

*LSU at Alexandria Foundation, Inc.
and Subsidiaries*

Alexandria, Louisiana

June 30, 2020

**LSU at Alexandria Foundation, Inc.
and Subsidiaries
June 30, 2020
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PAYNE, MOORE & HERRINGTON, LLP

CERTIFIED PUBLIC ACCOUNTANTS
Established 1945

Independent Auditor's Report

To the Board of Directors
LSU at Alexandria Foundation, Inc.

We have audited the accompanying consolidated financial statements of LSU at Alexandria Foundation, Inc. (a nonprofit organization) and its subsidiaries, which comprise the consolidated statement of financial position as of June 30, 2020, and the related consolidated statements of activities and cash flows for the year then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

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Cindy L. Humphries, C.P.A.
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PAYNE, MOORE & HERRINGTON, LLP

To the Board of Directors
LSU at Alexandria Foundation, Inc.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of LSU at Alexandria Foundation, Inc. and its subsidiaries as of June 30, 2020, and the changes in their net assets and their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The accompanying schedules 1-9 are presented for purposes of additional analysis and are not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the consolidated financial statements as a whole.

Report on Summarized Comparative Information

We have previously audited LSU at Alexandria Foundation, Inc. and its subsidiaries' 2019 consolidated financial statements, and we expressed an unmodified audit opinion on those audited consolidated financial statements in our report dated November 5, 2019. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2019, is consistent, in all material respects, with the audited consolidated financial statements from which it has been derived.

A handwritten signature in blue ink that reads "Payne, Moore & Herrington, LLP". The signature is written in a cursive, flowing style.

Certified Public Accountants
Alexandria, Louisiana

November 5, 2020

LSU at Alexandria Foundation, Inc. and Subsidiaries
Consolidated Statement of Financial Position
June 30, 2020
(With Comparative Totals as of June 30, 2019)

Exhibit A

Assets	2020	2019
Current Assets		
Cash	\$ 992,265	\$ 1,064,687
Certificates of deposit	151,484	151,049
Accounts receivable	25,161	31,325
Investment income receivable	179,232	225,377
Pledges receivable, net	351,142	76,500
Tenant receivables, net	47,431	23,794
Other receivables	41,983	38,722
Prepaid expenses	5,022	25,384
Other current assets	39,563	37,173
Inventory	2,316	2,419
Total Current Assets	1,835,599	1,676,430
Investments held by LSU Foundation and Others	23,621,060	24,137,308
Investments held by Central Louisiana Community Foundation	242,024	229,951
Long-Term Pledges Receivable, Net	824,309	36,500
Restricted Cash	139,846	-
Property and Equipment, Net of Accumulated Depreciation	6,797,887	7,280,519
Art Collection	3,541,563	3,522,029
Other Assets	250	250
Total Assets	\$ 37,002,538	\$ 36,882,987
Liabilities and Net Assets		
Current Liabilities		
Accounts and income payable	\$ 377,948	\$ 435,644
Accrued interest payable	69,543	70,894
Bonds payable	400,000	395,000
Rental deposits	1,825	30,296
Deferred revenues	96,805	42,656
Other accrued expenses	20,000	48,140
Total Current Liabilities	966,121	1,022,630
Other Liabilities		
Bonds payable	8,055,036	8,442,457
Net Assets		
Without donor restrictions	11,406,392	12,564,099
With donor restrictions	16,574,989	14,853,801
Total Net Assets	27,981,381	27,417,900
Total Liabilities and Net Assets	\$ 37,002,538	\$ 36,882,987

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

LSU at Alexandria Foundation, Inc. and Subsidiaries
Consolidated Statement of Activities
Year Ended June 30, 2020
(With Comparative Totals for Year Ended June 30, 2019)

Exhibit B
Continued

	2020			2019
	Without Donor Restrictions	With Donor Restrictions	Total	Summarized Total
Revenues, Gains (Losses), and Other Support				
Contributions	\$ 149,971	\$ 1,635,088	\$ 1,785,059	\$ 267,046
Grants	-	169,194	169,194	197,387
Interest and dividends	212,740	622,680	835,420	708,405
Noncash support	434,577	356,900	791,477	451,269
Memberships	64,780	-	64,780	52,136
Program fees	19,628	-	19,628	20,789
Student housing income	1,255,765	-	1,255,765	1,666,965
Athletic sign sponsorships	32,200	-	32,200	28,350
Fundraising	15,825	10,000	25,825	227,973
Unrealized/realized gain (loss) on investments	(601,021)	-	(601,021)	232,429
Athletics	-	133,307	133,307	257,596
Other income and support	74,168	-	74,168	75,607
Net assets released from restrictions	1,205,981	(1,205,981)	-	-
Total Revenues, Gains (Losses), and Other Support	2,864,614	1,721,188	4,585,802	4,185,952
Expenses				
Program Services				
Foundation:				
Athletics	58,938	-	58,938	105,181
Office supplies	2,888	-	2,888	2,613
Official functions	14,944	-	14,944	29,722
Operating services	15,635	-	15,635	17,252
Professorships	168,469	-	168,469	196,096
Staffing services	59,605	-	59,605	68,710
Scholarships and awards	306,889	-	306,889	322,854
Travel	772	-	772	4,019
University programs and support	922,557	-	922,557	663,514
Museum:				
Education				
Staffing services	116,424	-	116,424	133,547
Events and programs	57,139	-	57,139	65,224
Exhibits				
Staffing services	86,180	-	86,180	98,957
Events and programs	63,628	-	63,628	67,331
Permanent collection expenses	757	-	757	3,372
Facility and operating expenses	127,014	-	127,014	115,283
Depreciation	120,372	-	120,372	120,372
Other program services	883	-	883	1,298
Student housing:				
Provision for uncollectible tenant receivable	38,138	-	38,138	11,753
Staffing services	112,311	-	112,311	120,806
Repairs and maintenance	133,746	-	133,746	240,188
Utilities	179,238	-	179,238	218,903
Depreciation	362,259	-	362,259	365,141
Interest expense	290,853	-	290,853	298,703
Facility and operating expenses	98,615	-	98,615	77,000
Other expenses	70,527	-	70,527	100,344

LSU at Alexandria Foundation, Inc. and Subsidiaries
Consolidated Statement of Activities
Year Ended June 30, 2020
(With Comparative Totals for Year Ended June 30, 2019)

Exhibit B
Concluded

	2020		2019	
	Without Donor Restrictions	With Donor Restrictions	Total	Summarized Total
Athletic association:				
Athletics	16,399	-	16,399	-
Athletic sponsorship signs	1,115	-	1,115	707
Official functions	138,345	-	138,345	26,250
Operating services	10,435	-	10,435	15,319
Supplies	1,690	-	1,690	1,168
Facility and operating expenses	15,750	-	15,750	18,000
Total Program Services	3,592,515	-	3,592,515	3,509,627
Support Services				
Management and general:				
Staffing services	259,819	-	259,819	279,560
Operating services	26,000	-	26,000	26,000
Professional services	94,275	-	94,275	69,814
Other operating expenses	27,921	-	27,921	29,790
Fundraising	21,791	-	21,791	104,793
Total Support Services	429,806	-	429,806	509,957
Total Expenses	4,022,321	-	4,022,321	4,019,584
Change in Net Assets	(1,157,707)	1,721,188	563,481	166,368
Net Assets, Beginning of Year	12,564,099	14,853,801	27,417,900	27,251,532
Net Assets, End of Year	<u>\$ 11,406,392</u>	<u>\$ 16,574,989</u>	<u>\$ 27,981,381</u>	<u>\$ 27,417,900</u>

