

SAINT LOUIS UNIVERSITY

Consolidated Financial Statements

June 30, 2022 and 2021

(With Independent Auditors' Report Thereon)







SAINT LOUIS UNIVERSITY
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS OF JUNE 30,
(000's Omitted)

	2022	2021
Assets:		
Cash and cash equivalents	\$ 131,286	\$ 68,936
Accounts receivable, net	158,118	162,320
Prepaid expenses	6,197	9,480
Assets held for sale	168,064	-
Investments	1,351,238	1,530,107
Notes receivable	25,374	27,888
Unexpended bond proceeds	18,575	18,881
Funds held by trustees	76,305	84,579
Land, buildings, and equipment, net	712,701	779,425
Right of use assets - operating leases	2,796	18,585
Right of use assets - financing leases	-	30,236
Other assets, net	20,755	86,808
Total assets	\$ 2,671,409	\$ 2,817,245
Liabilities and Net Assets:		
Liabilities:		
Accounts payable	\$ 36,375	\$ 35,238
Accrued payroll and benefits	52,600	65,050
Deposits and deferred revenues	39,492	51,247
Liabilities held for sale	51,223	-
Line of credit payable	-	20,000
Other accrued liabilities	70,957	86,329
Lease liabilities - operating	734	16,686
Lease liabilities - financing	-	-

SAINT LOUIS UNIVERSITY
CONSOLIDATED STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2022
(000's omitted)

Without Donor Restrictions	With Donor Restrictions	2022 Total
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(1) Summary of Significant Accounting Policies

Saint Louis University (the University) was founded in 1818. The University is a coeducational institution offering undergraduate and graduate programs in a variety of curricula. Professional degree programs include medicine, law, business, social work, allied health, nursing, and advanced dentistry.

In addition to its higher education mission, the University devotes substantial resources, facilities, and personnel to providing health care services in conjunction with the academic programs offered by the University at the Medical Center. The University operates medical practices staffed by the faculty of the University's School of Medicine. The members of the faculty of the School of Medicine who provide medical services are referred to as *SLUCare*. As described in note

Nonoperating activities consisted of the following:

	Year ended June 30	
	2022	2021
	(000's omitted)	
Without donor restrictions:		
Investment return net of amounts designated for operations in accordance with the University's spending policy		
Net (loss) / return on endowment funds	\$ (126,111)	\$ 201,541
Net (loss) on designated funds	(1,424)	(2,743)
Investment (loss) / return on annuity/life income funds	(521)	978
Unrealized gain on interest rate swap agreements, net	17,576	12,231
Foreign currency translation adjustment	(2,178)	1,230
Reclassification to endowment restricted net assets	(1,701)	(1,063)
Other, net	(276)	372
With donor restrictions:		
Investment (loss) / return	(67,130)	110,145
Donor restricted contributions and private grants	13,267	3,669
Reclassification from net assets with restrictions	1,701	1,063
Other, net	(5,692)	7,310
Total Nonoperating, net	\$ <u>(172,489)</u>	\$ <u>334,733</u>

Cash and cash equivalents include cash on hand and temporary investments purchased with an initial mat-5470.6911 (t)5 (-5470.691

Notes receivable consisted of the following as of June 30:

	<u>2022</u>		<u>2021</u>
	(000's omitted)		
Federal government programs	\$ 8,464	\$	10,358
Institutional programs	1,887		2,512
Student notes receivable, net	10,351		12,870
City Foundry	15,000		15,000
Other	23		18
Notes receivable	\$ 25,374	\$	27,888

Other assets were composed of the following as of June 30:

	2022		2021
Investment in SSM Healthcare, St. Louis	\$ —	\$	65,440
Collections of art	13,955		13,915
Cortex investment	4,873		4,873
Insurance policies	1,305		1,188
Inventories	372		1,339
Real estate	21		21

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At June 30, 2022 operating Lease Liabilities were \$0.7 million as described in note 8. The financing leases and certain operating leases were assumed by SSM effective July 1, 2022, as described in note 16 and 20. Lease Liabilities were \$16.7 million and \$31.6 million for operating and finance leases

(3) Financial Assets and Liquidity Resources

As of June 30, 2022 and 2021, financial assets and liquidity resources available within one year for general expenditures, such as operating expenses, scheduled principal payments on debt, and capital construction costs not financed with debt, were as follows:

