon payment due on the termination date. The balance outstanding on this term note at June 30, 2022 was \$14,580 and with \$720 reflected within other current liabilities and the remainder is reflected within loans payable on the consolidated statements of financial position. The loan was paid in full prior to June 30, 2023.

## Oberlin College

### Notes to Consolidated Financial Statements (Dollars in Thousands)

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#### Note 7. Bonds Payable

Bonds payable, net of bond premium, bond discount and deferred financing costs, at June 30, 2023 and 2022 consisted of the following

	<u>2023</u>	<u>2022</u>
Ohio Higher Educational Facility Commission:		
Revenue Bonds dated September 12, 2013, maturing annually October 1, 2026 through 2038 in amounts ranging from \$910 to \$5,610 with an interest rate of 3% to 5%, plus unamortized bond premium of \$1,326 and \$1,492 and less unamortized deferred financing cost of \$232 and \$260 at June 30, 2023 and 2022, respectively.	\$ 31,860	\$ 31,997
Revenue Bonds dated April 12, 2017, maturing annually October 1, 2026 through 2047 in amounts ranging from \$855 to \$2,370 with an interest rate of 2% to 5%, plus unamortized bond premium of \$2,411 and \$2,564 and less unamortized deferred financing cost of \$345 and \$366 at June 30, 2023 and 2022, respectively.	36,696	36,827
Revenue Bonds dated May 9, 2023, maturing annually October 1, 2027 through 2053 in amounts ranging from \$890 to \$16,005 with an interest rate of 5.000%, plus bond premium of \$11,763 and less deferred issuance and financing cost of \$546 at June 30, 2023.	120,036	-
Others:		
Taxable Refunding Bonds dated August 1, 2019, maturing on August 1, 2049 in the amount of \$82,065, with an interest rate of 3.685%, less unamortized deferred financing cost of \$597 and \$620 at June 30, 2023 and 2022, respectively.	81,468	81,445
Taxable Refunding Bonds dated July 28, 2021, maturing on October 1, 2051 in the amount of \$110,975, with average interest rate of 2.89%, less bond discount of \$293 and \$303 and less unamortized deferred financing cost of \$531 and \$550 at June 30, 2023 and 2022, respectively.	<u>110,151</u>	<u>110,095</u>
Total bonds payable, net of bond premium, bond discount and deferred financing costs	<u>\$ 380,211</u>	<u>\$ 260,364</u>

In May 2023, the Ohio Higher Educational Facility Commission (the Commission) issued Higher Educational Facility Revenue Bonds on behalf of the College in the original principal amount of \$108,820 plus a bond premium of \$12,078. The funds were utilized to finance the final phases of the College's Sustainable Infrastructure Program (SIP) and the construction of a new student housing facility. The College entered into a lease agreement with the Commission on the properties financed with proceeds of the bonds. Payments due under the lease agreement represent the principal and interest due on the bonds.

## Oberlin College

### Notes to Consolidated Financial Statements (Dollars in Thousands)

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#### Note 7. Bonds Payable (Continued)

In July 2021, the College issued \$110,975 taxable refunding bonds to finance the first phase of the College's Sustainable Infrastructure Program (SIP), to refinance a portion of the principal of the Series 2013 and 2017 Bonds and terminate the interest rate swap agreement associated with a 2008 bond issuance. Payments due under the agreement represent the principal and interest due on the bonds, and repayment of the bonds is guaranteed by the College. The Series 2021 Bond matures with a balloon payment due on October 1, 2051.

In August 2019, the College issued \$82,065 taxable refunding bonds to refinance the Series 2009 Bonds, the Series 2014A Bonds and the Series 2014B Bonds. Payments due under the agreement represent the principal and interest due on the bonds, and repayment of the bonds is guaranteed by the College. The Series 2019 Bond matures with a balloon payment due on August 1, 2049.

In April 2017, the Commission issued Higher Educational Facility Revenue Bonds on behalf of the College in the original principal amount of \$39,765 plus a bond premium of \$3,455. A portion of these bonds (par value \$15,725) was used for an advance refunding of the outstanding principal of the October 2009 Revenue Bonds. The remaining funds were utilized to support campus capital improvement projects. The College entered into a lease agreement with the Commission on the properties financed with proceeds of the bonds. Payments due under the lease agreement represent the principal and interest due on the bonds. As disclosed above, the College refinanced \$3,100 of the principal under a new 2021 bond issuance.

