

CHATHAM UNIVERSITY
Pittsburgh, Pennsylvania

Financial Statements
and
Supplemental Financial Information
For the years ended June 30, 2013 and 2012

and Independent Auditors' Report Thereon



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INDEPENDENT AUDITORS' REPORT

Board of Trustees
Chatham University
Pittsburgh, Pennsylvania

Report on the Financial Statements

We have audited the accompanying financial statements of Chatham University (University), which comprise the statements of financial position as of June 30, 2013 and 2012, and the related statements of activities and changes in net assets and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditors' Responsibility

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

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the University as of June 30, 2013 and 2012, 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.

Other Matters

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards, as required by Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, is presented for purposes of additional analysis and is not a required part of the 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 financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the 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 financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated _____, on our consideration of the University's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the University's internal control over financial reporting and compliance.

Schneider Downs & Co., Inc.

Pittsburgh, Pennsylvania
November 4, 2013

CHATHAM UNIVERSITY
STATEMENTS OF FINANCIAL POSITION

	June 30	
	2013	2012
ASSETS		
Cash and cash equivalents	\$ 9,716,596	\$ 2,697,485
Cash and cash equivalents held for debt service payments	2,559,375	2,559,375
	12,275,971	5,256,860
Student accounts receivable (net of allowance of \$1,226,000 and \$737,000 as June 30, 2013 and 2012, respectively)	912,047	1,338,859
Other receivables	1,128,621	330,698
Prepaid expenses and other assets	183,893	239,030
Contributions receivable, net	6,445,459	2,975,328
Loans receivable (net of allowance of \$259,000 and \$244,000 as of June 30, 2013 and 2012, respectively)	841,413	886,221
Deferred compensation deposits	835,494	628,480
Investments	63,349,605	58,867,206
Assets held in trust by others	3,888,276	3,664,408
	89,860,779	74,187,090
PROPERTY, PLANT AND EQUIPMENT		
Land	9,853,427	9,853,427
Buildings and improvements	106,103,199	104,331,160
Equipment, furniture and vehicles	21,626,085	20,702,903
Building under capital lease	3,144,406	3,144,406
	140,727,117	138,031,896
Less - Accumulated depreciation	(56,785,466)	(52,603,730)
	83,941,651	85,428,166
Construction-in-progress	11,549,594	5,256,887
	95,491,245	90,685,053
DEFERRED BOND FINANCING COSTS, net	496,744	518,659
Total Assets	\$ 185,848,768	\$ 165,390,802
LIABILITIES AND NET ASSETS		
LIABILITIES		
Accounts payable	\$ 4,269,236	\$ 2,028,632
Accrued liabilities	3,723,867	3,441,475
Student deposits and deferred revenues	4,853,468	4,414,261
Funds held for others	14,278	19,355
Capital lease obligations	4,011,550	3,908,338
Bonds and notes payable	55,570,402	57,036,752
Advances from federal government for student loans	1,511,474	1,511,474
Total Liabilities	73,954,275	72,360,287
NET ASSETS		
Unrestricted:		
Designated for endowment	18,559,972	16,464,714
Undesignated	14,265,198	16,570,564
Temporarily restricted	36,689,584	18,419,837
Permanently restricted	42,379,739	41,575,400
Total Net Assets	111,894,493	93,030,515
Total Liabilities And Net Assets	\$ 185,848,768	\$ 165,390,802

See notes to financial statements.

CHATHAM UNIVERSITY

STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS
FOR THE YEARS ENDED JUNE 30, 2013 AND 2012

	2013			Total
	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Permanently Restricted</u>	
REVENUES AND OTHER ADDITIONS				
Tuition and fees	\$ 45,765,775	\$ -	\$ -	\$ 45,765,775
Scholarships	(9,591,454)	-	-	(9,591,454)
	<u>36,174,321</u>	<u>-</u>	<u>-</u>	<u>36,174,321</u>
Auxiliary enterprises revenues	7,984,517	-	-	7,984,517
Federal and state grants and contracts	131,642	874,904	-	1,006,546
Private gifts and grants	652,794	15,375,162	580,471	16,608,427
Interest on student loans receivable	218	33,545	-	33,763
Investment income, net of investment expense of \$70,000 and \$65,000, respectively	421,260	646,913	-	1,068,173
Net unrealized and realized gains (losses) on investments	<u>834,402</u>	<u>4,592,235</u>	<u>223,868</u>	<u>5,650,505</u>
Total Revenues And Other Additions	46,199,154	21,522,759	804,339	68,526,252
NET ASSETS RELEASED FROM RESTRICTIONS	<u>3,253,012</u>	<u>(3,253,012)</u>	<u>-</u>	<u>-</u>
Total Revenues And Other Additions And Net Assets Released From Restrictions	49,452,166	18,269,747	804,339	68,526,252
EXPENSES AND OTHER DEDUCTIONS				
Educational and student services:				
Instruction	17,587,796	-	-	17,587,796
Library	1,712,909	-	-	1,712,909
Student services	11,341,674	-	-	11,341,674
Public service	<u>936,386</u>	<u>-</u>	<u>-</u>	<u>936,386</u>
Total Education And Student Services	31,578,765	-	-	31,578,765
Administrative and general	13,123,331	-	-	13,123,331
Auxiliary enterprises expenses	4,960,178	-	-	4,960,178
Loss on bond refinancing (See Note 6)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenses And Other Deductions	<u>49,662,274</u>	<u>-</u>	<u>-</u>	<u>49,662,274</u>
Changes In Net Assets	(210,108)	18,269,747	804,339	18,863,978
NET ASSETS				
Beginning of year	<u>33,035,278</u>	<u>18,419,837</u>	<u>41,575,400</u>	<u>93,030,515</u>
End of year	<u>\$ 32,825,170</u>	<u>\$ 36,689,584</u>	<u>\$ 42,379,739</u>	<u>\$ 111,894,493</u>

2012

<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Permanently Restricted</u>	<u>Total</u>
\$ 43,779,987	\$ -	\$ -	\$ 43,779,987
(9,600,405)	-	-	(9,600,405)
<u>34,179,582</u>	<u>-</u>	<u>-</u>	<u>34,179,582</u>
7,616,829	-	-	7,616,829
146,191	935,968	-	1,082,159
664,550	1,694,681	1,941,432	4,300,663
598	15,574	-	16,172
(83,745)	788,697	-	704,952
<u>165,124</u>	<u>(1,012,631)</u>	<u>(192,838)</u>	<u>(1,040,345)</u>
42,689,129	2,422,289	1,748,594	46,860,012
<u>4,803,475</u>	<u>(4,803,475)</u>	<u>-</u>	<u>-</u>
47,492,604	(2,381,186)	1,748,594	46,860,012
17,067,947	-	-	17,067,947
1,508,038	-	-	1,508,038
10,561,716	-	-	10,561,716
<u>1,005,777</u>	<u>-</u>	<u>-</u>	<u>1,005,777</u>
30,143,478	-	-	30,143,478
14,496,856	-	-	14,496,856
5,882,377	-	-	5,882,377
<u>1,626,575</u>	<u>-</u>	<u>-</u>	<u>1,626,575</u>
<u>52,149,286</u>	<u>-</u>	<u>-</u>	<u>52,149,286</u>
(4,656,682)	(2,381,186)	1,748,594	(5,289,274)
<u>37,691,960</u>	<u>20,801,023</u>	<u>39,826,806</u>	<u>98,319,789</u>
\$ <u>33,035,278</u>	\$ <u>18,419,837</u>	\$ <u>41,575,400</u>	\$ <u>93,030,515</u>

See notes to financial statements.

