

**COLUMBIA COLLEGE CHICAGO**

Financial Statements

August 31, 2010 and 2009

(With Independent Auditors' Report Thereon)

# COLUMBIA COLLEGE CHICAGO

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KPMG LLP  
303 East Wacker Drive  
Chicago, IL 60601-5212

## Independent Auditors' Report

The Board of Trustees  
Columbia College Chicago:

We have audited the accompanying balance sheets of Columbia College Chicago (the College) as of August 31, 2010 and 2009, and the related statements of activities and cash flows for the years then ended. These financial statements are the responsibility of the College's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the College's internal control over financial reporting. Accordingly, we express no such opinion. An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Columbia College Chicago as of August 31, 2010 and 2009, and the changes in its net assets and its cash flows for the years then ended, in conformity with U.S. generally accepted accounting principles.

**KPMG LLP**

December 17, 2010

**COLUMBIA COLLEGE CHICAGO**

Balance Sheets

August 31, 2010 and 2009

<b>Assets</b>	<b>2010</b>	<b>2009</b>
	<u>                    </u>	<u>                    </u>
Cash and cash equivalents	\$ 32,787,962	34,593,978
Student accounts receivable, less allowance of approximately \$24,493,000 in 2010 and \$30,735,000 in 2009	3,417,999	3,293,980
Other accounts and interest receivable, net	301,837	351,819
Deposits and prepaid expenses	3,903,683	4,349,378
Grants and contributions receivable, net	6,443,688	3,046,762
Investments	96,413,103	88,455,494
Bond funds held in trust	7,513,532	9,773,898
Unamortized bond issue costs	3,008,660	3,175,608
Land, buildings, and equipment, net	204,158,895	192,981,595
	<u>                    </u>	<u>                    </u>
Total assets	\$ 357,949,359	340,022,512
	<u>                    </u>	<u>                    </u>
<b>Liabilities and Net Assets</b>		
Liabilities:		
Accounts payable	\$ 6,969,965	8,647,495
Accrued expenses	9,693,351	9,655,080
Refundable deposits and deferred revenue	18,772,018	18,934,994
Accrued interest payable	1,076,895	1,108,009
Accrued pension cost	16,979,198	12,673,179
Asset retirement obligation	2,210,094	2,547,036
Long-term debt	104,164,325	106,864,918
	<u>                    </u>	<u>                    </u>
Total liabilities	159,865,846	160,430,711
	<u>                    </u>	<u>                    </u>
Commitments and contingencies		
Net assets:		
Unrestricted	182,456,605	160,249,897
Temporarily restricted	11,826,211	15,648,917
Permanently restricted	3,800,697	3,692,987
	<u>                    </u>	<u>                    </u>
Total net assets	198,083,513	179,591,801
	<u>                    </u>	<u>                    </u>
Total liabilities and net assets	\$ 357,949,359	340,022,512
	<u>                    </u>	<u>                    </u>

See accompanying notes to financial statements.

**COLUMBIA COLLEGE CHICAGO**

Statements of Activities

Years ended August 31, 2010 and 2009

	2010				2009			
	Unrestricted	Temporarily restricted	Permanently restricted	Total	Unrestricted	Temporarily restricted	Permanently restricted	Total
Operating activities:								
Revenue:								
Tuition and fees, net of \$12,600,000 and \$8,310,000 in tuition allowances	\$ 199,207,372	—	—	199,207,372	202,180,798	—	—	202,180,798
Student housing, net of \$663,000 and \$646,000 in room allowances	26,218,275	—	—	26,218,275	26,755,724	—	—	26,755,724
Sales and services	4,333,083	310,962	—	4,644,045	4,364,954	399,571	—	4,764,525
Private gifts and grants	300,529	1,268,889	—	1,569,418	440,570	946,116	—	1,386,686
Contracts and sponsored activities	931,688	6,533,778	—	7,465,466	954,746	5,473,091	—	6,427,837
Investment return for operations	4,396,453	—	—	4,396,453	4,674,561	—	—	4,674,561
Other	546,836	41,306	—	588,142	505,403	23,364	—	528,767
Net assets released from restrictions	7,419,199	(7,419,199)	—	—	6,727,013	(6,727,013)	—	—
Total operating revenue	<u>243,353,435</u>	<u>735,736</u>	<u>—</u>	<u>244,089,171</u>	<u>246,603,769</u>	<u>115,129</u>	<u>—</u>	<u>246,718,898</u>
Expenses								
Salaries and wages	104,688,684	—	—	104,688,684	102,358,828	—	—	102,358,828
Employee benefits	29,335,461	—	—	29,335,461	25,916,352	—	—	25,916,352
Supplies and services	37,930,846	—	—	37,930,846	38,816,704	—	—	38,816,704
Operation and maintenance of plant	40,696,676	—	—	40,696,676	40,405,932	—	—	40,405,932
Interest	4,212,853	—	—	4,212,853	4,088,486	—	—	4,088,486
Depreciation and amortization	11,283,148	—	—	11,283,148	11,289,627	—	—	11,289,627
Total operating expenses	<u>228,147,668</u>	<u>—</u>	<u>—</u>	<u>228,147,668</u>	<u>222,875,929</u>	<u>—</u>	<u>—</u>	<u>222,875,929</u>
Operating revenue in excess of expenses	15,205,767	735,736	—	15,941,503	23,727,840	115,129	—	23,842,969
Nonoperating activities:								
Investment return (loss), less amounts for operations	2,915,079	219,516	—	3,134,595	(22,815,854)	90,702	—	(22,725,152)
Capital gifts for facilities and collections	78,107	4,753,028	—	4,831,135	1,053,532	3,980,713	—	5,034,245
Gifts to permanently restricted funds	—	—	107,710	107,710	—	—	117,586	117,586
Loss on disposal of equipment	(12,101)	—	—	(12,101)	3,120	—	—	3,120
Recognition of change in pension funded status	(5,511,130)	—	—	(5,511,130)	(7,983,373)	—	—	(7,983,373)
Net assets released from restrictions for capital	9,530,986	(9,530,986)	—	—	—	—	—	—
Change in fund designation	—	—	—	—	(500,000)	—	500,000	—
Increase (decrease) in net assets before cumulative effect of change in accounting principle	<u>22,206,708</u>	<u>(3,822,706)</u>	<u>107,710</u>	<u>18,491,712</u>	<u>(6,514,735)</u>	<u>4,186,544</u>	<u>617,586</u>	<u>(1,710,605)</u>
Cumulative effect of change in accounting principle (note 11)	—	—	—	—	(252,778)	252,778	—	—
Change in net assets	<u>22,206,708</u>	<u>(3,822,706)</u>	<u>107,710</u>	<u>18,491,712</u>	<u>(6,767,513)</u>	<u>4,439,322</u>	<u>617,586</u>	<u>(1,710,605)</u>
Net assets at beginning of year	160,249,897	15,648,917	3,692,987	179,591,801	167,017,410	11,209,595	3,075,401	181,302,406
Net assets at end of year	<u>\$ 182,456,605</u>	<u>11,826,211</u>	<u>3,800,697</u>	<u>198,083,513</u>	<u>160,249,897</u>	<u>15,648,917</u>	<u>3,692,987</u>	<u>179,591,801</u>