In September 2013, the Commission issued Higher Educational Facility Revenue Bonds on behalf of the College in the original principal amount of \$52,395 plus a bond premium of \$3,298. A portion of these bonds was used for a refunding of the outstanding principal of the September 2003 Revenue Bonds. The remaining funds were utilized to support construction of the new Austin E. Knowlton Athletics Complex and improvements to the Central Heating Plant. The College has entered into a lease agreement with the Commission on the properties financed with proceeds of the bonds. Payments due under the lease agreement represent the principal and interest due on the bonds. As disclosed above, the College refinanced \$10,875 of the principle under a new 2021 bond issuance.

Subsequent to year-end, in July 2023, the Commission issued Higher Educational Facility Revenue Bonds on behalf of the College in the original principal amount of \$27,570. These bonds were used for an advance refinancing of the outstanding principal of the September 2013 Revenue Bonds. The college made a payment totaling \$3,195 in conjunction with the issuance.

The Bonds are unsecured general obligations of the College. Future principal payments, including the impact of the timing of payments associated with the July 2023 refinancing, on the College's outstanding bonds at June 30, 2023 are as follows:

2024	\$	-
2025		-
2026		1,485
2027		1,560
2028		2,530
Thereafter		358,485
		<u>\$ 364,060</u>

## Oberlin College

### Notes to Consolidated Financial Statements (Dollars in Thousands)

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#### **Note 8. Interest Rate Swap Arrangements**

The College entered into an interest rate swap arrangement in June 2014 with an initial notional amount of \$18,000, effective July 1, 2016 and terminating June 27, 2024. Under the terms of this swap arrangement, the College will make monthly interest payments at a fixed interest rate of 3.99%. The College terminated the swap arrangement with the repayment of the loan agreement in 2023. The net settlement amount earned was \$293 for the year ended June 30, 2023 and amount expensed was \$1,192 for the year ended June 30, 2022.

#### **Note 9. Long-Term Receivables and Loans Payable**

In fiscal year 2014, the College undertook the Gateway Complex Project consisting of the acquisition, rehabilitation and redevelopment of the Oberlin Inn. The project combined a fundraising component, utilized New Market Tax Credit funding as well as funds advanced by the College. The property is held in College Properties of Northern Ohio, Inc., the wholly owned subsidiary and supporting nonprofit organization of the College.

The new market tax credit structure has been unwound over the last three years, with the final transaction occurring March 2023 with unwind of the final Federal New Market Tax Credit.

To facilitate the Federal New Market Tax Credit structure, on March 3, 2016, the College loaned a total of \$3,530 in the form of a note to Chase NMTC Oberlin Gateway 2 Investment Fund, LLC, an unrelated entity. The note bore an interest rate of 1% per annum and was payable quarterly. The note was scheduled to mature on March 3, 2046 with interest only payments to be paid quarterly until June 15, 2023 at which time principal and interest payments were due in the amount of \$43 per quarter. On March 14, 2023, as part of the unwind of the Federal New Market Tax Credit structure, DVCI XV111 CDE, LLC (CDE) assigned the note to DVCI XVIII QEI, LLC (QEI) and QEI subsequently assigned the note to the College in the amount of \$3,530.

College Properties of Northern Ohio, Inc. received two loans totaling \$4,988 from Western Reserve DF Affiliate IX, LLC, an unrelated entity. The proceeds of the loans were used for the Gateway Complex Project. The loans bore an interest rate of 1.2342% per annum and were payable quarterly. The loans were scheduled to mature on March 3, 2046 with interest only payments to be paid quarterly until June 5, 2023 at which time principal and interest payments were due in the amount of \$44 and \$18 per quarter, respectively. On March 14, 2023, the Federal NMTC structure, as noted above, was unwound and the \$3,530 loan was assigned from CDE to QEI and then assigned to the College. At the same time, the \$1,457 loan being held by CDE was purchased by the College in the amount \$1 plus fees, resulting in a gain to the College of \$1,439.

As a result, all resulting intercompany loan receivables and loan payables are eliminated in consolidation.