CHATHAM UNIVERSITY

STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED JUNE 30, 2013 AND 2012

	<u>2013</u>	<u>2012</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Changes in net assets	\$ 18,863,978	\$ (5,289,274)
Adjustments to reconcile changes in net assets to net cash provided by operating activities:		
Depreciation and amortization	4,119,168	3,558,642
Loss on bond refinancing	-	1,626,575
Net unrealized and realized (gains) losses on investments	(5,426,637)	847,507
Change in value of assets held in trust by others	(223,868)	192,838
Contributions restricted for long-term investments	(580,471)	(1,941,432)
Changes in assets and liabilities:		
Student accounts receivable, net	426,812	250,644
Contributions receivable	(3,470,131)	1,123,869
Other receivables	(797,923)	999,251
Prepaid expenses and other assets	55,137	(37,800)
Loans receivable	44,808	(6,899)
Deferred compensation deposits	(207,014)	1,212,976
Accounts payable and accrued liabilities	2,532,291	(375,864)
Student deposits and deferred revenues	439,207	1,084,553
Funds held for others	(5,077)	2,193
Net Cash Provided By Operating Activities	<u>15,770,280</u>	<u>3,247,779</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Construction or acquisition of property, plant and equipment, net of construction payables	(8,570,706)	(4,859,482)
Proceeds from sale of investments	3,277,892	5,412,737
Purchase of investments	(2,333,654)	(3,883,797)
Net Cash Used In Investing Activities	<u>(7,626,468)</u>	<u>(3,330,542)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from contributions restricted for long-term investment	580,471	952,432
Payments on long-term debt	(1,391,162)	(1,193,550)
Payments on capital lease obligations	(314,010)	(240,006)
Net Cash Used In Financing Activities	<u>(1,124,701)</u>	<u>(481,124)</u>
 Net Increase (Decrease) In Cash And Cash Equivalents	 7,019,111	 (563,887)
CASH AND CASH EQUIVALENTS		
Beginning of year	<u>5,256,860</u>	<u>5,820,747</u>
End of year	<u>\$ 12,275,971</u>	<u>\$ 5,256,860</u>

See notes to financial statements.

	<u>2013</u>	<u>2012</u>
SUPPLEMENTAL DISCLOSURES OF CASH FLOW INFORMATION		
Cash paid during the year for interest	\$ <u>2,871,453</u>	\$ <u>2,895,762</u>
SUPPLEMENTAL SCHEDULE OF NONCASH INVESTING AND FINANCING ACTIVITIES		
Note payable obligation incurred for purchase of property and buildings	\$ <u>-</u>	\$ <u>676,000</u>
Capital lease obligations incurred for purchases of equipment	\$ <u>417,222</u>	\$ <u>1,125,652</u>

See notes to financial statements.

CHATHAM UNIVERSITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2013 AND 2012

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Chatham University (University) is a nonprofit educational institution organized under the laws of Pennsylvania.

A summary of significant accounting policies consistently applied by management in the preparation of the accompanying financial statements follows:

Basis of Accounting - The financial statements of the University are prepared using the accrual method of accounting in accordance with GAAP.

Use of Estimates - The preparation of financial statements in conformity with GAAP 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 revenues and expenses during the reporting period. Actual results could differ from those estimates.

Net Assets - The University classifies and reports net assets, revenues and expenses, and gains and losses based on the existence or absence of donor-imposed restrictions. Accordingly, net assets of the University and changes therein are classified and reported as follows:

Unrestricted Net Assets - Net assets that are not subject to donor-imposed stipulations, including contractual obligations imposed by federal, state and local governmental agencies.

Temporarily Restricted Net Assets - Net assets that are subject to donor-imposed or legal restrictions that may or will be met either by actions of the University and/or the passage of time.

Permanently Restricted Net Assets - Net assets that are subject to donor-imposed restrictions that they be maintained permanently by the University. Generally, the donors of these assets permit the University to use all or part of the income earned on related investments for general or specific purposes.

Revenues are reported as increases in unrestricted net assets unless use of the related assets is limited by donor-imposed restrictions. Expenses are reported as decreases in unrestricted net assets. Gains and losses on investments and other assets are reported as increases or decreases in unrestricted net assets unless their use is restricted by explicit donor stipulations or by law. Expirations of temporary restrictions on net assets are reported as reclassifications to unrestricted net assets.

Expiration of Donor-Imposed Restrictions - Contributions received with donor-imposed restrictions that are met in the same year as received are reported as revenues of the temporarily restricted net asset class, and a reclassification to unrestricted net assets is made to reflect the satisfaction or expiration of such restrictions.

Cash and Cash Equivalents - For purposes of the statements of cash flows, the University considers all cash balances and short-term highly liquid investments with original maturities of three months or less to be cash equivalents. The University maintains at various financial institutions, cash and cash equivalents that may exceed federally insured amounts at times.

CHATHAM UNIVERSITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2013 AND 2012

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Student Accounts Receivable - Student accounts receivable are reported at their outstanding principal balance adjusted for any charge-offs and net of the allowance for doubtful accounts. Management's periodic evaluation of the adequacy of the allowance is based on the University's experience, adverse conditions that might affect the borrower's ability to pay, and current economic conditions.

Contributions Receivable - Contributions receivable are recorded as revenue when an unconditional promise to give is received. These amounts, less an appropriate allowance for uncollectible amounts, are recorded at their estimated fair value as determined by the present value of estimated future cash flows. The discount on these amounts is computed using an appropriate discount rate commensurate with the risks involved. The discount rate used in 2013 and 2012 for new contributions was 4.00%. Amortization of the discount is included in contribution revenue, in accordance with donor-imposed restrictions, if any. An allowance for uncollectible contributions receivable is provided based upon management's judgment, including such factors as past collection experience, missed payments or modification of payment terms, and creditworthiness of the donor.

Expiration of Donor-Imposed Restrictions - The University follows the policy of reporting donor-imposed restricted contributions and endowment income whose restrictions are met in the same fiscal year as received as temporarily restricted support and then released. It is also the University's policy to account for donated long-lived assets, and those acquired with gifts of cash restricted for such acquisitions, as unrestricted assets when placed in service.

Investments - Investments in equity securities with readily determinable fair values and all investments in debt securities are reported at fair value, with realized and unrealized gains and losses included in the statement of activities. Investments received by gift are recorded at fair value on the date of donation. Investment securities, in general, are exposed to various risks such as interest rate, credit and overall market volatility. Due to the level of risk associated with certain investment securities, changes in values of investment securities will occur in the near term, and it is reasonably possible that such changes could materially affect the amounts reported in the statements of financial position.