See accompanying notes to financial statements.

**COLUMBIA COLLEGE CHICAGO**

Statements of Cash Flows

Years ended August 31, 2010 and 2009

	<u>2010</u>	<u>2009</u>
Cash flows from operating activities:		
Change in net assets	\$ 18,491,712	(1,710,605)
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Recognition of change in pension funded status	4,306,019	5,453,414
Depreciation and amortization of bond issue costs	11,283,148	11,289,627
Donation of fixed assets and collections, net of costs	(402,600)	(1,053,532)
Net loss (gain) on investments	(6,187,829)	21,125,366
Gain (loss) on disposal of fixed assets	12,101	(3,120)
Gifts to endowment	(107,710)	(117,586)
Changes in assets and liabilities:		
Student accounts receivable	(124,019)	2,326,544
Other accounts and interest receivable	49,982	(22,042)
Deposits and prepaid expenses	445,695	(583,921)
Grants and contributions receivable	(3,396,926)	417,298
Accounts payable	(1,677,530)	(3,899,822)
Accrued expenses	38,271	290,259
Refundable deposits and deferred revenue	(162,976)	(27,095,069)
Accrued interest payable	(31,114)	(45,936)
Change in asset retirement obligation	(336,942)	(13,902)
Net cash provided by operating activities	<u>22,199,282</u>	<u>6,356,973</u>
Cash flows from investing activities:		
Proceeds from sale of investments	93,900,191	14,385,199
Purchase of investments	(95,669,971)	(26,872,687)
Increase in bond funds held in trust	2,260,366	29,313,809
Purchase of land, buildings, and equipment (net of nominal disposals)	(21,920,583)	(34,434,717)
Net cash used in investing activities	<u>(21,429,997)</u>	<u>(17,608,396)</u>
Cash flows from financing activities:		
Proceeds from gifts to endowment	107,710	117,586
Principal payments on long-term debt	(2,683,011)	(1,909,041)
Net cash used in financing activities	<u>(2,575,301)</u>	<u>(1,791,455)</u>
Net decrease in cash and cash equivalents	(1,806,016)	(13,042,878)
Cash and cash equivalents at beginning of year	<u>34,593,978</u>	<u>47,636,856</u>
Cash and cash equivalents at end of year	\$ <u><u>32,787,962</u></u>	\$ <u><u>34,593,978</u></u>
Supplementary disclosure of cash flow information:		
Cash paid during the year for interest	\$ 4,361,621	4,656,303
Supplementary disclosure of noncash transactions:		
Donated fixed assets and collections	\$ 402,600	1,053,532
New capital leases	—	782,913

See accompanying notes to financial statements.

# COLUMBIA COLLEGE CHICAGO

## Notes to Financial Statements

August 31, 2010 and 2009

### (1) Organization

Columbia College Chicago (the College) is a private, not-for-profit, fully accredited college offering comprehensive academic programs in the performing, visual, communications, and writing arts within a liberal arts framework. The College is an urban institution located in Chicago's South Loop that enrolls students primarily from the Chicago area, but also from across the country and around the world.

### (2) Summary of Significant Accounting Policies

The financial statements of the College have been prepared on the accrual basis. Significant accounting policies followed by the College are described below.

#### (a) *Basis of Presentation*

To ensure the observance of limitations and restrictions placed on the use of resources available, the College maintains its accounts in accordance with the principles and practices of fund accounting. Fund accounting is the procedure by which resources for various purposes are classified for accounting purposes into funds that are maintained in accordance with activities or objectives of the College.

For external reporting purposes, however, the College's financial statements have been prepared to focus on the organization as a whole and to present balances and transactions classified in accordance with the existence or absence of donor-imposed restrictions. Net assets and related activity are classified as unrestricted, temporarily restricted, and permanently restricted as follows:

- **Unrestricted** – net assets that are not subject to donor-imposed restrictions.
- **Temporarily restricted** – net assets that are subject to donor-imposed restrictions that will be met by either actions of the College or the passage of time.
- **Permanently restricted** – net assets that are subject to donor-imposed restrictions to be maintained permanently by the College. Generally, the donors of these assets permit the College to use all or part of the income earned on related investments for general or specific purposes.

#### (b) *Revenue*

Revenue is reported as an increase 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 or liabilities are reported as increases or decreases in unrestricted net assets unless their use is restricted by explicit donor stipulation or law. Expiration of temporary restrictions on net assets (i.e., the donor-stipulated purpose has been fulfilled and/or the stipulated time period has elapsed) are reported as releases to the unrestricted net asset classification when the restriction has been met.

Private gifts, including unconditional promises to give (i.e., pledges), are recognized in the period received. Conditional pledges are not recognized until the conditions on which they depend are substantially met. Contributions of assets other than cash are recorded at estimated fair value. Contributions to be received after one year are discounted at an appropriate rate commensurate with

## COLUMBIA COLLEGE CHICAGO

### Notes to Financial Statements

August 31, 2010 and 2009

the risks involved. Amortization of the discount is recorded as additional contribution revenue in accordance with donor-imposed restrictions, if any, on the contributions. An allowance for doubtful pledges receivable is provided based upon the administration's judgment considering such factors as the creditworthiness of the donor, prior collection history, type of contribution, and nature of the fund-raising activity.