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

LSU at Alexandria Foundation Inc. and Subsidiaries
Consolidated Statement of Cash Flows
Year Ended June 30, 2020
(With Comparative Totals for Year Ended June 30, 2019)

Exhibit C

	2020	2019
Cash Flows from Operating Activities		
Change in net assets	\$ 563,481	\$ 166,368
Adjustments to reconcile change in net assets to net cash provided by (used in) operating activities:		
Depreciation	482,631	485,513
Unrealized (gain) loss on investments	601,021	(232,429)
Donation to art collection	(10,534)	(50,929)
Noncash contribution of investments	(356,900)	-
Provision for uncollectible tenant receivables	38,138	11,753
Amortization of bond discount and issuance cost	12,579	13,204
Changes in operating assets and liabilities:		
Accounts receivable	6,164	(26,525)
Investment income receivable	46,145	(65,117)
Pledges receivable	(274,642)	(56,500)
Tenant receivables	(23,637)	50,022
Other receivables	(3,261)	(5,893)
Prepaid expenses	20,362	20,453
Other current assets	(2,390)	(35,062)
Inventory	103	189
Accounts and income payable	(95,834)	(168,066)
Accrued interest payable	(1,351)	(1,925)
Rental deposits	(28,471)	(30,451)
Deferred revenues	54,149	(36,829)
Other accrued expenses	(28,140)	38,140
Net Cash Provided by (Used in) Operating Activities	999,613	75,916
Cash Flows from Investing Activities		
Proceeds from matured certificates of deposit	151,049	150,018
Purchase of certificates of deposit	(151,484)	(151,049)
Purchase of investments	(607,204)	(379,981)
Reinvestment of income from investments	(908,503)	(615,120)
Withdrawal of investments	1,775,762	1,519,059
New long-term pledges receivable	(787,809)	(36,500)
Purchase of artwork	(9,000)	(10,700)
Net Cash Provided by (Used in) Investing Activities	(537,189)	475,727
Cash Flows from Financing Activities		
Principal payments on long-term debt	(395,000)	(385,000)
Net Cash Provided by (Used in) Financing Activities	(395,000)	(385,000)
Increase (Decrease) in Cash	67,424	166,643
Cash, Beginning of Year	1,064,687	898,044
Cash, End of Year	\$ 1,132,111	\$ 1,064,687
Cash consists of the following:		
Cash	\$ 992,265	\$ 1,064,687
Restricted Cash	139,846	-
	\$ 1,132,111	\$ 1,064,687

For additional required disclosures, see Note 21.

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

LSU at Alexandria Foundation, Inc. and Subsidiaries
June 30, 2020

Notes to Consolidated Financial Statements

1. Nature of Activities and Significant Accounting Policies

Nature of Activities

LSU at Alexandria Foundation, Inc. (the Foundation) is a nonprofit corporation formed to promote the educational and cultural welfare of Louisiana State University at Alexandria, Louisiana, by accepting gifts for the purpose of providing scholarships, aiding research, and such other designated projects for the benefit of the University. LSU at Alexandria Foundation, Inc. also owns and operates Alexandria Museum of Art, LLC, which provides educational and cultural enrichment to students and promotes community awareness of the arts; The Oaks of Alexandria, LLC, which provides on-campus student housing; and Generals Athletic Association, LLC, which was formed to support Louisiana State University at Alexandria and any affiliated intercollegiate athletic programs.

Accounting Pronouncement Adopted

On May 28, 2014, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) 2014-09, *Revenue from Contracts with Customers* (Topic 606). The standard proscribes a single model for revenue recognition, with a set of principles to be used for determining when revenue should be recognized. It also requires expanded disclosures about the nature, amount, and timing of revenue and cash flows. The Foundation implemented this standard effective July 1, 2019. Accordingly, the accounting change has been retrospectively applied to prior periods presented as if the policy had always been used. The adoption of this guidance did not have a material impact on the Foundation's consolidated financial statements.

In January 2016, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) 2016-01, *Financial Instruments-Overall: Recognition and Measurement of Financial Assets and Financial Liabilities* (Subtopic 825-10). The amendments in this Update address certain aspects of recognition, measurement, presentation, and disclosure of financial instruments. The Foundation implemented this standard effective July 1, 2019. Accordingly, the accounting change has been retrospectively applied to prior periods presented as if the policy had always been used. The adoption of this guidance did not have a material impact on the Foundation's consolidated financial statements.

On November 17, 2016, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) 2016-18, *Statement of Cash Flow* (Topic 230): *Restricted Cash*. The amendments in this update require that a statement of cash flows explain the change during the period in the total cash, cash equivalents, and amounts generally described as restricted cash or restricted cash equivalents. This standard was implemented effective July 1, 2019. The adoption of this guidance did not have a material impact on the Foundation's financial statements.

In June 2018, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) 2018-08, *Not-for-Profit Entities: Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made* (Topic 958). The amendments in this Update assist entities in (1) evaluating whether transactions should be accounted for as contributions (nonreciprocal transactions) within the scope of Topic 958, Not-for-Profit Entities, or as exchange (reciprocal) transactions subject to other guidance and (2) determining whether a contribution is conditional. The Foundation implemented this standard effective July 1, 2019. Accordingly, the accounting change has been retrospectively applied to prior periods presented as if the policy had always been used. The adoption of this guidance did not have a material impact on the Foundation's consolidated financial statements.

LSU at Alexandria Foundation, Inc. and Subsidiaries
June 30, 2020

Notes to Consolidated Financial Statements

Consolidation

The accompanying consolidated financial statements include the accounts of the LSU at Alexandria Foundation, Inc. and its wholly owned subsidiaries: Alexandria Museum of Art, LLC, The Oaks of Alexandria, LLC, and Generals Athletic Association, LLC. All material intercompany transactions and balances have been eliminated in the consolidation.

Basis of Accounting

The consolidated financial statements of LSU at Alexandria Foundation, Inc. have been prepared using the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (GAAP). Under this method, revenues are recognized when earned, and expenses are recorded at the time liabilities are incurred.

Basis of Presentation

The accompanying consolidated financial statements of LSU at Alexandria Foundation, Inc. have been prepared in accordance with accounting principles generally accepted in the United States of America. It is the policy of LSU at Alexandria Foundation, Inc. to report information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions and net assets with donor restrictions.