Investments for which there is no ready market are valued at fair value as estimated by management. In estimating fair value, management takes into consideration valuations reported to the University by the investment partnerships, the nature of the investments, current market conditions and other factors that the University considers relevant. The University's interests in limited partnerships such as private equity, hedge funds, and real estate funds are generally reported at the University's ownership interests in the funds reported by the fund managers, unless it is probable that all or a portion of the investment will be sold for an amount different from the estimated fair value. As of June 30, 2013 and 2012, the University had no plans to sell investments at amounts different from the estimated fair value of investments in limited partnerships. Because of inherent uncertainty of valuation in the absence of readily ascertainable market values, the estimated values of those investments may differ from the values that would have been used had a ready market existed for such investments or if the investments were realized, and the differences could be material. Such investments are, by their nature, generally considered to be long-term investments and are not intended to be liquidated on a short-term basis.

Interest and dividends from investments are included in investment income and are recognized when earned. Realized gains and losses on the sale of securities are recognized using the specific identification method at the time of the sale or redemption.

CHATHAM UNIVERSITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2013 AND 2012

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets Held in Trust by Others - The University has certain assets that consist of charitable gift annuities and unitrusts in the form of trusts held by a third party. For annuities and unitrusts, assets are invested and payments are made in accordance with the respective agreements. Revenue is recognized at the date the agreement is established, net of the liability for the present value of the estimated future payments.

For trusts held by a third party, the University has the irrevocable right, under the terms of the trust, to receive the income earned on the trust assets held in perpetuity but never receives the assets held in the trust. Assets are recorded at the fair value unless facts indicate that the fair value of the beneficial interest differs from the fair value of the assets contributed. Contribution revenue for the perpetual trusts held by third parties is recognized when the University is notified of the trust's existence or the date on which the trust becomes irrevocable.

Property, Plant and Equipment - Property, plant and equipment are stated at cost at date of acquisition or fair value at date of donation in the case of gifts. The University capitalizes interest expense on the construction of assets to the extent of borrowings related to the construction. There was no capitalized interest for the years ended June 30, 2013 and 2012. Depreciation is calculated on a straight-line basis over the estimated useful lives of the assets, which are 20 to 40 years for buildings and improvements; 7 years for equipment and furniture; and 4 years for vehicles. Gifts of long-lived assets are recorded as unrestricted support unless explicit donor stipulations specify how the donated assets must be used. The University releases temporarily restricted contributions for asset acquisitions when the asset is placed into service.

The University reviews the carrying amount of property, plant and equipment for impairment whenever events or changes in circumstances indicate that the related carrying amounts may not be recoverable. Recoverability of long-lived assets is measured by a comparison of the carrying amount of an asset to future net undiscounted flows expected to be generated by the asset. If these comparisons indicate that an asset is not recoverable, the impairment loss recognized is the amount by which the carrying amount of the asset exceeds the related estimated fair value. A fair value determination is made based upon discounted cash flows, appraisals and comparable sales of similar property. Based upon management's analysis, there were no impairment losses recorded for the years ended June 30, 2013 and 2012.

Collections - The University's collections include paintings, prints, photographs, sculptures, drawings and watercolors, and decorative arts. These items are held for educational, research and scientific purposes. Each of the items is cataloged, preserved and cared for, and activities verifying their existence and assessing their condition are performed continuously. Purchases of collection items are recorded as operating expenditures in the year in which the items are acquired. Contributed collection items are not reflected in the financial statements.

Student Deposits and Deferred Revenues - At June 30, 2013 and 2012, student deposits and deferred revenues includes student deposits, deferred rental payments, deferred tuition payments, and deferred summer camp payments. The University recognizes revenue to the extent that the services are incurred.

Advances from Federal Government for Student Loans - Advances from the federal government under the Federal Perkins Loan program are distributable to the federal government upon termination of the program, and thus, are reflected as a liability on the statement of financial position.

CHATHAM UNIVERSITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2013 AND 2012

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Self-Insured Liabilities - Effective January 1, 2011, the University became self-insured for health insurance benefits. An individual stop-loss policy provides protection to the University for individual claims that exceed \$75,000 per claim and an aggregate stop-loss policy provides protection to the University for aggregate claims under the plan exceeding approximately \$2.2 million based on current enrollment in the plan. The University accrues an estimate for claims incurred but not reported during the year.

Fair Value Measurements - The University follows the Codification topic Fair Value Measurement and Disclosures, which establishes a framework for measuring fair value and expands disclosures related to fair value measurements. The University has applied the provisions of the Fair Value Measurements and Disclosures topic to its recurring measurements (See Note 3.)

Deferred Bond Financing Costs - Deferred bond financing costs represent the cost of issuing the variable rate demand bonds and are amortized over the life of the bonds using a method that approximates the interest method.

Subsequent Events - The administration of the University has evaluated subsequent events through November 4, 2013, the date on which the financial statements were available to be issued.

Recently Issued Accounting Pronouncements - The Financial Accounting Standards Board (FASB) has issued Accounting Standards Update (ASU) No. 2013-03 Financial Instruments: Clarifying the Scope and Applicability of a Particular Disclosure to Nonpublic Entities (ASU 2013-03), which clarifies the scope and applicability of a disclosure exemption that is specific to private companies and not-for-profit organizations that resulted from the issuance of ASU 2011-04. Additionally, ASU 2013-03 clarifies that the requirement to disclose “the level of the fair value hierarchy within which the fair value measurements are categorized in their entirety (Level 1, 2, or 3)” does not apply to private companies and nonpublic not-for-profit organizations for items that are not measured at fair value in the statement of financial position, but for which fair value is disclosed. ASU 2013-03 was effective upon issuance.

NOTE 2 - INVESTMENTS

Investments stated at fair value as of June 30 consist of the following:

	<u>2013</u>	<u>2012</u>
Cash and cash equivalents	\$ 928,128	\$ 574,499
Fixed income	3,329,810	6,048,987
Equities	5,320,852	1,786,652
Commingled funds	17,285,931	17,247,063
International funds	8,070,095	7,390,257
Hedge funds	11,381,799	9,506,917
Limited partnerships	12,903,736	12,262,649
Commodity mutual fund	1,437,778	1,615,486
Real estate	<u>2,691,476</u>	<u>2,434,696</u>
	<u>\$ 63,349,605</u>	<u>\$ 58,867,206</u>

CHATHAM UNIVERSITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2013 AND 2012

NOTE 2 - INVESTMENTS (Continued)

As of June 30, 2013, the University has outstanding commitments to fund partnership investments with additional capital of approximately \$4,366,000.

Investments at June 30 are composed of the following:

	<u>2013</u>	<u>2012</u>
Endowment	\$ 62,890,255	\$ 58,378,527
Annuity trust agreements	<u>459,350</u>	<u>488,679</u>
	<u>\$ 63,349,605</u>	<u>\$ 58,867,206</u>

The investment return, net of investment expenses, for June 30 is summarized in the following schedule:

	<u>2013</u>	<u>2012</u>
Dividends and interest	\$ 1,068,173	\$ 704,952
Net realized gain (loss)	168,752	(56,016)
Net unrealized gain (loss)	5,257,885	(791,491)
Net unrealized gain (loss) on asset held in trust for others	<u>223,868</u>	<u>(192,838)</u>
	<u>\$ 6,718,678</u>	<u>\$ (335,393)</u>

NOTE 3 - FAIR VALUE MEASUREMENTS

The University follows the Codification topic Fair Value Measurement and Disclosures, which defines fair value, establishes a framework for its measurement and expands disclosures about fair value measurement.