Contributions received with donor-imposed restrictions are reported as revenue of the temporarily restricted net asset class and released to the unrestricted net asset class when the restriction has been met. Contributions of land, buildings, and equipment without donor-imposed restrictions concerning the use of such long-lived assets are reported as revenue of the unrestricted net asset class. Contributions of cash or other assets to be used to acquire land, buildings, and equipment with donor-imposed use restrictions are reported as revenue of the temporarily restricted net asset class; the restrictions are considered to be released at the time of acquisition of such long-lived assets.

Revenue from tuition and fees is reported in the year in which the educational programs are predominately conducted. Deferred revenue includes student tuition, housing, and fees billed and collected for the upcoming fall term.

Revenue from government grant and contract agreements is recognized as it is earned through expenditure in accordance with the agreement.

**(c) *Long-Term Pooled Investment Payout***

The College has adopted a spending policy in support of current operational budget requirements. This policy allows for the spending of a percentage (5% for fiscal years 2010 and 2009) of the average fair value of the long-term pooled (LTP) investments over the past three years. Pooled investments consist of assets of the College's endowment, certain temporarily restricted funds, and funds designated by the Board of Trustees to be invested as endowment. If investment yields (i.e., interest and dividends) are in excess of the established spending rate, such excess is returned to the LTP investments and reinvested. If investment yields are not sufficient to support the spending policy, the yield shortfall is provided from accumulated realized gains. See note 11 for additional information regarding the College's investment strategy and objectives.

**(d) *Operations***

Operating results in the statements of activities reflect all transactions increasing or decreasing unrestricted net assets except those items of a capital nature, that is, associated with long-term investments or physical plant.

**(e) *Cash Equivalents***

Cash equivalents consist primarily of highly liquid debt instruments acquired with an original maturity of three months or less. Certain securities of a similar nature may be included in investments or bond funds held in trust because such instruments are held by the College for designated purposes.

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Notes to Financial Statements

August 31, 2010 and 2009

**(f) Land, Buildings, and Equipment**

Land, buildings, and equipment are stated at cost or, in the case of gifts, fair value at date of donation, less accumulated depreciation. Leased equipment is depreciated using a straight-line method over the term of the lease. Buildings and equipment are depreciated using the straight-line method over their estimated useful lives. The estimated useful lives are as follows:

Buildings	50 years
Building improvements	15 – 25 years
Library books	10 years
Furnishings and equipment	3 – 10 years

Long-lived assets, such as buildings and equipment, are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Recoverability of assets to be held and used is measured by a comparison of the carrying amount of an asset to its estimated undiscounted future cash flows expected to be generated by the asset. If the carrying amount of an asset exceeds its estimated future cash flows, an impairment charge is recognized for the amount by which the carrying amount of the asset exceeds the fair value of the asset. Assets to be disposed of are separately presented in the balance sheet and reported at the lower of the carrying amount or fair value less costs to sell, and are no longer depreciated.

**(g) Collections**

In 1997, the College began capitalizing its collections retroactively. To the extent reliable records existed, the College capitalized items acquired prior to 1997 at their cost at the date of purchase or, if the items were contributed, at their fair or appraised value at the accession date (the date the item was accepted by the College). Other items, particularly those acquired prior to 1997, when detailed curatorial records began to be maintained, have been capitalized at their appraised or estimated current fair value. In some cases, collection items held solely for their potential educational value or historical significance were determined to have no alternative use and were not assigned values for the purpose of capitalization.

**(h) Income Taxes**

The College has received a determination letter from the Internal Revenue Service (IRS) indicating that it is a tax-exempt organization as provided in Section 501(c)(3) of the Internal Revenue Code of 1986 and, except for taxes pertaining to unrelated business income, is exempt from federal and state income taxes. No provision has been made for income taxes in the accompanying financial statements, as the College has had no significant unrelated business income. In accordance with U.S. generally accepted accounting principles (GAAP), the College recognizes the tax benefit from an uncertain tax position only if it is more likely than not that the tax position will be sustained on examination by the taxing authorities, based on the technical merits of the position. Based upon this practice the College, as of August 31, 2010, has not recorded a liability for unrecognized tax benefits.

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### Notes to Financial Statements

August 31, 2010 and 2009

(i) ***Conditional Asset Retirement Obligation***

The College has recorded a liability to recognize the estimated cost of conditional asset retirement obligations related to potential asbestos abatement. The costs of abatement were estimated using a variety of assumptions and estimates, including a cost-per-square-foot estimate, inflation estimates, and an estimated discount rate. As a result of this analysis, at August 31, 2010 and 2009, the College has recorded site improvements of \$761,025 and \$943,378; associated accumulated depreciation of \$301,563 and \$345,854; and an asset retirement obligation of \$2,210,094 and \$2,547,036, respectively.

(j) ***Fair Value of Financial Instruments***

With the exception of the College's notes and bonds payable, the College's financial assets and liabilities are reported at fair value, or the carrying value approximates fair value due to the short maturity of the instrument. For fiscal year 2010, the College estimates the fair market value of its long-term debt exceeded the carrying value by \$740,000 based upon the borrowing rates available to the College at August 31, 2010.

The College adopted the provisions of the Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) Topic 820, *Fair Value Measurements and Disclosures*, the official pronouncement for fair value measurements for financial instruments. The pronouncement defines fair value as the price that could be received for an asset or paid to transfer a liability (an exit price) in the principal or most advantageous market of the asset or liability in an orderly transaction between market participants on the measurement date.

The pronouncement also establishes a fair value hierarchy that requires an entity to maximize the use of observable inputs when measuring fair value. The standard describes three levels of inputs that may be used to measure fair value:

Level 1: Quoted prices for identical assets or liabilities in active markets that the entity has the ability to access as of the measurement date.

Level 2: Observable inputs other than Level 1 prices such as quoted prices for similar assets or liabilities; quoted prices in markets that are not active; or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities.