- Net Assets without Donor Restrictions:

Net assets without donor restrictions generally result from revenues generated by receiving contributions that have no donor-imposed restrictions, and from receiving interest from operating investments, less expenses incurred in providing program-related services, raising contributions, and performing administrative functions. Net assets without donor restrictions are available for use at the discretion of the Board of the Foundation and management for general operating purposes. The Board may designate a portion of these net assets for specific purposes which makes them unavailable for use at management's discretion.

See Note 12 for more information on the composition of net assets without donor restrictions.

- Net Assets with Donor Restrictions:

Net assets with donor restrictions result from gifts of cash and other assets that are received with donor stipulations that limit the use of the donated assets, either temporarily or permanently, until the donor restriction expires.

Some net assets with donor restrictions include a stipulation that assets provided be maintained permanently (perpetual in nature) while permitting the Foundation to expend the income generated by the assets in accordance with the provisions of additional donor-imposed stipulations or a Board approved spending policy.

See Note 13 for more information on the composition of net assets with donor restrictions.

LSU at Alexandria Foundation, Inc. and Subsidiaries
June 30, 2020

Notes to Consolidated Financial Statements

Use of Estimates

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

Comparative Financial Information

The consolidated financial statements include certain prior-year summarized comparative information in total but not by net asset class. Such information does not include sufficient detail to constitute a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with the Foundation's consolidated financial statements for the year ended June 30, 2019, from which the summarized information was derived.

Contributions and Promises to Give

The Foundation reports contributions received as increases in net assets without donor restrictions or net assets with donor restrictions depending on the existence and/or nature of any donor restrictions. When restrictions expire (that is, when a stipulated time restriction ends or purpose restriction is accomplished), net assets with donor restrictions are reclassified as net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions.

Unconditional promises to give are recognized as revenue in the period received, and as assets, decreases of liabilities, or expenses depending on the form of the benefits received. Promises to give are recorded at net realizable value if they are expected to be collected in one year and at fair value if they are expected to be collected in more than one year. Conditional promises to give are recognized when the conditions on which they depend are substantially met. An allowance for uncollectible promises to give is provided based on management's evaluation of potential uncollectible promises to give at year-end.

Student Housing Revenue Recognition

Student housing income is charged to student accounts at the beginning of each semester based on rental rates determined by the University and recognized in the same period that services are rendered. The Foundation has elected the short-term contract exemption with respect to its performance obligations under its student housing contracts as all such contracts have original terms of less than one year.

Cash

Cash and cash equivalents consist of amounts in demand deposits and money market accounts. Cash balances held for long-term donor restricted purposes are shown as restricted cash on the statement of financial position and are excluded from cash available for current use.

LSU at Alexandria Foundation, Inc. and Subsidiaries
June 30, 2020

Notes to Consolidated Financial Statements

Tenant Receivables

Tenant receivables represent net unpaid lease obligations related to student housing at The Oaks of Alexandria, LLC. The allowance for uncollectible tenant receivables is assessed by management based on historical collection rates and aging of the uncollected accounts.

Investments

The Foundation and its subsidiaries carry investments with Louisiana State University Foundation, Central Louisiana Community Foundation, and Raymond James Financial Services, Inc. Funds with Louisiana State University Foundation and Central Louisiana Community Foundation are pooled and invested with funds from other similar organizations. Investments are reported at their market values in the consolidated statement of financial position as reported to LSU at Alexandria Foundation, Inc. by the investment administrators. Unrealized gains and losses are included in the change in net assets in the statement of activities. There are no known material unrecorded permanent market value declines in marketable securities.

Property and Equipment

Purchased property and equipment with a value equal to or greater than \$1,000 are capitalized at cost. Donated items are recorded at fair market value, if material and reasonably determinable, at the time of donation. Depreciation is computed using the straight-line method over the estimated useful lives of the assets.

Repairs, maintenance, and minor replacements are charged to operations as incurred. Major replacements and improvements are capitalized at cost. When capitalized items are sold or retired, the related cost and accumulated depreciation are removed from the accounts and any gain or loss is included in the results of operations.

The Foundation reports gifts of land, buildings, and equipment as support without donor restrictions unless explicit donor stipulations specify how the donated assets must be used. Gifts of long-lived assets with explicit restrictions that specify how the assets are to be used and gifts of cash or other assets that must be used to acquire long-lived assets are reported as support with donor restrictions. Absent explicit donor stipulations about how long those long-lived assets must be maintained, the Foundation reports expirations of donor restrictions when the donated or acquired long-lived assets are placed in service.

Art Collection

In 1977, the Museum elected to capitalize its collection. Items purchased are capitalized at their cost; items contributed are capitalized at their fair or appraised value at the accession date.

In 2009, the LSU at Alexandria Foundation, Inc. received donated artwork to be displayed on the campus of LSU at Alexandria. The artwork is capitalized in the statement of financial position at its appraised value at the accession date.

LSU at Alexandria Foundation, Inc. and Subsidiaries
June 30, 2020

Notes to Consolidated Financial Statements

Bond Discount and Issuance Costs

Amortization of bond discount and issuance costs is reported as interest expense in the statement of activities.

Deferred Revenues

Revenues for LSU at Alexandria Foundation, Inc. and Alexandria Museum of Art, LLC events are recorded as deferred revenues if the related event is beyond the date of the statement of financial position. Such revenues are recognized when the event is held.

Payments for Generals Athletic Association, LLC membership dues received on or before the financial statement date for subsequent membership periods are reported as deferred revenues in the statement of financial position. Such revenues are recognized in the period for which the membership dues are earned.

Tenant rental payments received on or before the financial statement date for subsequent rental periods are reported as deferred revenues in the statement of financial position. Such revenues are recognized in the period for which the rent is earned.

Donated Services

LSU at Alexandria Foundation, Inc. receives donated services from numerous individuals who volunteer their time to assist the Foundation with specific programs and various fundraising activities. No amounts have been reflected in the consolidated financial statements for donated services since the services are not professional in nature and, as such, do not meet the criteria for recognition as donated services. The Foundation pays for most services requiring specific expertise.

Substantial services and support are provided by LSU at Alexandria for the operation of LSU at Alexandria Foundation, Inc. and its subsidiaries and pursuant to the management agreement discussed in Note 11. Amounts for certain affiliated organizational support such as direct personnel and related benefits, insurance, and security services have been recorded in the accompanying consolidated financial statements as noncash support. The expenses are charged to program or support services using management's estimate of the activities benefited. The cost of other indirect expenses and support has not been recorded in the accompanying consolidated financial statements as values were not readily determinable.

The City of Alexandria (the City) provides utilities to Alexandria Museum of Art, LLC under an interagency agreement between Louisiana State University and the City. The value of the contributed utilities is recorded as noncash contributions and utilities expense in the accompanying consolidated financial statements.

Advertising Costs

Advertising costs are expensed when incurred.

LSU at Alexandria Foundation, Inc. and Subsidiaries
June 30, 2020

Notes to Consolidated Financial Statements

Functional Allocation of Expenses

Costs incurred by the Foundation and its subsidiaries have been presented on a functional basis in the statement of activities. Accordingly, costs have been allocated on a reasonable and consistent basis. Most expenses are charged directly to program or support services based on specific identification. Services and support provided by LSU at Alexandria for the operation of the Foundation are charged to program or support services using management's estimate of the activities benefited.