The Fair Value Measurement and Disclosures topic defines fair value 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. The topic requires disclosures that categorize assets and liabilities measured at fair value into three different levels, depending on the assumptions used in the valuation. Level 1 provides the most reliable measure of fair value, while Level 3 generally requires significant administration judgment. Financial assets and liabilities are classified in their entirety based on the lowest level of input significant to the fair value measurement. The Fair Value Measurement hierarchy is defined as follows:

Level 1 - Valuations are based on unadjusted quoted prices in an active market for identical assets or liabilities.

Level 2 - Valuations are based on quoted prices for similar assets or liabilities in active markets, or quoted prices in markets that are not active for which significant inputs are observable, either directly or indirectly.

CHATHAM UNIVERSITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2013 AND 2012

NOTE 3 - FAIR VALUE MEASUREMENTS (Continued)

Level 3 - Valuations are based on prices or valuation techniques that require inputs that are both unobservable and significant to the overall fair value measurement. Inputs reflect the administration's best estimate of what market participants would use in valuing the asset or liability at the measurement date.

The University's financial instruments consist primarily of cash and cash equivalents, student accounts receivable, contributions receivable, loans receivable, investments, assets held in trust by others, accounts payable, notes payable and bonds payable. The carrying amount of cash and cash equivalents, student accounts receivable, contributions receivable, loans receivable and accounts payable approximate their fair value due to the short-term nature of such financial instruments. The carrying amount of notes payable approximates fair value due to the interest rates on the notes compared to the current credit market.

Set forth by level and within the fair value hierarchy, the University's investments at fair value as of June 30 are as follows:

	2013			
	Level 1	Level 2	Level 3	Total
Cash and cash equivalents	\$ 929,128	\$ -	\$ -	\$ 929,128
Fixed income	3,329,810	-	-	3,329,810
Equities	5,320,852	-	-	5,320,852
Commingled funds	-	17,285,931	-	17,285,931
International funds	8,070,095	-	-	8,070,095
Hedge funds	-	-	11,380,443	11,380,443
Limited partnerships	-	-	12,904,092	12,904,092
Commodity mutual fund	1,437,778	-	-	1,437,778
Real estate investment fund	-	-	2,691,476	2,691,476
Assets held in trust by others	-	3,888,276	-	3,888,276
	\$ 19,087,663	\$ 21,174,207	\$ 26,976,011	\$ 67,237,881

	2012			
	Level 1	Level 2	Level 3	Total
Cash and cash equivalents	\$ 574,499	\$ -	\$ -	\$ 574,499
Fixed income	6,048,987	-	-	6,048,987
Equities	1,786,652	-	-	1,786,652
Commingled funds	-	17,247,063	-	17,247,063
International funds	7,390,257	-	-	7,390,257
Hedge funds	-	-	9,506,917	9,506,917
Limited partnerships	-	-	12,262,649	12,262,649
Commodities	1,615,486	-	-	1,615,486
Real estate investment fund	-	-	2,434,696	2,434,696
Assets held in trust by others	-	3,664,408	-	3,664,408
	\$ 17,415,881	\$ 20,911,471	\$ 24,204,262	\$ 62,531,614

CHATHAM UNIVERSITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2013 AND 2012

NOTE 3 - FAIR VALUE MEASUREMENTS (Continued)

The valuation of the University's investments in limited partnerships requires significant judgment due to the absence of quoted market prices, inherent lack of liquidity, heavy reliance on Level 3 inputs, and the long-term nature of such investments. Limited partnership investments are valued initially at their transaction value, and subsequently adjusted to reflect expected exit values at the measurement date by utilizing assumptions that market participants would normally use to estimate a fair market value. These valuation adjustments include, but are not limited to, material changes in an organization's operations and or financial performance, subsequent or anticipated rounds of equity financings, specific rights or terms associated with the investment (e.g., conversion features, liquidation preferences or restrictions), expected exit timing and strategy, industry valuations or comparable public companies, changes in economic conditions, and changes in legal or regulatory environments.

The changes in investments measured at fair value for which the University has used Level 3 inputs to determine fair value for the years ended June 30, 2013 and 2012 are as follows:

	Hedge Funds	Limited Partnerships	Real Estate Investment Fund	Total
Balance, June 30, 2011	\$ 9,795,282	\$ 11,164,865	\$ 1,442,655	\$ 22,402,802
Capital calls	-	1,573,945	724,609	2,298,554
Proceeds from distributions	-	(877,044)	-	(877,044)
Unrealized appreciation (depreciation), net	<u>(288,365)</u>	<u>400,883</u>	<u>267,432</u>	<u>379,950</u>
Balance, June 30, 2012	\$ 9,506,917	\$ 12,262,649	\$ 2,434,696	\$ 24,204,262
Capital calls	6,000,060	1,054,557	-	7,054,617
Proceeds from distributions	(5,194,855)	(1,381,828)	-	(6,576,683)
Realized gain	284,327	-	97,284	381,611
Unrealized appreciation, net	<u>783,994</u>	<u>968,714</u>	<u>159,496</u>	<u>1,912,204</u>
Balance, June 30, 2013	\$ <u>11,380,443</u>	\$ <u>12,904,092</u>	\$ <u>2,691,476</u>	\$ <u>26,976,011</u>

Investments included in Level 3 primarily consist of the University's ownership in alternative investments and hedge funds. The valuation of alternative investments requires significant judgment due to the absence of quoted market prices, inherent lack of liquidity, heavy reliance on Level 3 inputs, and the long-term nature of such investments. These investments are valued initially at their transaction value, and subsequently adjusted to reflect expected exit values at the measurement date by utilizing assumptions that market participants would normally use to estimate a fair market value. These valuation adjustments include, but are not limited to, material changes in an organization's operations and or financial performance, subsequent or anticipated rounds of equity financings, specific rights or terms associated with the investment (e.g., conversion features, liquidation preferences or restrictions), expected exit timing and strategy, industry valuations or comparable public companies, changes in economic conditions, and changes in legal or regulatory environments. The University's interest in alternative investments contains some liquidity constraints, which are outlined in the table below, depending on the investment, some of them are not easily transferrable and typically achieve liquidity over an extended period of time when and if the fund managers return invested capital or distributive proceeds realized from the underlying assets. In addition to annual distributions received from the alternative investment funds for the year ended June 30, 2013, withdrawals and distributions on approximately \$31,357,850 of the outstanding investment balances can be received by the University based upon written notice as described below.