Level 3: Unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets and liabilities. Level 3 assets and liabilities include financial instruments whose value is determined using pricing models, discounted cash flow methodologies, or similar techniques, as well as instruments for which the determination of fair value requires significant management judgment or estimation. This category generally includes certain private debt and equity instruments and alternative investments.

In many cases, a valuation technique used to measure fair value includes inputs from multiple levels of the fair value hierarchy. The lowest level of significant input determines the placement of the entire fair value measurement in the hierarchy. The classification of the instrument as a Level 2 or 3

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### Notes to Financial Statements

August 31, 2010 and 2009

is based on the College's ability to redeem its interest at or near the date of the balance sheet. If the investment can be redeemed in the near term, the instrument is classified as Level 2.

The College has also adopted the FASB Accounting Standards Update 2009-12, *Investments in Certain Entities that Calculate Net Asset Value per Share (or its Equivalent)*, which permits, as a practical expedient, the College to estimate the fair value of an investment within the scope of the update using the net asset value per share of the investment (or its equivalent, such as member units or an ownership interest in partner's capital to which a proportionate share of net assets is attributed) as of the College's fiscal year-end. Using this approach, the fair value of the instruments does not include certain attributes that may impact the final value of the investments, such as restrictions on redemption and transaction prices for principal-to-principal and brokered transactions.

#### **(k) New Accounting Pronouncements**

In June 2009, FASB issued Statement No. 168, *The FASB Accounting Standards Codification and the Hierarchy of Generally Accepted Accounting Principles*. This statement replaced FASB Statement No. 162, *The Hierarchy of Generally Accepted Accounting Principles*, and established the FASB ASC as the source of authoritative accounting principles recognized by the FASB to be applied by nongovernmental entities in the preparation of financial statements in conformity with GAAP. The College adopted this statement in fiscal year 2010 and will use the new codification references for all new accounting pronouncements.

#### **(l) Use of Estimates**

In order to prepare these financial statements, the administration of the College has made a number of estimates and assumptions relating to the reporting of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements, and the reporting of revenue, expenses, gains, and losses during the reporting period. Actual results could differ from these estimates.

#### **(3) Grants and Contributions Receivable**

At August 31, 2010 and 2009, grants and contributions receivable were \$6,443,688 and \$3,046,762, respectively, net of discounts and allowances of \$243,129 for 2010 and \$223,047 for 2009. Of the amount outstanding at August 31, 2010, \$4,426,688 is expected to be collected within one year and \$2,017,000 is expected to be collected within two to five years.

#### **(4) Investments**

Investments are stated at fair value as of the fiscal year-end. The fair value of investments is based upon quoted market prices when available. However, the investments also include certain instruments where quoted market prices may not be available. For these instruments, the College has applied a practical expedient and concluded that the net asset value reported by each underlying fund approximates the fair value of the investments. The valuations for these investments involve estimates, appraisals, assumptions, and other analytical methods performed by investment managers and then reviewed by the College and the College's investment consultant.

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Notes to Financial Statements

August 31, 2010 and 2009

The College's interests in alternative investment funds such as private equity, real assets, and absolute return, are generally reported at the net asset value (NAV) reported by the fund managers, which is used as a practical expedient to estimate the fair value, unless it is probable that all or a portion of the investment will be sold for an amount different from NAV. As of August 31, 2010 and 2009, the College had no plans to sell investments at amounts different from NAV.

The College's investments are exposed to various risks, such as interest rate, market, and credit risks. Due to the level of risk associated with certain investment vehicles, it is at least reasonably possible that changes in the value of investments will occur in the near term and that such changes could materially affect amounts reported in the balance sheets.

Investment income, gains and losses, and any investment-related expenses are recorded as an increase (decrease) in unrestricted net assets in the statements of activities unless their use is temporarily or permanently restricted by explicit donor stipulations or law. In the absence of donor stipulations or law to the contrary, losses on the investment of a donor-restricted endowment fund are applied to reduce temporarily restricted net assets to the extent that donor-imposed temporary restrictions on net appreciation of the fund have not been met before the loss occurs.

The investments, including cash and cash equivalents, and bond funds held in trust, at August 31, 2010 and 2009 are comprised of the following:

	2010				Redemption or liquidity	Days' notice
	Level 1	Level 2	Level 3	Total		
Investments:						
Cash and cash equivalents	\$ 32,787,962	—	—	32,787,962	Daily	1
Domestic equities <sup>(a)</sup>	2,226,796	15,204,801	—	17,431,597	Monthly	15
International equities <sup>(b)</sup>	—	23,144,924	—	23,144,924	Monthly	10
Fixed income	27,057,057	—	—	27,057,057	Daily	1
Hedge funds:						
Multi-strategy: absolute return <sup>(c)</sup>	—	5,497,736	—	5,497,736	Quarterly	65
Multi-strategy: absolute return	—	—	5,614,400	5,614,400	Locked-up (1)	90
Multi-strategy: absolute return	—	—	5,269,724	5,269,724	Locked-up (2)	45
Multi-strategy: absolute return	—	—	5,232,149	5,232,149	Locked-up (3)	45
Hedged equities <sup>(d)</sup>	—	—	5,546,704	5,546,704	Locked-up (2)	45
Hedged equities	—	—	4,212,700	4,212,700	Locked-up (4)	60
Multi-strategy: real assets <sup>(e)</sup>	—	2,886,913	—	2,886,913	Quarterly	10
Multi-strategy: real assets	—	—	2,032,731	2,032,731	Locked-up (2)	60
Total	\$ 62,071,815	46,734,374	27,908,408	136,714,597		

- (1) Lock-up period expires on January 1, 2011. Withdrawals are limited to a maximum of 1/3 of the total investment value in each rolling twelve-month period in the three years following the end of the lock-up.
- (2) Lock-up period expires on January 1, 2011.
- (3) Lock-up period expires on March 31, 2012.
- (4) Lock-up period expires on January 1, 2012.