#### **Note 10. Postretirement Benefits**

The College sponsors an unfunded defined benefit postretirement health care plan that covers substantially all regular status employees. The plan pays stated percentages of most necessary medical expenses incurred by retirees, after subtracting payments by Medicare or other providers and after a stated deductible has been met. Employees hired after June 30, 1996 become eligible to participate in the plan if they retire from the College after reaching age 52, with 10 years of service. The plan is contributory, with retiree contributions adjusted annually. In 2017, the College supplemented this existing plan with a non-contributory stipend plan, whereby retirees instead receive a retiree health stipend that is intended to be equivalent to the College's expected annual contribution to the existing plan, allowing our retirees to utilize the stipend to pay premiums toward another retiree healthcare insurance plan providing either more or less coverage. Effective January 2020, the College moved to an Employer Group Waiver Plan (EGWP) design for Medicare eligible retirees.

**Oberlin College**

**Notes to Consolidated Financial Statements  
(Dollars in Thousands)**

**Note 10. Postretirement Benefits (Continued)**

The accounting for these postretirement healthcare benefits at June 30, 2023 and 2022 anticipated future cost-sharing changes to the existing plan consistent with the College's policy stating that annual minimum retiree contributions will be set at an amount equal to 21% of the College's estimated cost before considering the contribution.

The weighted average assumptions used to determine net benefit obligation for the years ended June 30 are as follows:

	2023	2022
Discount rate	5.13%	4.69%
Health care trend rates – (Pre-65)		
Trend for next year	7.00%	7.20%
Ultimate trend	4.50%	4.50%
Year ultimate trend reached	2033	2032
Health care trend rates – (Post-65)		
Trend for next year	9.60%	10.10%
Ultimate trend	4.50%	4.50%
Year ultimate trend reached	2033	2032
Measurement date	June 30, 2023	June 30, 2022

The effects of a one percent change in the assumed health care cost trend rate in each year are summarized in the following table. With the change in design effective January 1, 2022, changes in health care cost trend rates have an opposite effect on benefit obligation change than the prior design. The change will have a delayed effect on the change in service cost and interest cost since they are measured at the beginning of the year and benefit obligation is measured at the end of the year.

	2023	2022
Effect of an increase:		
On benefit obligation, end of year	\$ 2,334	\$ 336
On service cost and interest cost for year	258	54
Effect of a decrease:		
On benefit obligation, end of year	(1,971)	(352)
On service cost and interest cost for year	(211)	(58)

The following table reflects the change in accrued postretirement health care cost liability for the years ended June 30:

	2023	2022
Change in benefit obligation:		
Benefit obligation at beginning of year	\$ 22,741	\$ 18,339
Service cost	717	438
Interest cost	1,030	1,230
Plan amendments	-	-
Actuarial (gain) loss	(2,953)	4,455
Benefits paid	(1,588)	(1,721)
Benefit obligation at end of year	<u>\$ 19,947</u>	<u>\$ 22,741</u>

## Oberlin College

### Notes to Consolidated Financial Statements (Dollars in Thousands)

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#### Note 10. Postretirement Benefits (Continued)

In 2022, the mortality improvement scale used to calculate the benefit obligation for the College's defined benefit postretirement health care plan was updated to the MP-2021 mortality improvement scale from the MP-2020 mortality improvement scale used in 2021. The College believes that the updated mortality rates are the best estimate of future experience.

Net periodic postretirement health care cost for the years ended June 30, 2023 and 2022 included the following components:

	2023	2022
Net periodic postretirement benefit cost:		
Service cost – benefits attributed to service during the period	\$ 717	\$ 438
Interest cost on accumulated postretirement benefit obligation	1,030	1,230
Net amortization and deferral	221	161
Net loss	-	(53)
Net periodic postretirement benefit cost	<u>\$ 1,968</u>	<u>\$ 1,776</u>

The estimated future benefit claims expected to be paid in each of the next ten fiscal years are:

	Total Claims	Medicare Reimbursement	Net Claims
2024	\$ 1,250	\$ -	\$ 1,250
2025	1,284	-	1,284
2026	1,313	-	1,313
2027	1,382	-	1,382
2028	1,405	-	1,405
2029-2033	7,906	-	7,906

Medicare reimbursements reflected above are based on the Medicare Prescription Drug, Improvement, and Modernization Act of 2003. Assuming retiree contributions of 21% to the existing plan, the College expects to contribute \$1,250 toward expected net claims of \$1,893 in fiscal year 2023. Medicare reimbursements ceased, effective for claims under the plan design effective January 1, 2020.