CHATHAM UNIVERSITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2013 AND 2012

NOTE 3 - FAIR VALUE MEASUREMENTS (Continued)

The following redemption table clarifies the nature and risk of the University's investments and liquidity for investments, including alternative investments, measured using net asset value:

Category	Fair Value	Unfunded Commitments	Redemption Frequency	Redemption Notice
Limited partnerships	\$ 12,904,092	\$ 4,366,000	None permitted upon final closing of the fund until liquidation of the funds	N/A
Hedge funds	11,380,443	-	Quarterly - Annually	30 - 90 days
Real estate investment fund	2,691,476	-	Daily	None
Commingled funds	17,285,931	-	Daily	None
	<u>\$ 44,261,942</u>	<u>\$ 4,366,000</u>		

Realized gains and unrealized appreciation and depreciation are included in net unrealized and realized losses on investments in the accompanying statements of activities and changes in net assets. Unrealized appreciation and depreciation, net, on Level 3 investments relates to investments held as of June 30, 2013.

NOTE 4 - CONTRIBUTIONS RECEIVABLE

The majority of the University's contributions receivable are due from individual donors and foundations. Contributions receivable include approximately \$1,504,000 and \$1,660,000 from Board members as of June 30, 2013 and 2012, respectively. Contributions receivable at June 30 are as follows:

	2013	2012
Gross contributions outstanding	\$ 6,975,694	\$ 3,490,940
Less - unamortized discount	345,677	228,362
Less - allowance	134,558	287,250
	<u>\$ 6,495,459</u>	<u>\$ 2,975,328</u>
Amounts due in:		
Less than one year	\$ 2,675,695	\$ 1,311,477
One to five years	3,899,999	1,779,463
More than five years	400,000	400,000
	<u>\$ 6,975,694</u>	<u>\$ 3,490,940</u>

CHATHAM UNIVERSITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2013 AND 2012

NOTE 4 - CONTRIBUTIONS RECEIVABLE (Continued)

Total fundraising expense, representing the cost of the institutional advancement department and the comprehensive campaign, for the years ended June 30, 2013 and 2012 was \$1,441,000 and \$1,078,000, respectively, and is included in administrative and general expenses in the statement of activities and changes in net assets.

NOTE 5 - LINE-OF-CREDIT PAYABLE

The University has available a \$2,000,000 demand line-of-credit agreement with a bank. The agreement is secured by certain real property, due on demand and bears interest at the bank's prime lending rate (3.25% at June 30, 2013 and 2012). There were no borrowings outstanding at June 30, 2013 and 2012.

In April 2013, the University entered into a loan agreement with a bank providing for a \$12,000,000 revolving line of credit and a \$5,000,000 open-end mortgage note to finance the payment project costs incurred with in connection with the construction of Phase I-A of the Eden Hall Campus. The agreement is secured by the furniture, fixtures and other personal property of the Eden Hall Campus and bears interest at the bank's prime lending rate (3.25% at June 30, 2013). The revolving line of credit is due on demand, and the open-end mortgage note is due on May 1, 2020. There were no borrowings outstanding under this agreement at June 30, 2013.

NOTE 6 - BONDS AND NOTES PAYABLE

The bonds and notes payable balance at June 30 consists of the following:

	<u>2013</u>	<u>2012</u>
Series A of 2008	\$ 10,000,000	\$ 10,000,000
Series B of 2008	8,257,136	8,727,133
Series A of 2012	34,970,000	35,870,000
Mortgage loans payable	638,998	660,163
	<u>53,866,134</u>	<u>55,257,296</u>
Less - Unamortized discount	-	-
Plus - Unamortized premium	<u>1,704,268</u>	<u>1,779,456</u>
	<u>\$ 55,570,402</u>	<u>\$ 57,036,752</u>

Scheduled principal repayments are as follows:

<u>Fiscal Year</u> <u>Ending June 30</u>	<u>Total</u>
2014	\$ 1,377,257
2015	1,436,712
2016	1,502,849
2017	1,578,278
2018	1,660,726
Thereafter	<u>46,310,312</u>
	53,866,134
Plus - Unamortized premium	<u>1,704,268</u>
	<u>\$ 55,570,402</u>

CHATHAM UNIVERSITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2013 AND 2012

NOTE 6 - BONDS AND NOTES PAYABLE (Continued)

a. Series A of 2008

On September 29, 2008, McKeesport Industrial Development Authority issued \$10,000,000 aggregate principal of its Tax-Exempt Revenue Note Series A of 2008 on behalf of the University. The Series A of 2008 Note was used by the University for the financing of the acquisition of the building and land adjacent to the University's Shadyside campus and its subsequent partial renovation, financing the acquisition of the apartments for student residence adjacent to the University's Shadyside campus, financing various capital facilities existing on the University's Shadyside campus, financing renovations to the University's Eden Hall Farm campus, and payment of all or a portion of the costs incurred in connection with such financing. The Series A of 2008 Note bears an interest rate of 4.47%. Interest payments are required monthly. Principal payments are required monthly, with the first payment due on August 1, 2024, and the final payment due on January 1, 2033.

Interest expense on the Series A of 2008 Notes for the years ended June 30, 2013 and 2012 was \$447,000.

The Series A of 2008 Notes are secured by facilities of the University. The University is subject to certain nonfinancial covenants and is required to make full and timely payment of the principal of and interest on all indebtedness of the University, whether now existing or hereafter arising, and comply with all covenants and agreements set forth in agreements evidencing indebtedness of the University.

b. Series B of 2008

On September 29, 2008, McKeesport Industrial Development Authority issued \$10,000,000 aggregate principal of its Taxable Revenue Note Series B of 2008 on behalf of the University. The Series B of 2008 Note was used by the University for the financing of the acquisition of the building and land adjacent to the University's Shadyside campus and its subsequent partial renovation, financing the acquisition of the apartments for student residence adjacent to the University's Shadyside campus, financing various capital facilities existing on the University's Shadyside campus, financing renovations to the University's Eden Hall Farm campus, and payment of all or a portion of the costs incurred in connection with such financing. The Series B of 2008 Note bears an interest rate of 6.67%. Interest payments are required monthly. Principal payments are required monthly. The final payment is due on May 1, 2025.

Interest expense on the Series B of 2008 Notes for the years ended June 30, 2013 and 2012 was \$567,732 and \$608,200, respectively.

The Series B of 2008 Notes are secured by facilities of the University. The University is subject to certain nonfinancial covenants and is required to make full and timely payment of the principal of and interest on all indebtedness of the University, whether now existing or hereafter arising, and comply with all covenants and agreements set forth in agreements evidencing indebtedness of the University.

CHATHAM UNIVERSITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2013 AND 2012

NOTE 6 - BONDS AND NOTES PAYABLE (Continued)

c. Series A of 2012

On February 29, 2012, Allegheny County Higher Education Building Authority issued \$35,870,000 aggregate principal of its University Revenue Bonds Series A of 2012 on behalf of the University for the purpose of current refunding of the 1998 Series A Bonds and 2002 Series A Bonds, and the current and advance refunding of the 2002 Series A Bonds. The Series A of 2012 Bonds bear interest at rates ranging from 2.0% to 5.0%. Interest payments are required semiannually. Principal payments are required on September 1 of each year, with the final payment due on September 1, 2035.

As a result of the refunding of previous bond issuances, the University recognized a loss on bond refinancing of \$1,626,575 in the statements of activities and changes in net assets for the year ended June 30, 2012. This loss is a result of unamortized expenses from the previous issuances as well as the advance refunding of the 2002 Series A Bonds. The effect of the refunding is a reduction in interest expense over the life of the bonds and a reduction in annual debt services payments.