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### Notes to Financial Statements

August 31, 2010 and 2009

	2009				Redemption or liquidity	Days' notice
	Level 1	Level 2	Level 3	Total		
Investments:						
Cash and cash equivalents	\$ 44,593,978	—	—	44,593,978	Daily	1
Global equities <sup>(f)</sup>	—	42,636,410	—	42,636,410	Daily	1
Fixed income	37,906,544	—	—	37,906,544	Daily	1
Real estate investment trust	7,686,438	—	—	7,686,438	Daily	1
Total	\$ 90,186,960	42,636,410	—	132,823,370		

- (a) Includes investments in U.S. common stocks and funds that invest long in U.S. stocks and includes small to large capitalization stocks. Management of the funds has the ability to shift investments from value to growth strategies. The fair values of the investments in this category have been estimated using the NAV per share of the investments.
- (b) Includes investments in non-U.S. common stocks and funds that invest long in non-U.S. stocks and includes small to large capitalization stocks. Management of the funds has the ability to shift investments from value to growth strategies. The fair values of the investments in this category have been estimated using the NAV per share of the investments.
- (c) Includes multi-strategy absolute return investments designed to diversify risks and reduce volatility. The managers pursue investment opportunities that are event-driven, and focus on corporations that are the subject of proposed changes in the corporate structure or control such as mergers and acquisitions, spin-offs, recapitalizations, and voluntary and involuntary liquidations. The fund managers are allowed to invest in global markets and may include securities issued by the U.S. government and non-U.S. sovereign jurisdictions, corporate debt, equities, commodities, real-estate, foreign currency forward contracts, derivatives, swaps, and other structured products. The fair value of these investments has been estimated using the NAV of the College's ownership interest in these funds.
- (d) Includes investments in funds that invest both long and short in U.S. and non-U.S. markets. Management of the funds has the ability to invest across all sectors and market capitalizations, and to shift investments between value and growth. The fair value of these investments has been estimated using the NAV of the College's ownership interest in these funds.
- (e) Includes investments in commodities, energy, precious metals, industrial metals, agriculture, and livestock. Management of the funds has the ability to invest in securities, futures contracts, debt instruments, real estate, and warrants in U.S. and non-U.S. markets. The fair values of the investments in this category have been estimated using the NAV of the College's ownership interest in these funds.
- (f) Includes investments in U.S. and non-U.S. common stocks and funds and can include both long and short positions, as well as currency hedges. Management of the funds has the ability to shift investments from value to growth strategies, and includes small to large capitalization stocks. The fair values of the investments in this category have been estimated using the NAV per share of the investments.

**COLUMBIA COLLEGE CHICAGO**

Notes to Financial Statements

August 31, 2010 and 2009

The table below presents a reconciliation and income statement classification of gains and losses for all assets measured at fair value on a recurring basis using significant unobservable inputs (Level 3) for the years ended August 31, 2010 and 2009:

	<u>Balance as of August 31, 2009</u>	<u>Purchases</u>	<u>Net realized and unrealized gains (losses)</u>	<u>Balance as of August 31, 2010</u>
Investments:				
Multi-strategy: absolute return	\$ —	15,000,000	1,116,273	16,116,273
Hedged equities	—	10,100,000	(340,596)	9,759,404
Multi-strategy: real assets	—	2,000,000	32,731	2,032,731
Total	\$ —	27,100,000	808,408	27,908,408

The components of total investment return are reflected below:

	<u>2010</u>	<u>2009</u>
Interest income and dividends	\$ 1,343,219	3,074,775
Realized and unrealized gains (losses), net	6,187,829	(21,125,366)
Total return	\$ 7,531,048	(18,050,591)

Investment return is reflected in the statements of activities as follows:

	<u>2010</u>	<u>2009</u>
Operating:		
Unrestricted	\$ 4,396,453	4,674,561
Nonoperating:		
Unrestricted	2,915,079	(22,815,854)
Temporarily restricted	219,516	90,702
Total return	\$ 7,531,048	(18,050,591)

**COLUMBIA COLLEGE CHICAGO**

Notes to Financial Statements

August 31, 2010 and 2009

**(5) Land, Buildings, and Equipment**

Land, buildings, and equipment at August 31, 2010 and 2009 are comprised of the following:

	<u>2010</u>	<u>2009</u>
Land	\$ 23,409,099	20,158,172
Buildings and improvements	203,060,335	182,851,753
Furnishings and equipment	66,488,636	61,594,534
Library collections	10,701,154	10,074,604
Museum and art collections	11,023,240	10,762,175
Construction in process	12,906,076	19,916,102
	<u>327,588,540</u>	<u>305,357,340</u>
Less accumulated depreciation	123,429,645	112,375,745
	<u>\$ 204,158,895</u>	<u>192,981,595</u>

Outstanding commitments for construction contracts amounted to approximately \$4,595,000 at August 31, 2010. Construction in process included capitalized interest of \$0 and \$560,996 for the years ended August 31, 2010 and 2009, respectively.

**(6) Long-Term Debt**

Long-term debt at August 31, 2010 and 2009 is as follows:

	<u>2010</u>	<u>2009</u>
IFA first mortgage notes:		
1998 Series issued February 11, 1998	\$ 14,630,000	15,875,000
2000 Series issued April 1, 2000	17,100,000	17,100,000
2003 Series issued October 15, 2003	19,210,000	20,120,000
2004 Series issued September 7, 2004	3,795,000	4,170,000
2007 Series issued September 13, 2007	48,295,000	48,295,000
Land trust note issued April 30, 1993	500,000	500,000
Capital lease obligation	629,902	782,913
	<u>104,159,902</u>	<u>106,842,913</u>
2007 Series discount	(662,157)	(690,650)
2003 and 2004 Series reoffering premium	666,580	712,655
	<u>\$ 104,164,325</u>	<u>106,864,918</u>

**COLUMBIA COLLEGE CHICAGO**

Notes to Financial Statements

August 31, 2010 and 2009

Maturities of long-term debt outstanding at August 31, 2010 are as follows:

	<u>FY2011</u>	<u>FY2012</u>	<u>FY2013</u>	<u>FY2014</u>	<u>FY2015</u>	<u>Thereafter</u>	<u>Total</u>
IFA notes:							
1998 Series	\$ 1,305,000	1,365,000	1,430,000	1,500,000	1,575,000	7,455,000	14,630,000
2000 Series	—	—	—	—	—	17,100,000	17,100,000
2003 Series	945,000	980,000	1,025,000	1,070,000	1,120,000	14,070,000	19,210,000
2004 Series	390,000	415,000	435,000	460,000	485,000	1,610,000	3,795,000
2007 Series	—	—	—	—	—	48,295,000	48,295,000
Land trust note	—	—	—	—	—	500,000	500,000
Capital lease	159,086	165,403	171,970	133,443	—	—	629,902
	<u>\$ 2,799,086</u>	<u>2,925,403</u>	<u>3,061,970</u>	<u>3,163,443</u>	<u>3,180,000</u>	<u>89,030,000</u>	<u>104,159,902</u>

All first mortgage notes were issued by Illinois Finance Authority (IFA) to finance the costs of the acquisition, construction, renovation, and equipping of educational or student housing facilities and are secured by such facilities. Interest rates, except for the 2000 Series, are fixed rates ranging from 3.625% to 5.250%. Interest payments are due semiannually except for the Series 2000 mortgage notes on which interest is due monthly. Debt service reserve funds and other accounts are required by the 1998, 2003, 2004, and 2007 bond indentures. These funds are maintained in trust by U.S. Bank and are invested in government securities. Income earnings from these funds are applied to interest payments.

Included in long-term debt is \$17,100,000 of general obligation variable rate demand bonds, maturing on June 30, 2030. The bonds are marketed weekly by a remarketing agent, and the interest rate is reset each week based on current market conditions. The interest rate for the week ending August 31, 2010 was 0.28%. In the event that the agent is unable to remarket the bonds, the bonds become a demand note under an irrevocable letter of credit issued by Harris Trust and Savings Bank. This is to provide the necessary credit enhancement and liquidity that make the Series 2000 Bonds marketable at a reasonable interest cost. The amount available under this reimbursement agreement is \$17,263,973 and carries an interest rate equal to the prime rate (3.25% at August 31, 2010) in effect at the time of use. The reimbursement agreement and letter of credit are for a three-year term and are renewed annually. The reimbursement agreement and letter of credit are payable in quarterly installments over the remaining life of the agreement commencing on the first quarterly date within 60 days after the letter of credit is used. As of August 31, 2010, no amounts have been drawn on the letter of credit. The letter of credit is valid through April 10, 2011. Should the irrevocable letter of credit not be renewed, an alternative credit facility must be obtained, or the bonds require immediate repayment.

The irrevocable letter of credit is subject to certain financial covenants, the most restrictive of which include net asset ratio restrictions, cash and investment restrictions, and a debt service limitation. Management believes that these debt covenants were met as of August 31, 2010.

The land trust note is secured by a certain Security Agreement and Collateral Assignment of Beneficial Interest in a land trust holding title to property located at 731 S Plymouth Court. The net book value of the property is approximately \$5.1 million at August 31, 2010. The note is payable in full on April 30, 2029. Interest on the note is 5% payable annually.

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Notes to Financial Statements

August 31, 2010 and 2009

***Capital Leases***

The College has certain lease agreements for copy machines, which are considered capital leases. Future minimum lease payments as of August 31, 2010 are as follows:

	<b><u>Annual lease payment</u></b>
Year:	
2011	\$ 562,800
2012	562,800
2013	562,800
2014	<u>422,100</u>
Total	2,110,500
Less imputed interest	<u>(1,480,598)</u>
Present value of lease	<u>\$ 629,902</u>

**(7) Employee Benefit Plans**

***(a) Columbia College Pension Plan***

The College has a defined benefit pension plan, the Columbia College Pension Plan, covering all eligible employees. The College has received a determination letter from the IRS, indicating that the plan is exempt from tax under the applicable provisions of the Internal Revenue Code.

On May 7, 2003, all eligible employees were given notice, as required by Section 204(h) of the Employee Retirement Income Security Act of 1974, that the plan was amended to end all benefit accruals effective June 23, 2003, prior to the accumulation of an additional benefit accrual earned for the 2003 calendar year. Therefore, the pension plan was effectively frozen at the amounts determined as of December 31, 2002.

**COLUMBIA COLLEGE CHICAGO**

Notes to Financial Statements

August 31, 2010 and 2009

The following table sets forth the Columbia College Pension Plan's funded status and amounts recognized in the College's financial statements at August 31, 2010 and 2009, as determined at the measurement dates of August 31, 2010 and 2009:

	<u>2010</u>	<u>2009</u>
Change in benefit obligation:		
Benefit obligation at beginning of year	\$ 43,763,314	44,493,716
Interest cost	2,589,045	2,479,871
Actuarial loss (gain)	7,466,315	(929,908)
Benefits paid	<u>(1,133,991)</u>	<u>(2,280,365)</u>
Benefit obligation at end of year	<u>52,684,683</u>	<u>43,763,314</u>
Change in fair value of plan assets:		
Fair value of plan assets at beginning of year	31,090,135	36,386,308
Actual gain (loss) on plan assets	2,549,341	(6,515,808)
Employer contributions	3,200,000	3,500,000
Benefits paid	<u>(1,133,991)</u>	<u>(2,280,365)</u>
Fair value of plan assets at end of year	<u>35,705,485</u>	<u>31,090,135</u>
Funded status recognized on the balance sheets	\$ <u><u>(16,979,198)</u></u>	<u><u>(12,673,179)</u></u>

The accumulated benefit obligation for the plan was \$52,684,683 and \$43,763,314 at August 31, 2010 and 2009, respectively.

Net periodic pension cost for the plan for the fiscal years ended August 31, 2010 and 2009 included the following components:

	<u>2010</u>	<u>2009</u>
Interest cost on projected benefit obligation	\$ 2,589,045	2,479,871
Expected return on plan assets	(2,377,216)	(2,727,963)
Net amortization and deferral	<u>1,863,281</u>	<u>1,218,134</u>
Net periodic pension cost	\$ <u><u>2,075,110</u></u>	<u><u>970,042</u></u>

A discount rate of 5.0% and 6.0% was used in determining the actuarial present value of the projected benefit obligations for fiscal years 2010 and 2009, respectively. The expected long-term rate of return on assets was 7.5% for fiscal years 2010 and 2009, and is based on analysis of actual rates of return. Because the plan is frozen and new benefits are not accruing, the projected salary increase to normal retirement age for all employees for fiscal years 2010 and 2009 was 0%.