Subsequent Events

Management has evaluated subsequent events through November 5, 2020, the date which the consolidated financial statements were available for issue. Management's evaluation revealed no subsequent events that require disclosure.

2. Certificates of Deposit

Certificates of deposit are located at two local financial institutions. All of the certificates are scheduled to mature within the next twelve months and earn interest at various rates.

3. Investment Income Receivable

Investment income receivable reported in the consolidated statement of financial position at June 30, 2020, represents unpaid interest and other earnings from investments held on behalf of LSU at Alexandria Foundation, Inc. at LSU Foundation and Central Louisiana Community Foundation.

4. Pledges Receivable

Pledges receivable at June 30, 2020, which consist of unconditional promises to give, were as follows:

Receivable in less than one year	\$ 351,142
Receivable in one to five years	<u>824,309</u>
	\$ 1,175,451

In the opinion of management, all pledges receivable at year-end, were considered to be collectible and an allowance for uncollectible pledges was not considered necessary. No discounts have been applied to pledges receivable beyond one year because amounts were immaterial.

5. Tenant Receivables

Gross tenant receivables at June 30, 2020, totaled \$59,331. Tenant receivables in the statement of financial position are shown net of estimated uncollectible amounts of \$11,900.

LSU at Alexandria Foundation, Inc. and Subsidiaries
June 30, 2020

Notes to Consolidated Financial Statements

6. Investments and Fair Value Measurement

LSU at Alexandria Foundation, Inc. is required to disclose estimated fair values for all financial instruments and nonfinancial instruments measured at fair value on a recurring basis. The fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Generally accepted accounting principles establish a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. When available, LSU at Alexandria Foundation, Inc. uses Level 1 as their valuation approach because they generally provide the most reliable evidence of fair value. This hierarchy consists of three broad levels as follows:

- Level 1 – Valuations based on unadjusted quoted prices in active markets for identical assets or liabilities.
- Level 2 – Valuations based on quoted prices in markets that are not active or for which all significant inputs are observable, either directly or indirectly.
- Level 3 – Valuations based on inputs that are unobservable and significant to the overall fair value measurement.

LSU Foundation Managed Assets

On July 3, 1995, the LSU at Alexandria Foundation, Inc. entered into a management agreement with the LSU Foundation whereby the LSU Foundation shall hold funds on behalf of the LSU at Alexandria Foundation, Inc. solely for the purpose of investing the funds. The LSU Foundation may assess its standard management fees annually to cover its administrative costs. This agreement shall remain in effect until a 180-day written notice is given by either party to the other party.

Investments held by the LSU Foundation on behalf of the LSU at Alexandria Foundation, Inc. are reported at their fair values in the consolidated statement of financial position. As of June 30, 2020, investments in LSU Foundation managed assets are set forth below:

Investments at cost	\$ 18,984,383
Add:	
Unrealized gain	<u>1,355,902</u>
Market Value	\$ 20,340,285

Investments presented in the accompanying consolidated financial statements do not include state matching funds awarded by the Board of Regents for qualified scholarships, professorships, and endowed chairs because such awards are applied for and awarded to Louisiana State University at Alexandria and not to LSU at Alexandria Foundation, Inc. The market value of state matching funds attributable to the university for scholarships, professorships, and endowed chairs and held by LSU Foundation totaled \$4,438,044 at June 30, 2020.

LSU at Alexandria Foundation, Inc. and Subsidiaries
June 30, 2020

Notes to Consolidated Financial Statements

Investments Held by Central Louisiana Community Foundation

The Alexandria Museum of Art, LLC established a major maintenance fund with Central Louisiana Community Foundation (CLCF). Earnings from the major maintenance fund are reported as income with donor restrictions and may be requested for major maintenance needs as they arise. The Alexandria Museum of Art, LLC may request distribution of all or part of the principal it contributes to the funds. The Board of CLCF will grant such a request if it concludes that such a distribution is consistent with the charitable purposes of CLCF, which may be deferred for up to 90 days in order to permit orderly and timely liquidation of assets to meet the request. The fund may be charged regularly for a proper allocation of direct and indirect expenses attributable to the creation and maintenance of the fund. If CLCF ceases to be a qualified charitable organization or if CLCF proposes to dissolve, the assets of the fund shall be distributed to the Alexandria Museum of Art, LLC. At that time, if the Alexandria Museum of Art, LLC is not then a qualified charitable organization, CLCF shall distribute the assets of the fund in a manner and to any organization serving the Central Louisiana Community that satisfy the requirements of a qualified charitable organization and serve purposes similar to those of the Alexandria Museum of Art, LLC. The fair market value of the major maintenance fund was \$229,001 at June 30, 2020.

CLCF also holds an impact fund for Alexandria Museum of Art, LLC. The fair market value of the impact fund at June 30, 2020 was \$13,023.

<u>Description</u>	<u>Fair Value Measurement at Reporting Date Using</u>			
	<u>Total</u> <u>06/30/20</u>	<u>Quoted Prices</u> <u>In Active</u> <u>Markets for</u> <u>Identical</u> <u>Assets</u> <u>(Level 1)</u>	<u>Significant</u> <u>Other</u> <u>Observable</u> <u>Inputs</u> <u>(Level 2)</u>	<u>Significant</u> <u>Unobservable</u> <u>Inputs</u> <u>(Level 3)</u>
Investments held by LSU Foundation	\$ 20,340,285	\$ -	\$ 20,340,285	\$ -
Mutual Funds	3,280,775	3,280,775	-	-
Investments held by Central Louisiana Community Foundation	<u>242,024</u>	<u>-</u>	<u>242,024</u>	<u>-</u>
	<u>\$ 23,863,084</u>	<u>\$ 3,280,775</u>	<u>\$ 20,582,309</u>	<u>\$ -</u>

Investment income was as follows for the year ended June 30, 2020:

Interest and dividends	\$ 835,420
Unrealized/realized gain (loss) on investments	(415,967)
Less: investment fees	<u>(185,054)</u>
	<u>\$ 234,399</u>

7. Endowments

The endowments held by the Foundation consist of donor-restricted endowment funds and funds designated by the Foundation board to function as endowments. Endowments are classified and reported based on the existence or absence of donor-imposed restrictions.

LSU at Alexandria Foundation, Inc. and Subsidiaries
June 30, 2020

Notes to Consolidated Financial Statements

The Foundation board 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. As a result of this interpretation, the Foundation classifies the following as net assets with donor restrictions:

- a. The original value of gifts donated to the permanent endowment;
- b. The original value or 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.

Earnings on endowment funds with permanent restrictions that are available for expenditure in accordance with the endowment agreement are transferred to other funds from which those expenditures will be made in accordance with the spending policy. When distributions of earnings are not necessary for operations, those earnings are deemed to be additional principal to the endowed fund and are accumulated as such in the permanently endowed fund. In accordance with UPMIFA, the Foundation considers the following factors in making decisions related to appropriations for expenditures or accumulations of donor-restricted endowment funds:

1. The duration and preservation of the various funds;
2. The purposes of the donor-restricted endowment funds;
3. General economic conditions;
4. The possible effect of inflation and deflation;
5. The expected total return from income and the appreciation of investments;
6. Other resources of the Foundation; and
7. The Foundation's investment policies.