#### Note 11. Retirement Plan

The College has a contributory defined contribution retirement plan with TIAA. The College makes contributions based on a percentage of an eligible employee's earnings. Contributions were \$6,031 and \$5,697 at June 30, 2023 and 2022, respectively.

#### Note 12 Conditional Asset Retirement Obligation

The College recognizes the costs associated with the retirement of assets, which primarily are for the future remediation and removal of asbestos from College-owned property. Such costs are not material to the College, given the dates of construction for its buildings. However, the College has recorded an accrual for these costs of approximately \$3,235 and \$2,966 at June 30, 2023 and 2022, respectively, within other non-current liabilities on the consolidated statements of financial position.

## Oberlin College

### Notes to Consolidated Financial Statements (Dollars in Thousands)

#### Note 13. Commitments and Contingencies

At June 30, 2023, the College has outstanding commitments on various construction projects totaling approximately \$55,504. Subsequent to June 30, 2023, the College entered into a commitment for construction on the dorms totaling approximately \$56,789.

On November 7, 2017, Gibson Bros., Inc., David Gibson, and Allyn W. Gibson (the "Plaintiffs") filed an eight-count complaint in the Lorain County (Ohio) Court of Common Pleas against the College and the Vice President and its Dean of Students (together, the "College"). The matter was captioned Gibson Bros., Inc., et al. v. Oberlin College, et al., No. 17CV193761 (Lorain Cty. C.P.).

On September 9, 2022, Oberlin paid the Plaintiffs \$36,595, which constituted the full amount of the judgment plus interest. Oberlin subsequently filed a Satisfaction of Judgment with the trial court. The College has applicable overlapping umbrella and excess insurance policies for the matter, and the College is seeking insurance coverage under said policies.

#### Note 14. Functional Expenses

Expenses classified by natural and functional classification, for the year ended June 30, are summarized as follows:

	2023					
	Instruction and Research	Academic Support	Student Services	Institutional Support	Auxiliary Enterprises	Total
Operating expenses:						
Salaries and benefits	\$ 62,199	\$ 10,236	\$ 12,183	\$ 18,502	\$ 2,406	\$ 105,526
Supplies and services	7,380	1,596	1,852	2,542	16,476	29,846
Building costs	1,499	574	469	1,209	10,597	14,348
Fees	2,741	2,385	1,715	6,438	2,408	15,687
Other	5,802	1,003	5,506	370	2,617	15,298
Interest	2,483	581	694	991	4,326	9,075
Depreciation	5,774	3,745	1,613	2,158	10,174	23,464
Total operating expenses	\$ 87,878	\$ 20,120	\$ 24,032	\$ 32,210	\$ 49,004	\$ 213,244

	2022					
	Instruction and Research	Academic Support	Student Services	Institutional Support	Auxiliary Enterprises	Total
Operating expenses:						
Salaries and benefits	\$ 54,964	\$ 9,165	\$ 10,876	\$ 14,801	\$ 1,395	\$ 91,201
Supplies and services	4,516	1,269	1,352	2,222	14,509	23,868
Building costs	921	727	489	3,520	9,405	15,062
Fees	2,366	1,675	1,566	4,294	996	10,897
Other	2,998	674	5,429	5,129	4,264	18,494
Interest	3,315	770	968	1,411	2,301	8,765
Depreciation	5,628	3,573	1,643	2,356	8,699	21,899
Total operating expenses	\$ 74,708	\$ 17,853	\$ 22,323	\$ 33,733	\$ 41,569	\$ 190,186



## Oberlin College

### Notes to Consolidated Financial Statements (Dollars in Thousands)

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#### Note 14. Functional Expenses (Continued)

Fundraising expenses of \$5,225 and \$4,674 are included in the functional expense category of institutional support at June 30, 2023 and 2022, respectively. The College charges all costs that are directly attributable to a specific functional area to those functional areas. Costs attributable to more than one function are allocated using a variety of cost allocation techniques, such as the functional use of various buildings and total building square footage.