	2022	2021
Cash and cash equivalents	\$ 131,286	\$ 68,936
Investments	1,351,238	1,530,107
Accounts receivable, net	158,118	162,320
Total	1,640,642	1,761,363
Less those unavailable for general expenditures	5 (g)2.7 (9actualTc FF00A0>>D63)TJo3 (al)-/10.FE00A0>>>427 Td cesk(e)11 25.373 0 738)(e)11	5 (g)2.7 (9actualTc FF00A0>>D63)TJo3 (al)-/10.FE00A0>>>427 Td cesk(e)11 25.373 0 738)(e)11

Under the terms of certain limited partnership agreements, the University is obligated to periodically advance additional funding for private equity/venture capital and real estate investments. The University had commitments of approximately:

The following tables summarize the University's fair value hierarchy, investments valued using NAV, and redemption/ liquidity information:

Recurring financial assets:	June 30, 2022	June 30, 2021	Redemption/ liquidation	Days' notice
Level 1 Assets:				
Cash and cash equivalents	\$ 131,286	\$ 68,936		
Investments:				
Cash and cash equivalents	23,434	28,127		
Fixed maturity securities	173,463	240,033		
Domestic equity	387,449	422,747		
International equity	82,306	189,644		
Real estate securities	34,606	51,322		
Total Level 1 Investments	<u>701,258</u>	<u>931,873</u>		
Investments valued using NAV (1):				
Alternative investments-equity securities	233,627	168,266	Monthly/Illiquid	
Alternative investments-private equity/venture capital	260,293	253,658	Illiquid	
Alternative investments-hedge funds	738	830	Daily to > 1-year	1 to 90
Alternative investments-real asset commodities	80,419	75,641	Illiquid	
Alternative investments-real estate investments	74,903 (2)	99,839 (2)	Quarterly/Illiquid	90
Total NAV Investments	<u>649,980</u>	<u>598,234</u>		
Total investments	<u>1,351,238</u>	<u>1,530,107</u>		
Unexpended bond proceeds (Level 1)	18,575	18,881		
Funds held by trustees (Level 3)	76,305	84,579	Illiquid	
Total recurring assets	<u>\$ 1,577,404</u>	<u>\$ 1,702,503</u>		
Recurring financial liabilities (Level 2):				
Swap agreements	<u>\$ 13,783</u>	<u>\$ 31,359</u>		

NOTES

(1) Certain investments that are measured at fair value using NAV as a practical expedient have not been categorized in the fair value hierarchy.

(2) Alternative investments-real estate include \$74.9 million and \$61.1 million which are illiquid as of June 30, 2022 and 2021, respectively.

Certain alternative investments include gates or other redemption restrictions. Such restrictions were immaterial as of June 30, 2022 and 2021. Certain private equity/venture capital and real estate investments cannot be redeemed with the investee, but the University receives distributions through the liquidation of underlying assets.

(6) Land, Buildings and Equipment, net

Physical properties consisted of the following:

	June 30	
	2022	2021
	(000's omitted)	
Land	\$ 66,270	\$ 70,280
Buildings and building improvements	1,084,833	1,131,288
Equipment	150,051	182,144
Construction in progress	17,702	13,719
Land, buildings, and equipment	<u>1,318,856</u>	<u>1,397,431</u>
Less accumulated depreciation	<u>(606,155)</u>	<u>(618,006)</u>
Land, buildings, and equipment, net	<u>\$ 712,701</u>	<u>\$ 779,425</u>

Buildings and equipment are stated at cost, less accumulated depreciation. Land is stated at cost at the date of acquisition or estimated fair value at date of contribution. Maint1 4005.522588.0.1203371 0 1 3256.5229 -1326.2871 cmu7 (t)-6-.7 (t)- 6.2-10.73t eqe6-10.7 (m)8.0.12039

(7) Debt Agreements

Outstanding balances of notes and bonds payable are summarized below:

Description	June 30	
	2022	2021
Twenty-five year Health and Educational Facilities Variable Rate Demand		
Notes		

(10) Analysis of Expense

The University's classifications of expenses in the Consolidated Statements of Activities are combined by functional category as follows:

Year Ended June 30, 2022					
(000's omitted)					
	Salaries & Benefits	Supplies & Services	Depreciation	Interest	Total
Patient Care	\$ 319,444	\$ 86,103	\$ 4,676		\$ 410,223
Instruction	146,268	18,873	13,714		178,855
Institutional Support	48,541	40,252	7,671	\$ 22,137	118,601
Auxiliaries	14,752	30,344	6,212		51,308
Academic Support	31,436	12,708	6,252		50,396
Research	24,173	14,849	4,667		43,689
Student Services	14,936	17,441	2,577		34,954
Operation & Maint of Plant	12,648	26,056	1,697		40,401
Public Service	6,599	5,119	1,167		12,885
	<u>\$ 618,797</u>	<u>\$ 251,745</u>	<u>\$ 48,633</u>	<u>\$ 22,137</u>	<u>\$ 941,312</u>

Year Ended June 30, 2021					
(000's omitted)					
	Salaries & Benefits	Supplies & Services	Depreciation	Interest	Total
Patient Care	\$ 281,900	\$ 87,065	\$ 5,096		\$ 374,061
Instruction	144,138	19,358	13,586		177,082
Institutional Support	39,299	36,078	7,767	\$ 23,840	106,984
Auxiliaries	12,668	22,452	6,117		41,237
Academic Support	25,919	9,392	6,467		41,778
Research	21,709	16,142	4,659		42,510
Student Services	13,425	11,993	2,685		28,103
Operation & Maint of Plant	13,562	16,590	1,779		31,931
Public Service	7,241	271	1,222		8,734
	<u>\$ 559,861</u>	<u>\$ 219,341</u>	<u>\$ 49,378</u>	<u>\$ 23,840</u>	<u>\$ 852,420</u>

The University's primary activities programs are instruction, patient care, research, and public service. Academic support, student services, institutional support, operation and maintenance of plant and auxiliary services are considered integral to the delivery of these programs. Natural expenses attributable to more than one functional expense category are allocated using a variety of cost allocations such as time and effort spent or square footage utilized. Fundraising expenses included within institutional support were \$7.9 million and \$7.6 million as of June 30, 2022 and 2021, respectively.

(11) Net Assets

(12) Endowment Funds

The University follows accounting rules outlined in “Endowments of Uniform Prudent Management of Institutional Funds Act, and Enhanced Disclosures for All Endowment Funds” which provides guidance on the net asset classification of donor restricted endowment funds for not-for-profit organizations. The State of Missouri enacted the Uniform Prudent Management of Institutional Funds Act (UPMIFA) on August 28, 2009. The University’s governing board has interpreted the Uniform Prudent Management of Institutional Funds Act (UPMIFA) enacted in the State of Missouri 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 University classifies net assets with donor restrictions (a) the original value of the gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment, and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund.

The remaining portion of the donor-restricted endowment fund is classified as net assets with donor restrictions until those amounts are appropriated for expenditure by the University in a manner consistent with the standard of prudence prescribed by UPMIFA. In accordance with UPMIFA, the University considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

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

The University’s spending policy annually allocates the amount of the total returns which can be spent and reinvested for future earnings. The spending rate, which is annually approved by the Board of Trustees, is 5.0% of the average market value per unit for a twelve quarter period for the Pooled Endowment for June 30, 2022 and 2021.

The Annual Spending Rate per Unit (ASRU) is calculated as of each December 31 by multiplying the current spending rate by the average market value per unit for the previous twelve quarters. The ASRU is then multiplied by the number of units owned by each endowment fund to determine the spending budget for each fund for the following fiscal year. The spending is credited to the appropriate operating fund at the beginning of the next fiscal year.

The difference between the actual total return and return designated for current operations is classified as nonoperating income or expense in the Consolidated Statements of Activities.

The University has adopted investment and spending policies for endowment assets that will preserve and enhance the real (inflation-adjusted) purchasing power of the pooled endowment while providing an increasing stream of real funding for the annual University buend9.4 (007 Tc -0 e)24.()TjEMC /P 4w ()T (n)-8 (7 (g pow)9 (e)11 (r)r13.6 (di)5 (n)13.6 (T (n)-8 (7

(13) Insurance Programs

The University has insurance coverage for medical malpractice and health insurance claims which is subject to certain aggregate, per claim, and self-insurance retention limits. The University participates with other universities in self-insurance risk pools which provide some of the University's workers' compensation, general liability, and property coverage. Whenever the pools' actual losses exceed estimates, the University can be required to contribute additional funds. Management believes that any such additional_____

SLU*Care* assets and liabilities and the real estate to be sold to SSM which will be effective as of the closing date, have been classified as Assets Held for Sale and Liabilities Held for Sale on the Consolidated Statements of Financial Position.

(18) Related Parties

The University recognized contribution revenue, a component of contributions and private grants in the accompanying