Investment Return Objectives, Risk Parameters, and Strategies

The investment policies of the Foundation emphasize total return. Adherence to a sound long-term investment policy balancing short-term spending needs with the preservation of the real inflation-adjusted value of assets is a primary importance. The Foundation expects to attain an inflation-adjusted minimum average annual return, net of fees, over a rolling five year period. This real return is defined as the sum of capital appreciation (loss) and current income (interest and dividends) adjusted for inflation as measured by the Consumer Price Index. Investment policies are based on principles of responsible financial stewardship, as well as ethical and social stewardship. The Foundation is committed to a diversified asset allocation strategy, consisting primarily of domestic equities, international equities, domestic fixed income, hedge funds, and real estate.

Changes in endowments for the year ended June 30, 2020, are as follows:

	Without Donor Restrictions	With Donor Restrictions	Total
Endowment, beginning of year	\$ 2,534,686	\$ 12,816,768	\$ 15,351,454
Contributions	-	26,793	26,793
Investment income	94,057	575,248	669,305
Transfers from other investments	(70,015)	89,853	19,838
Net appreciation (depreciation) of securities	(1,203,224)	-	(1,203,224)
Appropriations	(3,738)	-	(3,738)
Endowment, end of year	\$ 1,351,766	\$ 13,508,662	\$ 14,860,428

LSU at Alexandria Foundation, Inc. and Subsidiaries
June 30, 2020

Notes to Consolidated Financial Statements

Endowment composition by type of fund as of June 30, 2020 is as follows:

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
Donor-restricted endowment funds	\$ -	\$ 13,508,662	\$ 13,508,662
Board-designated endowment and other funds	<u>1,351,766</u>	<u>-</u>	<u>1,351,766</u>
	\$ 1,351,766	\$ 13,508,662	\$ 14,860,428

8. Restricted Cash

At June 30, 2020, cash in the amount of \$139,846 was restricted for the support of the University's various athletic teams.

9. Property and Equipment

The following schedule summarizes estimated useful life, cost, and accumulated depreciation of property and equipment of LSU at Alexandria Foundation, Inc.'s subsidiaries as of June 30, 2020:

	<u>Life</u>	
Land		\$ 276,979
Building and improvements	40 Years	13,453,060
Furniture and equipment	5 – 7 Years	930,169
Website	3 Years	<u>162,500</u>
		14,822,708
Less: Accumulated Depreciation		<u>8,024,821</u>
		\$ 6,797,887

Depreciation expense was \$482,631 for the year ended June 30, 2020.

10. Other Accrued Expenses

LSU at Alexandria assesses charges for student housing to student accounts and remits payment to The Oaks of Alexandria, LLC prior to full collection from the student. Other accrued expenses represent management's estimate of student lease payments made to The Oaks of Alexandria, LLC pursuant to the facility management agreement that may be subject to repayment to LSU at Alexandria if the student accounts held by the university are not paid within three years. Other accrued expenses include \$20,000 in the consolidated statement of financial position for this provision.

11. Bonds Payable

Pursuant to a bond indenture and related agreements dated October 10, 2006, LSU at Alexandria Foundation, Inc., through its subsidiary, The Oaks of Alexandria, LLC, borrowed \$11,905,000 through a loan agreement with the Louisiana Public Facilities Authority, and in conjunction with the issuance of this same amount in revenue bonds designated "Louisiana Public Facilities Authority Revenue Bonds (The Oaks of Alexandria, LLC-Louisiana State University at Alexandria Student Housing Project), Series 2006.

LSU at Alexandria Foundation, Inc. and Subsidiaries
June 30, 2020

Notes to Consolidated Financial Statements

The proceeds from the sale of the bonds were used for the purpose of financing, planning, designing, constructing, furnishing, and equipping residence facilities for use by Louisiana State University at Alexandria. The proceeds were also used to establish a debt service reserve fund, and to provide for capitalized interest, and for a portion of the costs of issuance.

In April of 2017, The Oaks of Alexandria, LLC, refinanced the loan agreement with the Louisiana Public Facilities Authority. This refinancing included the issuance of two revenue refunding bonds designated as "Louisiana Public Facilities Authority Revenue Bonds (The Oaks of Alexandria, LLC-Louisiana State University at Alexandria Student Housing Project), Series 2017A" and "Louisiana Public Facilities Authority Revenue Bonds (The Oaks of Alexandria, LLC-Louisiana State University at Alexandria Student Housing Project), Series 2017B."

Proceeds from the Series 2017A bonds in the amount of \$9,670,000, together with available funds of The Oaks of Alexandria, LLC, was used for the purpose of refunding the outstanding balance of the "Louisiana Public Facilities Authority Revenue Bonds (The Oaks of Alexandria, LLC-Louisiana State University at Alexandria Student Housing Project), Series 2006" issue. Proceeds were also used for a portion of the costs of issuance, not to exceed two percent of the Series 2017A bond's proceeds. Proceeds from the Series 2017B bond in the amount of \$70,000 was used to pay any costs of issuance which exceeded the two percent limitation set upon the Series 2017A bond.

The bonds are controlled by the bond trust indenture, which requires that the net proceeds be deposited and held by the trustee, Regions Bank. In addition, LSU at Alexandria Foundation, Inc. is subject to certain covenants that are detailed in the trust indenture document. The bonds are nonrecourse to the Foundation.

The bonds mature on the dates and in the principal installments set forth in the following table:

Maturity October 1	Principal Amount	Interest Rate
2020	\$ 400,000	2.000%
2021	415,000	2.000
2022	420,000	2.250
2023	435,000	2.500
2024	440,000	2.750
Thereafter	6,595,000	3.410
	\$ 8,705,000	

The noncurrent portion of bonds payable is reported net of bond issuance cost of \$152,865 and bond discount of \$97,099 in the statement of financial position. Interest expense on bonds payable totaled \$290,853 for the year ended June 30, 2020.

In accordance with bond provisions, the Foundation originally entered into a Facility Management Agreement with Campus Advantage, Inc. for the purpose of opening, managing, and operating the residence facilities described above. That agreement was terminated in November 2008 by mutual consent. A management agreement with the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College acting through Louisiana State University at Alexandria was entered into for an initial term of five years. This agreement automatically renews for additional one year periods unless terminated in writing by either party at least ninety days prior to the end of the current or renewal term.

LSU at Alexandria Foundation, Inc. and Subsidiaries
June 30, 2020

Notes to Consolidated Financial Statements

12. Net Assets Without Donor Restrictions

The Foundation's net assets without donor restrictions at year-end totaled \$11,406,392. Of this amount, \$5,032,089 was board designated to be used to provide scholarships, as well as to fund various University projects. The remaining balance of \$6,374,303 represents undesignated net assets.