#### Note 15. Liquidity and Availability

The table below represents financial assets available for general expenditures within one year following June 30:

	2023	2022
Financial assets at year end:		
Cash and cash equivalents	\$ 30,952	\$ 60,687
Restricted cash	128,469	45,679
Accounts receivable, net	1,445	2,082
Pledges, net	18,252	26,866
Student loans, net	5,457	6,457
Investments	1,263,158	1,258,452
Total financial assets as of June 30,	<u>1,447,733</u>	<u>1,400,223</u>
Less amounts not available to meet cash needs for general expenditure within one year:		
Contractual or donor restrictions:		
Restricted in perpetuity	397,511	396,387
Restricted cash	128,469	45,679
Accumulated endowment earnings	684,314	675,714
Restricted by time or purpose	93,793	80,570
Federal student loan funds	213	1,104
Board designated endowment funds	167,324	168,940
Board designated funds	10,828	18,080
Financial assets available to meet cash needs for general expenditures within one year	<u>(34,719)</u>	<u>13,749</u>
Liquidity resources:		
Budgeted appropriation of endowment funds	50,864	46,579
Anticipated receipt of pledge payments for general operations	6,542	16,598
Line of credit	30,000	40,000
Total financial assets and liquidity resources available within one year	<u>\$ 52,687</u>	<u>\$ 116,926</u>

The College regularly monitors liquidity required to meet its annual operating needs and other contractual commitments while also striving to maximize the return on investment of its funds not required for annual operations.

**Oberlin College**

**Notes to Consolidated Financial Statements  
(Dollars in Thousands)**

**Note 16. Net Assets With Donor Restrictions**

Net assets with donor restrictions are comprised of the following at June 30:

	2023	2022
Subject to expenditure for the following specified purposes:		
Academic/administrative support	\$ 58,714	\$ 49,594
Plant facilities and equipment	23,675	24,195
Scholarship and prizes	4,971	4,508
Lectureships	1,575	1,454
Library operations/acquisitions	337	259
Funds held in trust	241	220
Professorships	244	54
Other	4,036	286
	<u>93,793</u>	<u>80,570</u>
Endowments, subject to spending policy and appropriation:		
Original donor-restricted gift amounts required to be maintained in perpetuity by donor	347,898	339,004
Accumulated endowment earnings	684,314	675,714
	<u>1,032,212</u>	<u>1,014,718</u>
Other net assets restricted in perpetuity:		
Split interest agreements	15,792	20,514
Student loan funds	7,121	6,998
Trusts held by others	19,140	18,168
Endowment contributions receivable	7,560	11,703
	<u>49,613</u>	<u>57,383</u>
Total net assets with donor restrictions	<u>\$ 1,175,618</u>	<u>\$ 1,152,671</u>

Endowments are restricted for the following purposes at June 30:

	2023	2022
Academic/administrative support	\$ 471,845	\$ 466,158
Scholarship and prizes	384,935	376,475
Professorships	122,886	120,313
Plant facilities and equipment	24,686	24,210
Library operations/acquisitions	17,789	17,580
Lectureships	6,447	6,394
Endowment contributions receivable	7,560	11,703
Other	3,624	3,588
	<u>\$ 1,039,772</u>	<u>\$ 1,026,421</u>

## Oberlin College

### Notes to Consolidated Financial Statements (Dollars in Thousands)

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#### Note 16. Net Assets With Donor Restrictions (Continued)

Net assets were released from donor restrictions by incurring expenses satisfying the restricted purposes or by occurrence of the passage of time or other events specified by donors as follows as of June 30:

	2023	2022
Satisfaction of purpose or time restrictions:		
Scholarship and prizes	\$ 17,318	\$ 16,691
Academic/administrative support	17,947	15,029
Professorships	4,720	4,681
Government grants	2,872	3,820
Plant; facilities and equipment	1,523	1,228
Funds held in trust	908	986
Amortized contributions for long-lived assets	934	839
Other	20	214
Library operations/acquisitions	117	132
Lectureships	129	102
Total net assets released from donor restrictions	<u>\$ 46,488</u>	<u>\$ 43,722</u>

#### Note 17. COVID-19 Pandemic

On January 30, 2020, the World Health Organization declared the coronavirus (COVID-19) outbreak a “Public Health Emergency of International Concern” and subsequently declared the COVID-19 outbreak a global pandemic in March 2020.

During the year ended June 30, 2022, the College was awarded \$3,824 for the U.S. Department of Education/Higher Education Emergency Relief Fund (HEERF). This money was awarded to provide economic relief to support the costs of remote learning, grants to students, technology and other purposes related to the disruption of campus operations due to the COVID-19 pandemic. As of June 30, 2022, the College recognized HEERF revenue of \$5,248 which is included in government grants and contributions in the accompanying consolidated statement of activities.