Interest expense on the Series A of 2012 Bonds for the years ended June 30, 2013 and 2012 was \$1,693,907 and \$532,230, respectively.

The University is subject to certain financial and reporting covenants and is required to maintain a debt service reserve fund equal to the maximum annual debt service due in any fiscal year on the Series A of 2012 Bonds. Included in cash and cash equivalents at June 30, 2013 was \$2,559,375 to satisfy the debt service fund requirement.

- d. During the 2012 fiscal year, the University entered into three mortgage loan agreements for a total of \$676,000 payable in monthly installments ranging from \$1,136 to \$1,662, included interest at rates from 4.625% to 5.00%, through November 2031. These loans are secured by first-lien mortgages on the real property and improvements on the properties acquired by the loan proceeds. The cost of the property acquired totaled \$937,287 and has a net book value of \$911,786 and \$928,787 at June 30, 2013 and 2012, respectively.

NOTE 7 - RETIREMENT PLANS

The University sponsors a defined contribution retirement plan. Full-time employees over 21 years of age are eligible to participate in the plan immediately. After an employee has been employed for one year or an employee has a 403(b) plan already established, the University will match the employee's contribution from 5% to 10% of the employee's base compensation. Participation in the defined contribution retirement plan is mandatory for all employees at the 2% contribution level with a 5% match. Contributions of 4% receive a 9% match effective January 1, 2009. Maximum match is 10% on employee contributions of 5%. In addition, the University contributes to a union-administered defined contribution retirement plan for certain hourly employees that is funded based upon hours worked. Pension expense charged to operations for these plans was approximately \$1,516,000 and \$1,488,000 for the years ended June 30, 2013 and 2012, respectively.

CHATHAM UNIVERSITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2013 AND 2012

NOTE 7 - RETIREMENT PLANS (Continued)

The University also sponsors deferred compensation plans in accordance with Sections 457(b) and 457(f) of the Internal Revenue Code of 1986 (IRC). Benefits are payable under these plans equal to the fair value of the underlying investments. Amounts payable under these plans, included in accrued liabilities in the accompanying statements of financial position, and the related fair value of assets held by the University are approximately \$677,000 and \$628,000 as of June 30, 2013 and 2012, respectively, related to these plans.

NOTE 8 - LEASES

Future minimum rental payments under the operating leases that have initial or remaining noncancelable lease terms in excess of one year as of June 30, 2013 are: 2014, \$180,000; 2015, \$166,000; 2016, \$119,000; 2017, \$119,000; and 2018, \$119,000.

Rent expense for the years ended June 30, 2013 and 2012 was \$814,000 and \$861,000, respectively.

On June 1, 2007, the University entered into a capital lease agreement involving the rental of an apartment building. This lease is noncancelable and runs through the year 2022. Lease payments are adjusted annually by a percentage increase or decrease in the Bureau of Labor Statistics Consumer Price Index. Net rent will not decrease below \$205,600 per year. At the end of the lease term, the University is obligated to purchase the building at its fair market value at that time. Assets recorded under the capital lease agreement totaled \$3,144,406 as of both June 30, 2013 and 2012, and accumulated depreciation totaled \$589,575 and \$510,965 as of June 30, 2013 and 2012, respectively.

On October 1, 2011, the University entered into three capital lease agreements involving the rental of computer and network resources. These leases are noncancelable and run through the year 2016. Amounts are payable in quarterly installments for computers from \$8,203 to \$21,531 and payable in annual installments for network resources at \$173,754. Assets recorded under the capital lease agreements totaled \$1,125,642 as of both June 30, 2013 and 2012, and accumulated depreciation totaled \$252,274 and \$126,137 as of June 30, 2013 and 2012, respectively.

On August 1 2012 and October 1, 2012, the University entered into seven capital lease agreements involving the rental of computer and network resources. These leases are noncancelable and run through the year 2017. Amounts are payable in quarterly installments for computers from \$1,235 to \$12,526 and payable in annual installments for network resources from \$3,018 to \$29,205. Assets recorded under the capital lease agreements totaled \$417,222 as of June 30, 2013, and accumulated depreciation totaled \$53,113 as of June 30, 2013.

The University has various lease agreements primarily involving the rental of property, vehicles and office equipment. These leases are noncancelable and expire on various dates through the year 2015.

CHATHAM UNIVERSITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2013 AND 2012

NOTE 8 - LEASES (Continued)

Total obligations under all capital lease agreements are as follows:

Fiscal Year Ending June 30	Amounts
2014	\$ 692,587
2015	670,439
2016	557,768
2017	321,017
2018	274,925
Thereafter	<u>2,897,208</u>
	5,413,944
Less - Amounts representing interest	<u>1,402,394</u>
Present value of minimum lease	<u>\$ 4,011,550</u>

NOTE 9 - RESTRICTED NET ASSET BALANCES

The temporarily restricted net assets source of restrictions at June 30 are as follows:

	2013	2012
Temporarily restricted net assets:		
Gifts and other unexpended revenues available for Scholarships, instruction, construction of Eden Hall, and other programs	\$ 16,440,859	\$ 4,318,709
Realized and unrealized endowment gains restricted primarily for scholarships and professorships	19,789,375	13,612,449
Annuity and trust agreements	<u>459,350</u>	<u>488,679</u>
	<u>\$ 36,689,584</u>	<u>\$ 18,419,837</u>

CHATHAM UNIVERSITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2013 AND 2012

NOTE 9 - RESTRICTED NET ASSET BALANCES (Continued)

The permanently restricted net assets source of restrictions at June 30 are as follows:

	2013	2012
Permanently restricted net assets:		
Scholarships	\$ 19,261,446	\$ 18,608,352
Professorships and other	13,283,417	13,131,584
Eden Hall Campus	8,310,000	8,310,000
Library	670,539	670,539
Awards	471,222	470,722
General operations	383,115	384,203
	<u>\$ 42,379,739</u>	<u>\$ 41,575,400</u>

NOTE 10 - ENDOWMENT

The University's endowment consists of various investment funds established primarily for the support of its mission. 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.

Interpretation of Relevant Law - The Board of Trustees has elected to be governed by the Commonwealth of Pennsylvania's Act 141 (Act 141). Act 141 permits election of a total return policy that allows a nonprofit to choose to treat a percentage of the average market value of the endowment's permanently restricted investments as income each year. However, the long-term preservation of the real value of the assets must be taken into consideration when the Board elects the amount. On an annual basis, the Board of Trustees must elect, in writing, a spending rate of between 2% and 7%. For the year ended June 30, 2013, the University utilized a 7.0% spending rate, based on a three-year average of historical endowment market values. The last fiscal year used to determine the transfer for the fiscal year ended June 30, 2013 was the fiscal year ended June 30, 2012.