13. Net Assets with Donor Restrictions

The Foundation's net assets with donor restrictions at year-end are restricted for the following purposes:

Salaries and benefit supplements, scholarships, athletics, and other supporting services of Louisiana State University at Alexandria, Alexandria Museum of Art, LLC, and Generals Athletic Association, LLC	\$ 7,165,660
Endowments and other funds held in perpetuity for the benefit of Louisiana State University at Alexandria	<u>9,409,329</u>
	\$ 16,574,989

14. Advertising Costs

Advertising costs charged to expense for the year ended June 30, 2020, totaled \$6,204.

15. Income Taxes

The LSU at Alexandria Foundation, Inc. and its subsidiaries are exempt from federal and state income taxes under Section 501(c)(3) of the Internal Revenue Code and applicable State Law. All are classified as exempt organizations other than private foundations.

The LSU at Alexandria Foundation, Inc.'s and its subsidiaries' tax returns remain subject to examination by the IRS for three years after filing. As of June 30, 2020, the tax years that remain open to examination by the IRS are 2017, 2018, and 2019. Management believes that all positions taken in those returns would be sustained if examined by the IRS.

16. Donated Services

The LSU at Alexandria Foundation, Inc. and its subsidiaries receives a significant amount of donated services and use of facilities from Louisiana State University at Alexandria (the University). University employees and unpaid volunteers assist in operations, fundraising, special projects, and programs. The accompanying consolidated financial statements include \$383,341 recorded as noncash support, representing the estimated value of personnel expenses, insurance, maintenance, internet service, and certain other support provided to LSU at Alexandria Foundation, Inc. and its subsidiaries by the University. No amounts have been recognized in the statement of activities for other indirect supporting services and use of facilities as the value of those services were not readily determinable. Continued support from the University is directly dependent on funding the University receives. Budget cuts to the University could adversely impact the support available to LSU at Alexandria Foundation, Inc. and its subsidiaries.

LSU at Alexandria Foundation, Inc. and Subsidiaries
June 30, 2020

Notes to Consolidated Financial Statements

The City of Alexandria began, on December 15, 2006, providing utilities for the operation of the Alexandria Museum of Art, LLC. On February 23, 2012, the City of Alexandria and Louisiana State University entered into an interagency agreement under which the City would continue to provide utilities for the benefit of Alexandria Museum of Art, LLC. The agreement was for a period of five years but was extended in February of 2017 by agreement of the parties. The fair value of the use of provided utilities for the current year was \$40,702 and is reported as noncash support in the accompanying consolidated financial statements.

17. Commitments and Contingencies

Grants, bequests, and endowments require the fulfillment of certain conditions as set forth in the instrument. Failure to fulfill the conditions, or in the case of endowments, failure to continue to fulfill them, could result in the return of the funds to grantors. Although that is a possibility, the Board deems the contingency remote, since by accepting the grants and their terms, it has accommodated the objectives of the organization to the provisions of the grant.

18. Concentrations

Credit Risk

Cash and certificates of deposit for LSU at Alexandria Foundation, Inc. and its subsidiaries are deposited with local financial institutions. Some cash is also deposited with various money market accounts under the Raymond James Deposit Program. Deposits are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 per financial institution, per depositor. Uninsured balances among the various accounts and entities that comprise LSU at Alexandria Foundation, Inc. and its subsidiaries totaled \$508,444 at June 30, 2020.

Investments include securities that are traded on national stock exchanges and are subject to fluctuations in value. Investments in marketable securities held in LSU at Alexandria Foundation, Inc.'s brokerage accounts are insured up to \$500,000, including a \$250,000 limit for cash, by Securities Investor Protection Corporation (SIPC). SIPC covers investors in the event that the brokerage firm becomes insolvent or liquidates. SIPC works to replace securities or cash lost due to theft or destruction. This insurance does not protect LSU at Alexandria Foundation, Inc. from losses on investments resulting from market and economic conditions.

Support Risk

LSU at Alexandria Foundation, Inc.'s subsidiary, the Oaks of Alexandria, LLC relies on revenues from tenants associated with LSU at Alexandria. Housing is available only to qualifying students, therefore, ability to reach lease capacity is contingent on student interest and enrollment.

LSU at Alexandria Foundation, Inc. and its subsidiaries, Alexandria Museum of Art, LLC and the Generals Athletic Association, LLC, rely on contributions and support from donors in the Central Louisiana area and on the performance of investments.

LSU at Alexandria Foundation, Inc. and Subsidiaries
June 30, 2020

Notes to Consolidated Financial Statements

19. Transactions with Louisiana State University at Alexandria, Louisiana

Essentially all of the expenses of LSU at Alexandria Foundation, Inc. (the Foundation) and its subsidiaries are for purposes outlined in Note 1 to the consolidated financial statements which benefit Louisiana State University at Alexandria, Louisiana (the University). The Foundation and its subsidiaries have certain transactions with the University in the normal course of operations. The University also provides certain affiliated support to the Foundation and its subsidiaries as presented in the consolidated statement of activities. At June 30, 2020, the Foundation and its subsidiaries owed the University \$19,125 for salaries and support for the University's Athletic department.

In addition, the University serves as property manager of The Oaks of Alexandria, LLC as disclosed in Note 11. The amount owed to the University by The Oaks of Alexandria, LLC at June 30, 2020 for housing expenses totaled \$290,726.

20. Conditional Promise to Give

On September 30, 2019, the Foundation received a planned gift letter of intent that bequeaths \$250,000 to the Foundation on the date of the donor's death. Accordingly, this planned gift is considered a conditional promise to give and is not recorded in the accompanying consolidated financial statements.

21. Additional Required Disclosures Relating to the Statement of Cash Flows

The Foundation considers all highly liquid investments with a maturity of three months or less when acquired to be cash equivalents. Interest paid during the year ended June 30, 2020, totaled \$279,625. There were no income taxes paid, nor were there any material noncash financing transactions during the year. Noncash investing transactions during the year consisted of donated artwork valued at \$10,534 and donated investments valued at \$356,900.

22. Liquidity and Availability of Financial Assets

The following reflects the Foundation's financial assets as of June 30, 2020 reduced by amounts not available for general use within one year of the date of the consolidated statement of financial position because of contractual or donor-imposed restrictions or internal designations.

Financial assets:	
Cash and cash equivalents	\$ 992,265
Certificates of deposit	151,484
Accounts receivable	25,161
Investment income receivable	179,232
Pledges receivable, net	351,142
Tenant receivable, net	47,431
Other receivables	41,983
Other current assets	39,563
Restricted cash	139,846
Investments	<u>23,863,084</u>
Financial assets at year-end	25,831,191

LSU at Alexandria Foundation, Inc. and Subsidiaries
June 30, 2020

Notes to Consolidated Financial Statements

Less those unavailable for general expenditure within one year, due to:	
Restricted by donors with time or purpose restrictions	(7,165,660)
Donor restricted endowment funds held in perpetuity	<u>(9,409,329)</u>
Total amount unavailable for general expenditure within one year	(16,574,989)
Amount unavailable to management without Board's approval:	
Board designated for scholarships and University projects	<u>(5,032,089)</u>
Total financial assets available to meet cash needs for general expenditures within one year	 \$ 4,224,113

The Foundation structures its financial assets to be available as general expenditures, liabilities, and other obligations come due. The Foundation monitors cash flow needs on a regular basis to ensure that payment obligations can be met and to maximize return on idle funds. In the event that cash becomes inadequate to cover expenses, the Foundation has unrestricted investments available for liquidation in order to increase cash flow.