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Notes to Financial Statements

August 31, 2010 and 2009

Weighted average asset allocation by asset category is as follows:

	<b>2010</b>	<b>2009</b>
Fixed income	100%	16%
Global equities	—	47
Real estate	—	14
Cash and cash equivalents	—	23
	<u>100%</u>	<u>100%</u>

In fiscal year 2009, the College revised the investment strategy for the pension fund investments. The revised strategy redefined the asset allocation to include only fixed income and cash investments. The new asset allocation permits an allocation in the range of 90% – 100% for fixed income investments, and permits an allocation of 0% – 10% for cash investments. During fiscal year 2010, a new investment manager was selected and the assets were invested according to the new policy. The plan’s investments are all Level 1 investments and are stated at fair value as of the fiscal year-end. The fair value of the investments is based upon quoted market prices.

The College expects to make a contribution of \$3,000,000 to the plan during fiscal year 2011.

The following benefit payments, which reflect expected future service, are expected to be paid for each of the fiscal years ending August 31:

<b>Fiscal year(s)</b>	<b>Amount</b>
2011	\$ 1,420,976
2012	1,618,807
2013	1,733,810
2014	2,002,646
2015	2,218,063
2016 – 2021	15,784,757

**(b) Columbia College Employees’ Retirement Plan**

In fiscal year 2009, the College terminated and paid out all benefits of its second defined benefit pension plan, the Columbia College Employees’ Retirement Plan. On May 2008, the College received a favorable determination letter from the IRS indicating that the termination of the plan does not adversely affect its exemption from tax under the applicable provisions of the Internal Revenue Code. As of December 31, 2008, all plan participants received their accumulated benefits as calculated by the College’s actuary in accordance with IRS plan termination rules and requirements, and the plan was dissolved. Consequently, there are no plan assets or liabilities as of August 31, 2010.

On May 7, 2003, all eligible employees were given notice, as required by Section 204(h) of the Employee Retirement Income Security Act of 1974, that the plan was amended to end all benefit accruals effective June 23, 2003, prior to the accumulation of an additional benefit accrual earned for

**COLUMBIA COLLEGE CHICAGO**

Notes to Financial Statements

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the 2003 calendar year. Therefore, the retirement plan was effectively frozen at the amounts determined as of December 31, 2002.

The following table sets forth the funded status and amounts recognized in the College's financial statements for the Columbia College Employees' Retirement Plan at August 31, 2009 as determined at the August 31, 2009 measurement dates:

	<u>2009</u>
Change in benefit obligation:	
Benefit obligation at beginning of year	\$ 9,089,407
Interest cost	—
Actuarial loss	946,071
Benefits paid	<u>(10,035,478)</u>
Benefit obligation at end of year	<u>—</u>
Change in fair value of plan assets:	
Fair value of plan assets at beginning of year	9,505,193
Actual gain on plan assets	530,285
Employer contributions	—
Benefits paid	<u>(10,035,478)</u>
Fair value of plan assets at end of year	<u>—</u>
Funded status recognized on balance sheet	\$ <u><u>—</u></u>

(c) ***Columbia College Employees' Retirement Trust***

Effective January 1, 2003, the College instituted a new defined contribution plan, the Columbia College Chicago Employees' Retirement Plan (the Plan). The Columbia College Chicago Employees' Retirement Trust has been established to implement the Plan.

The amount contributed annually by the College to the trust will be distributed to eligible employees based on years of service and age. No participant contributions are necessary to receive the employer contributions. The College made contributions to participant accounts of \$4,979,000 and \$4,669,000 during fiscal years 2010 and 2009, respectively.

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Notes to Financial Statements

August 31, 2010 and 2009

**(8) Commitments and Contingencies**

**(a) Commitments**

The College is committed under various noncancelable operating ground leases on the properties at 600 and 624 South Michigan Avenue, and for certain auxiliary building space leases at other locations. Minimum lease payments payable in future years are as follows:

2011	\$	22,662,369
2012		14,021,677
2013		8,989,296
2014		9,105,178
2015		9,146,864
Thereafter		<u>5,378,080</u>
	\$	<u><u>69,303,464</u></u>

Property and equipment rental expense was approximately \$25,483,000 and \$24,522,000 for fiscal years 2010 and 2009, respectively.

At August 31, 2010, future minimum rental income for space leased to others is as follows:

2010	\$	64,861
2011		52,361
2012		<u>52,361</u>
	\$	<u><u>169,583</u></u>

**(b) University Center of Chicago**

On May 30, 2002, the College entered into a multischool agreement for student housing with two other Chicago institutions of higher education to build the nation's largest joint student residence, known as University Center of Chicago (UCC). The facility, opened in August 2004, houses approximately 1,700 students and live-in staff near the College's downtown campus. The schools formed a not-for-profit corporation called Education Advancement Fund, Inc. (EAF) to develop, operate, and own UCC. The College is a 40.625% member of EAF. The College will pay EAF approximately \$12.4 million (including approximately \$3.4 million for the College's share of the residential life and meal plan expenses) toward its maximum rental liability in connection with its lease of 876 beds in fiscal year 2011. This lease obligation of \$9.0 million is reflected in the aforementioned future minimum lease payments. Subsequent to fiscal year 2011, the College has the option, but not the obligation, to continue to enter into a Dormitory Usage Commitment for beds on a year-to-year basis. Such a commitment will result in a one-year unconditional obligation to pay the room rate for each of the beds and the cost of a residential life program in proportion to the commitment. The management of the UCC operations is provided by an international real estate management firm. The chairman and chief executive officer of that firm is also a College board member.