The University classifies as permanently restricted net assets the original value of gifts donated to the endowment and the original value of subsequent gifts to the endowment. The undistributed amounts earned are included in temporarily restricted net assets. In accordance with Act 141, the University has adopted a written investment policy, of which a section specifically related to the endowment. The University considers the following factors in making a determination to set a spending rate:

1. Protecting the corpus of the endowment fund
2. Preserving the spending power of the assets

CHATHAM UNIVERSITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2013 AND 2012

NOTE 10 - ENDOWMENT (Continued)

3. Obtaining maximum investment return with reasonable risk and operational consideration
4. Complying with applicable laws

Endowment fund net assets as of June 30 comprise the following:

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Permanently Restricted</u>	<u>Total</u>
June 30, 2013	\$ <u>18,559,972</u>	\$ <u>20,995,170</u>	\$ <u>34,069,739</u>	\$ <u>73,624,881</u>
June 30, 2012	\$ <u>16,464,714</u>	\$ <u>14,815,779</u>	\$ <u>33,265,400</u>	\$ <u>64,545,893</u>

The following represents the change in board-designated and donor-restricted endowment funds by net asset type for the years ended June 30:

	<u>Unrestricted Designated</u>	<u>Temporarily Restricted</u>	<u>Permanently Restricted</u>	<u>Total</u>
Endowment net assets, July 1, 2011	\$ 18,279,426	\$ 16,345,167	\$ 31,516,806	\$ 66,141,399
Investment return:				
Investment income	371,799	964,794	-	1,336,593
Net unrealized depreciation	(1,968,062)	(1,012,631)	(192,838)	(3,173,531)
Contributions	-	-	1,941,432	1,941,432
Appropriation of endowment assets for expenditures	1,481,551	(1,481,551)	-	-
Spend	<u>(1,700,000)</u>	<u>-</u>	<u>-</u>	<u>(1,700,000)</u>
Endowment net assets, June 30, 2012	16,464,714	14,815,779	33,265,400	64,545,893
Investment return:				
Investment income	294,485	790,742	-	1,085,227
Net unrealized appreciation	2,763,991	7,253,764	223,868	10,241,623
Contributions	-	-	580,471	580,471
Appropriation of endowment assets for expenditures	1,865,115	(1,865,115)	-	-
Spend	<u>(2,828,333)</u>	<u>-</u>	<u>-</u>	<u>(2,828,333)</u>
Endowment net assets, June 30, 2013	\$ <u>18,559,972</u>	\$ <u>20,995,170</u>	\$ <u>34,069,739</u>	\$ <u>73,624,881</u>

CHATHAM UNIVERSITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2013 AND 2012

NOTE 10 - ENDOWMENT (Continued)

Return Objectives and Risk Parameters - The University had adopted investment and spending policies for endowment assets that attempt to provide a reasonable stream of funding to programs supported by its endowment while seeking to enhance the purchasing power of the endowment assets through long-term growth. Endowment assets include those assets of donor-restricted funds that the organization must hold in perpetuity or for a donor-specified period. Under this policy, as approved by the Board of Trustees, the endowment assets are invested in a manner that achieves its objective to attain a total return (yield plus capital appreciation) adequate to at least preserve the fund's value in real (i.e., inflation-adjusted) terms while providing a dependable source of income for the University for current operations.

Strategies Employed for Achieving Objectives - To satisfy its long-term rate-of-return objectives, the University relies on a total return strategy in which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). The University targets a diversified asset allocation to achieve its long-term return objectives within prudent risk constraints. Investment managers, at the discretion of the Investment Committee of the Board of Trustees, are given guidelines as to the percentage range that can be committed to a particular investment category.

Spending Policy and Investment Objectives Related to Spending Policy - As permitted by Act 141, the University annually transfers between 5% and 7%, based on a three-year average of historical endowment market values to unrestricted net assets, for use in current and future operations. In 2013 and 2012, the spendable return approximated \$1,865,000 and \$1,482,000, respectively, and was transferred to board-designated endowment. The University satisfied its spending provisions of individual endowment agreements, including "must" or "shall" provisions, through the use of unrestricted operating funds. The University believes that this spending policy is consistent with the Commonwealth of Pennsylvania's guidelines and with the University's objective to maintain the purchasing power of the endowment assets held in perpetuity, as well as to provide additional real growth through new gifts and investment return. At June 30, 2013 and 2012, the aggregate fair market value of certain endowment funds was less than the original corpus by \$1,796,000 and \$2,925,000, respectively.

NOTE 11 - PELL GRANTS AND PENNSYLVANIA HIGHER EDUCATION ASSISTANCE
AGENCY PROGRAMS

Activity of the Pell Grant and Pennsylvania Higher Education Assistance Agency (PHEAA) programs is not reflected in the University's financial statements because the amounts represent direct grants to students. Students received \$1,237,920 and \$1,290,642 from the Federal Pell Grant and \$1,033,732 and \$1,059,771 from PHEAA programs in fiscal years 2013 and 2012, respectively.

NOTE 12 - COMMITMENTS AND CONTINGENCIES

In October 2008, the University signed a consent decree agreement with the U.S. Department of Justice under the Americans with Disabilities Act to improve accessibility of the University's facilities. The terms of the agreement call for specified improvements to be made over five years. The total current estimated costs under the agreement approximate \$2,000,000, and are expected to be incurred ratably over the remaining term of the agreement. As of June 30, 2013, the University had an outstanding commitment of approximately \$220,000 under the terms of this agreement.

CHATHAM UNIVERSITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2013 AND 2012

NOTE 12 - COMMITMENTS AND CONTINGENCIES (Continued)

The University is involved in claims and legal actions arising in the normal course of operations. In the opinion of the administration, after consultation of legal counsel, the ultimate disposition of these matters will not have a material adverse effect on the University's financial position or results of operations.

Amounts received and expended by the University under various federal and state programs are subject to audit by governmental entities. In the opinion of the administration, audit adjustments, if any, will not have a significant effect on the financial position of the University.

NOTE 13 - CONDITIONAL ASSET RETIREMENT OBLIGATIONS

The Accounting for Conditional Asset Retirement Obligations topic of the Codification requires an entity to recognize a liability for the fair value of a conditional asset retirement obligation if the fair value of the liability can be estimated.

The University recorded a conditional asset retirement obligation related to asbestos contained in certain campus buildings. The University has established a conditional asset retirement obligation of approximately \$462,000 and \$437,000 as of June 30, 2013 and 2012, respectively, based on the current estimate of the scope of the asbestos abatement that will be required during the planned renovations. The actual cost for the abatement could vary from this estimate.

NOTE 14 - INCOME TAXES

The University is exempt from federal income taxes under Section 501(c)(3) of the IRC and has further been determined to be a nonprivate foundation under Sections 509(a)(1) and 170(b)(1)(A)(ii) of the IRC. Accordingly, no provision for taxes has been made in the accompanying financial statements. The University is also exempt from state income tax under applicable state statutes.

The University follows the Codification topic on Income Taxes. The topic prescribes a minimum recognition threshold and measurement methodology that a tax position taken or expected to be taken in a tax return is required to meet before being recognized in financial statements. The University's statements of financial position at June 30, 2013 and 2012 do not include any liabilities associated with uncertain tax positions; further, the University has no unrecognized tax benefits. The University is no longer subject to examination of its tax returns for years before 2010.