Additional Information

LSU at Alexandria Foundation, Inc.
Statement of Financial Position
June 30, 2020
(With Comparative Totals as of June 30, 2019)

Schedule 1

Assets	2020	2019
Current Assets		
Cash	\$ 88,787	\$ 41,271
Accounts receivable	-	9,350
Investment income receivable	99,278	155,218
Pledges receivable, net	351,142	76,500
Other current assets	1,093	32,050
Due from affiliates	32,000	-
Total Current Assets	572,300	314,389
Investments held by LSU Foundation and Others	23,621,060	24,137,308
Long-Term Pledges Receivable, Net	824,309	36,500
Art Collection	60,788	60,788
Total Assets	\$ 25,078,457	\$ 24,548,985
Liabilities and Net Assets		
Current Liabilities		
Accounts and income payable	\$ 28,224	\$ 101,447
Net Assets		
Without donor restrictions	8,925,987	9,911,460
With donor restrictions	16,124,246	14,536,078
Total Net Assets	25,050,233	24,447,538
Total Liabilities and Net Assets	\$ 25,078,457	\$ 24,548,985

See independent auditor's report.

LSU at Alexandria Foundation, Inc.
Statement of Activities
Year Ended June 30, 2020
(With Comparative Totals for Year Ended June 30, 2019)

Schedule 2

	2020			2019
	Without Donor Restrictions	With Donor Restrictions	Total	Summarized Total
Revenues, Gains (Losses), and Other Support				
Contributions	\$ 35,380	\$ 1,601,713	\$ 1,637,093	\$ 129,479
Interest and dividends	206,763	609,046	815,809	688,364
Noncash support	130,720	356,900	487,620	133,924
Fundraising	-	10,000	10,000	124,300
Unrealized/realized gain (loss) on investments	(607,720)	-	(607,720)	224,133
Athletics	-	101,460	101,460	257,596
Transfers in (out)	(20,000)	(120,250)	(140,250)	(15,000)
Net assets released from restrictions	970,701	(970,701)	-	-
Total Revenues, Gains (Losses), and Other Support	715,844	1,588,168	2,304,012	1,542,796
Expenses				
Program Services				
Athletics	58,938	-	58,938	105,181
Office supplies	2,888	-	2,888	2,613
Official functions	14,944	-	14,944	29,722
Operating services	15,635	-	15,635	17,252
Professorships	168,469	-	168,469	196,096
Staffing services	59,605	-	59,605	68,710
Scholarships and awards	306,889	-	306,889	322,854
Travel	772	-	772	4,019
University programs and support	922,557	-	922,557	663,514
Total Program Services	1,550,697	-	1,550,697	1,409,961
Support Services				
Management and general				
Staffing services	104,720	-	104,720	107,924
Operating services	26,000	-	26,000	26,000
Professional services	19,900	-	19,900	22,394
Fundraising	-	-	-	44,187
Total Support Services	150,620	-	150,620	200,505
Total Expenses	1,701,317	-	1,701,317	1,610,466
Change in Net Assets	(985,473)	1,588,168	602,695	(67,670)
Net Assets, Beginning of Year	9,911,460	14,536,078	24,447,538	24,515,208
Net Assets, End of Year	<u>\$ 8,925,987</u>	<u>\$ 16,124,246</u>	<u>\$ 25,050,233</u>	<u>\$ 24,447,538</u>

See independent auditor's report.

Alexandria Museum of Art, LLC
Statement of Financial Position
June 30, 2020
(With Comparative Totals as of June 30, 2019)

Schedule 3

Assets	2020	2019
Current Assets		
Cash	\$ 138,397	\$ 193,932
Certificates of deposit	151,484	151,049
Accounts receivable	10,420	5,750
Investment income receivable	79,954	70,159
Prepaid expenses	2,397	22,724
Other current assets	38,470	1,703
Inventory	2,316	2,419
Total Current Assets	423,438	447,736
Investments held by		
Central Louisiana Community Foundation	242,024	229,951
Property and Equipment,		
Net of Accumulated Depreciation	2,358,155	2,478,527
Art Collection	3,480,775	3,461,241
Total Assets	\$ 6,504,392	\$ 6,617,455
Liabilities and Net Assets		
Current Liabilities		
Accounts payable	\$ 9,286	\$ 19,626
Rental deposits	-	3,700
Deferred revenues	88,085	42,656
Other accrued expenses	-	640
Total Current Liabilities	97,371	66,622
Net Assets		
Without donor restrictions	6,092,001	6,233,110
With donor restrictions	315,020	317,723
Total Net Assets	6,407,021	6,550,833
Total Liabilities and Net Assets	\$ 6,504,392	\$ 6,617,455

See independent auditor's report.

Alexandria Museum of Art, LLC
Statement of Activities
Year Ended June 30, 2020
(With Comparative Totals for Year Ended June 30, 2019)

Schedule 4

	2020			2019
	Without Donor Restrictions	With Donor Restrictions	Total	Summarized Total
Revenues, Gains (Losses), and Other Support				
Contributions	\$ 113,209	\$ 3,375	\$ 116,584	\$ 120,667
Grants	-	169,194	169,194	197,387
Memberships	46,205	-	46,205	47,326
Program fees	19,628	-	19,628	20,789
Fundraising	15,493	-	15,493	93,267
Interest and dividends	5,916	13,634	19,550	19,868
Noncash support	136,380	-	136,380	168,795
Unrealized/realized gain (loss) on investments	6,699	-	6,699	8,296
Transfers in (out)	20,000	-	20,000	15,000
Other income and support	74,168	-	74,168	75,607
Net assets released from restrictions	188,906	(188,906)	-	-
Total Revenues, Gains (Losses), and Other Support	626,604	(2,703)	623,901	767,002
Expenses				
Program Services				
Education				
Staffing services	116,424	-	116,424	133,547
Events and programs	57,139	-	57,139	65,224
Exhibits				
Staffing services	86,180	-	86,180	98,957
Events and programs	63,628	-	63,628	67,331
Permanent collection expenses	757	-	757	3,372
Facility and operating expenses	127,014	-	127,014	115,283
Other program services	883	-	883	1,298
Depreciation	120,372	-	120,372	120,372
Total Program Services	572,397	-	572,397	605,384
Support Services				
Management and general				
Staffing services	101,987	-	101,987	118,086
Professional services	44,225	-	44,225	17,270
Other operating expenses	27,921	-	27,921	29,790
Fundraising	21,183	-	21,183	55,833
Total Support Services	195,316	-	195,316	220,979
Total Expenses	767,713	-	767,713	826,363
Change in Net Assets	(141,109)	(2,703)	(143,812)	(59,361)
Net Assets, Beginning of Year	6,233,110	317,723	6,550,833	6,610,194
Net Assets, End of Year	<u>\$ 6,092,001</u>	<u>\$ 315,020</u>	<u>\$ 6,407,021</u>	<u>\$ 6,550,833</u>

See independent auditor's report.