NOTE 15 - SUBSEQUENT EVENT

Subsequent to June 30, 2013, the University established Chatham Investments LLC as a wholly owned subsidiary. Chatham Investments LLC committed to contribute capital for a 1% ownership interest in a joint venture, Eden Hall Solar, LLC. The joint venture is responsible to invest, construct, operate and manage renewable energy systems and other sustainable property at the Eden Hall Campus. In addition, the University executed a lease agreement with Eden Hall Solar, LLC whereby Eden Hall Solar LLC will lease University property to install an electricity grid-connected photovoltaic power plant, which will be located on the roofs of various University buildings. The term of the lease shall expire on January 1, 2020 with annual rent payments of \$1.00. Finally, the University executed a power purchase agreement with Eden Hall Solar, LLC to purchase all actual net electrical energy generated by the power plant for a term commencing October 1, 2013 and expiring December 31, 2019. There are no minimum purchase commitments within the power purchase agreement.

COMPLIANCE AND INTERNAL CONTROL REPORT

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Board of Trustees
Chatham University
Pittsburgh, Pennsylvania

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Chatham University (University), which comprise the statement of financial position as of June 30, 2013, and the related statements of activities and changes in net assets and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated November 4, 2013.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the University's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the University's internal control. Accordingly, we do not express an opinion on the effectiveness of the University's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the University's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the University's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the University's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Schneider Downs & Co., Inc.

Pittsburgh, Pennsylvania
November 4, 2013

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

CHATHAM UNIVERSITY

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2013

<u>Federal/Pass-Through Grantor Program Title</u>	<u>Federal CFDA Number</u>	<u>Amount Expended</u>
STUDENT FINANCIAL ASSISTANCE (SFA) CLUSTER: Direct Awards		
U.S. Department of Education:		
Federal Pell Grant Program	84.063	\$ 1,237,920
Federal Supplemental Educational Opportunity Grant Program	84.007	89,135
Federal Work-Study Program	84.033	325,865
Teacher Education Assistance for College and Higher Education Grants	84.379	8,000
Federal Perkins Loan Program (Note 3)	84.038	-
Federal Direct Loan Loans (Note 4)	84.268	-
		<hr/>
Total Student Financial Assistance Cluster		1,660,920
DEPARTMENT OF HEALTH AND HUMAN SERVICES: Direct Awards		
ARRA Grants for Training in Primary Care Medicine and Dentistry Training and Enhancement	93.403	224,413
Affordable Care Act: Expansion of Physician Assistant Training Program	93.514	<hr/> 131,998
		<hr/>
Total Department of Health and Human Services		356,411
DEPARTMENT OF HEALTH AND HUMAN SERVICES: Indirect Award		
Pass-Through Allegheny County:		
Medical Assistance Program	93.778	<hr/> 157,587
		<hr/>
Total Federal Awards		\$ <hr/> <hr/> 2,174,918

The notes to schedule of expenditures of federal awards should be read with this schedule.

CHATHAM UNIVERSITY

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2013

NOTE 1 - BASIS OF ACCOUNTING

The accompanying schedule of expenditures of federal awards is presented using the accrual basis of accounting.

NOTE 2 - RELATIONSHIP TO FEDERAL FINANCIAL REPORTS

Amounts reported in the accompanying schedule agree with the amounts included in the University's basic financial statements.

NOTE 3 - FEDERAL PERKINS LOAN PROGRAM

The University administers the following federal loan program:

	Outstanding Balance at <u>June 30, 2012</u>
Federal Perkins Loan Program	\$ <u>1,033,732</u>

Total loan disbursements for the fiscal year amount to \$85,377, which is composed entirely of loans to students.

NOTE 4 - FEDERAL FAMILY EDUCATION LOAN PROGRAM

For the Federal Direct Loan Programs, the University is responsible only for the performance of certain administrative duties; therefore, the loan balances and transactions for those programs are not included in the University's financial statements.

During the fiscal year ended June 30, 2013, the University processed the following amount of new loans under the Federal Direct Loan Program (which includes Federal Stafford Loans, Federal Parents' Loans for Undergraduate Students and Federal Supplemental Loans for Students):

	Loans <u>Processed</u>
Federal Direct Loans	\$ <u>30,397,333</u>

REPORTING UNDER GOVERNMENT
AUDITING STANDARDS AND OMB CIRCULAR A-133

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE WITH REQUIREMENTS THAT
COULD HAVE A DIRECT AND MATERIAL EFFECT ON EACH MAJOR PROGRAM AND
INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133

Board of Trustees
Chatham University
Pittsburgh, Pennsylvania

Report on Compliance for Each Major Federal Program

We have audited Chatham University's (University) compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* that could have a direct and material effect on each of the University's major federal programs for the year ended June 30, 2013. The University's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts and grants applicable to its federal programs.

Auditors' Responsibility

Our responsibility is to express an opinion on compliance for each of the University's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the University's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the University's compliance.

Opinion on Each Major Federal Program

In our opinion, the University complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2013.

Report on Internal Control Over Compliance

Management of the University is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the University's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the University's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.

Schneider Downs & Co., Inc.

Pittsburgh, Pennsylvania
November 4, 2013

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

CHATHAM UNIVERSITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2013

PART I - SUMMARY OF AUDITORS' RESULTS

Financial Statement Section:

Type of auditors' report issued:

Unqualified

Internal control over financial reporting:

Material weakness(es) identified?

_____ yes X no

Significant deficiency(ies) identified not
considered to be material weaknesses?

_____ yes X none reported

Noncompliance material to financial statements noted?

_____ yes X no

Federal Awards Section:

Internal control over major programs:

Material weakness(es) identified?

_____ yes X no

Significant deficiency(ies) identified not
considered to be material weaknesses?

_____ yes X none reported

Type of auditors' report on compliance for major programs:

Unqualified

Any audit findings disclosed that are required to be reported
in accordance with Circular A-133 (Section .510(a))?

_____ yes X no

Identification of major programs:

CFDA Numbers
84.063, 84.007, 84.033, 84.379, 84.038, 84.268

Name of Federal Programs
Student Financial Aid Cluster

Dollar threshold used to determine type A programs:

\$300,000

Auditee qualified as low-risk auditee?

 X yes _____ no

The independent auditors' report on compliance should be read with this schedule.

CHATHAM UNIVERSITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30,2013

(Continued)

PART II - FINANCIAL STATEMENT FINDINGS SECTION

This section identifies the deficiencies, significant deficiencies, material weaknesses and instances of noncompliance related to the financial statements that are required to be reported in accordance with Chapter 5.18 of Government Auditing Standards.

There were no findings noted in the current year that are required to be reported in accordance with Chapter 5.18 of Government Auditing Standards.

The independent auditors' report on compliance should be read with this schedule.

SCHEDULE OF PRIOR AUDIT FINDINGS

CHATHAM UNIVERSITY

SCHEDULE OF PRIOR AUDIT FINDINGS
FOR THE YEAR ENDED JUNE 30, 2012

<u>Finding Number</u>	<u>Finding</u>	<u>Status</u>
Federal Awards Findings and Questioned Costs Section: 2012-01	Changes in status were not submitted on time to the National Student Loan Data System as required under CFR 668.32.	Item was corrected in 2013. No similar finding was noted during the 2013 audit.

The independent auditors' report should be read with this schedule.

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