Alexandria Museum of Art, LLC
Schedule of Management and General Expenses
Year Ended June 30, 2020
(With Comparative Totals for Year Ended June 30, 2019)

Schedule 5

	2020	2019
Staffing services	\$ 101,987	\$ 118,086
Professional fees	44,225	17,270
Other operating expenses:		
Bank charges	4,020	5,401
Computer and equipment maintenance	5,704	5,683
Dues	3,261	3,684
Equipment rental	1,922	4,433
Marketing	4,209	4,053
Miscellaneous	1,171	4
Office supplies	386	402
Postage and freight	400	687
Printing	202	344
Telephone	205	199
Travel and entertainment	6,441	4,900
Total	\$ 174,133	\$ 165,146

See independent auditor's report.

The Oaks of Alexandria, LLC
Statement of Financial Position
June 30, 2020
(With Comparative Totals as of June 30, 2019)

Schedule 6

Assets	2020	2019
Current Assets		
Cash	\$ 762,801	\$ 773,294
Tenant receivables, net	47,431	23,794
Prepaid expenses	2,625	2,660
Other receivables	41,983	38,722
Total Current Assets	854,840	838,470
Property and Equipment, Net of Accumulated Depreciation	4,439,732	4,801,992
Other Assets	250	250
Total Assets	\$ 5,294,822	\$ 5,640,712
Liabilities and Net Assets		
Current Liabilities		
Accounts payable	\$ 337,689	\$ 301,256
Accrued interest payable	69,543	70,894
Bonds payable	400,000	395,000
Rental deposits	1,825	26,596
Deferred revenues	8,720	-
Other accrued expenses	20,000	47,500
Total Current Liabilities	837,777	841,246
Other Liabilities		
Bonds payable	8,055,036	8,442,457
Net Assets		
Without donor restrictions (deficit)	(3,597,991)	(3,642,991)
With donor restrictions	-	-
Total Net Assets (Deficit)	(3,597,991)	(3,642,991)
Total Liabilities and Net Assets	\$ 5,294,822	\$ 5,640,712

See independent auditor's report.

The Oaks of Alexandria, LLC
Statement of Activities
Year Ended June 30, 2020
(With Comparative Totals for Year Ended June 30, 2019)

Schedule 7

	2020			2019
	Without Donor Restrictions	With Donor Restrictions	Total	Summarized Total
Revenues, Gains (Losses), and Other Support				
Student housing income	\$ 1,094,587	\$ -	\$ 1,094,587	\$ 1,343,541
Other housing income	161,178	-	161,178	323,424
Noncash support	130,283	-	130,283	108,930
Interest and dividends	57	-	57	167
Total Revenues, Gains (Losses), and Other Support	1,386,105	-	1,386,105	1,776,062
Expenses				
Program Services				
Provision for uncollectible tenant receivable	38,138	-	38,138	11,753
Staffing services	112,311	-	112,311	120,806
Repairs and maintenance	133,746	-	133,746	240,188
Utilities	179,238	-	179,238	218,903
Depreciation	362,259	-	362,259	365,141
Interest expense	290,853	-	290,853	298,703
Facility and operating expenses	98,615	-	98,615	77,000
Other expenses				
Turnover	24,525	-	24,525	43,707
Common area	18,736	-	18,736	15,983
Marketing and leasing	509	-	509	2,911
Resident life	13,001	-	13,001	20,408
Supplies	13,756	-	13,756	17,335
Total Program Services	1,285,687	-	1,285,687	1,432,838
Support Services				
Management and general				
Staffing services	31,668	-	31,668	31,930
Professional services	23,750	-	23,750	23,750
Total Support Services	55,418	-	55,418	55,680
Total Expenses	1,341,105	-	1,341,105	1,488,518
Change in Net Assets	45,000	-	45,000	287,544
Net Assets (Deficit), Beginning of Year	(3,642,991)	-	(3,642,991)	(3,930,535)
Net Assets (Deficit), End of Year	\$ (3,597,991)	\$ -	\$ (3,597,991)	\$ (3,642,991)

See independent auditor's report.

Generals Athletic Association, LLC
Statement of Financial Position
June 30, 2020
(With Comparative Totals as of June 30, 2019)

Schedule 8

Assets	2020	2019
Current Assets		
Cash	\$ 2,280	\$ 56,190
Accounts receivable	14,741	16,225
Other current assets	-	3,420
Total Current Assets	17,021	75,835
Restricted Cash	139,846	-
Total Assets	\$ 156,867	\$ 75,835
Liabilities and Net Assets		
Current Liabilities		
Accounts payable	\$ 2,749	\$ 13,315
Due to affiliates	32,000	-
Total Current Liabilities	34,749	13,315
Net Assets		
Without donor restrictions (deficit)	(13,605)	62,520
With donor restrictions	135,723	-
Total Net Assets	122,118	62,520
Total Liabilities and Net Assets	\$ 156,867	\$ 75,835

See independent auditor's report.

Generals Athletic Association, LLC
Statement of Activities
Year Ended June 30, 2020
(With Comparative Totals for Year Ended June 30, 2019)

Schedule 9

	2020			2019
	Without Donor Restrictions	With Donor Restrictions	Total	Summarized Total
Revenues, Gains (Losses), and Other Support				
Contributions	\$ 1,382	\$ 30,000	\$ 31,382	\$ 16,900
Memberships	18,575	-	18,575	4,810
Athletics	-	31,847	31,847	-
Athletic sign sponsorships	32,200	-	32,200	28,350
Fundraising	332	-	332	10,406
Interest and dividends	4	-	4	6
Noncash support	37,194	-	37,194	39,620
Transfers in (out)	-	120,250	120,250	-
Net assets released from restrictions	46,374	(46,374)	-	-
Total Revenues, Gains (Losses), and Other Support	136,061	135,723	271,784	100,092
Expenses				
Program Services				
Athletics	16,399	-	16,399	-
Athletic sponsorship signs	1,115	-	1,115	707
Official functions	138,345	-	138,345	26,250
Operating services	10,435	-	10,435	15,319
Supplies	1,690	-	1,690	1,168
Facility and operating expenses	15,750	-	15,750	18,000
Total Program Services	183,734	-	183,734	61,444
Support Services				
Management and general				
Staffing services	21,444	-	21,444	21,620
Professional services	6,400	-	6,400	6,400
Fundraising	608	-	608	4,773
Total Support Services	28,452	-	28,452	32,793
Total Expenses	212,186	-	212,186	94,237
Change in Net Assets	(76,125)	135,723	59,598	5,855
Net Assets (Deficit), Beginning of Year	62,520	-	62,520	56,665
Net Assets (Deficit), End of Year	\$ (13,605)	\$ 135,723	\$ 122,118	\$ 62,520

See independent auditor's report.