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### Notes to Financial Statements

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As noted above, EAF is a 501(c)(3) corporation and it is not controlled by the College. And accordingly, EAF's financial statements are not combined with the College's financial statements. In its July 31, 2010 unaudited financial statements, the latest statements for EAF, EAF reported assets, liabilities, and net deficit of \$142,536,333, \$151,130,759, and \$(8,594,426), respectively, which included bonds payable net of discounts of \$146,910,975. Additionally, EAF had operating revenue and expenses of \$21,875,270 and \$19,318,380, respectively, for the year ended July 31, 2010.

(c) *Contingencies*

The College is a defendant in various litigation matters arising in the normal course of business. In the opinion of management, the ultimate resolution of all such litigation matters will not have a material effect on the financial position or activities of the College.

(9) **Restrictions and Limitations on Net Asset Balances**

Temporarily restricted net assets at August 31, 2010 and 2009 are comprised of the following:

	<u>2010</u>	<u>2009</u>
Gifts and other unexpended resources available for:		
Academic programs	\$ 3,150,730	1,417,615
Scholarships and fellowships	4,575,245	4,658,148
Community programs	1,104,677	1,655,088
Facility	2,995,559	7,918,066
Total temporarily restricted net assets	<u>\$ 11,826,211</u>	<u>15,648,917</u>

Permanently restricted net assets consist of endowment funds at August 31, 2010 and 2009. The income earned on the investment of permanently restricted net assets is generally available for use in providing scholarships and supporting the College's educational programs.

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Notes to Financial Statements

August 31, 2010 and 2009

**(10) Expenses by Functional Classifications**

The following is a summary of total expenses classified by function for fiscal years 2010 and 2009:

	<u>2010</u>	<u>2009</u>
Program:		
Instruction	\$ 123,238,137	120,983,705
Research	3,903,278	4,509,854
Public service	7,833,894	6,733,201
Library and other academic support	23,067,990	22,270,129
Student services	25,145,097	22,844,254
Auxiliary enterprises	31,708,099	31,907,741
Total program services	<u>214,896,495</u>	<u>209,248,884</u>
Support:		
Institutional support	7,746,402	8,562,019
Fund-raising	5,504,771	5,065,026
Total support services	<u>13,251,173</u>	<u>13,627,045</u>
Total expenses	<u>\$ 228,147,668</u>	<u>222,875,929</u>

**(11) Net Asset Classification of Funds and Enhanced Disclosures for Endowment**

The College's endowment includes both donor-restricted endowment funds and funds designated by the Board of Trustees to function as endowments. Net assets associated with endowment funds, including funds designated by the Board of Trustees to function as endowments, are classified and reported based on the existence or absence of donor-imposed restrictions.

***Interpretation of Relevant Law***

The Board of Trustees of the College has interpreted the State of Illinois 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 College classifies as permanently restricted net assets (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment, and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund.

The remaining portion of the donor-restricted endowment fund that is not classified in permanently restricted net assets is classified as temporarily restricted net assets until those amounts are appropriated for expenditure by the College in a manner consistent with the standard of prudence prescribed by UPMIFA. In accordance with UPMIFA, the College 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 College and the donor-restricted endowment fund

**COLUMBIA COLLEGE CHICAGO**

Notes to Financial Statements

August 31, 2010 and 2009

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 College
7. The investment policies of the College

The total long-term investments reported on the balance sheets include true endowments, funds functioning as endowment, and expendable gifts. Endowment net assets exclude the expendable gifts included in the long-term investments.

Endowment net assets consist of the following at August 31, 2010:

	<b>Unrestricted</b>	<b>Temporarily restricted</b>	<b>Permanently restricted</b>	<b>Total</b>
Donor-restricted endowment funds	\$ (493,831)	430,882	3,800,697	3,737,748
Board-designated endowment funds	89,013,202	—	—	89,013,202
Total endowment net assets	\$ 88,519,371	430,882	3,800,697	92,750,950

Endowment net assets consist of the following at August 31, 2009:

	<b>Unrestricted</b>	<b>Temporarily restricted</b>	<b>Permanently restricted</b>	<b>Total</b>
Donor-restricted endowment funds	\$ (672,259)	252,778	3,692,987	3,273,506
Board-designated endowment funds	80,349,296	—	—	80,349,296
Total endowment net assets	\$ 79,677,037	252,778	3,692,987	83,622,802

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Notes to Financial Statements

August 31, 2010 and 2009

Changes in endowment net assets for the year ended August 31, 2010 are as follows:

	<u>Unrestricted</u>	<u>Temporarily restricted</u>	<u>Permanently restricted</u>	<u>Total</u>
Endowment net assets, September 1, 2009	\$ 79,677,037	252,778	3,692,987	83,622,802
Investment return:				
Investment income	1,343,219	—	—	1,343,219
Net appreciation (realized and unrealized)	<u>5,549,115</u>	<u>178,104</u>	<u>—</u>	<u>5,727,219</u>
Total investment return	6,892,334	178,104	—	7,070,438
Contributions	—	—	107,710	107,710
Transfers to create board- designated funds	1,950,000	—	—	1,950,000
Appropriations of endowment assets for expenditure	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Endowment net assets, August 31, 2010	\$ <u><u>88,519,371</u></u>	<u><u>430,882</u></u>	<u><u>3,800,697</u></u>	<u><u>92,750,950</u></u>

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Notes to Financial Statements

August 31, 2010 and 2009

Changes in endowment net assets for the year ended August 31, 2009 are as follows:

	<u>Unrestricted</u>	<u>Temporarily restricted</u>	<u>Permanently restricted</u>	<u>Total</u>
Endowment net assets, September 1, 2008	\$ 89,185,278	—	3,075,401	92,260,679
Investment return:				
Investment income	1,961,964	—	—	1,961,964
Net depreciation (realized and unrealized)	<u>(20,587,115)</u>	<u>—</u>	<u>—</u>	<u>(20,587,115)</u>
Total investment return	(18,625,151)	—	—	(18,625,151)
Contributions	—	—	117,586	117,586
Net asset reclassification based on law change	(252,778)	252,778	—	—
Net asset reclassification to comply with matches	(500,000)	—	500,000	—
Transfers to create board- designated funds	9,869,688	—	—	9,869,688
Appropriations of endowment assets for expenditure	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Endowment net assets, August 31, 2009	<u>\$ 79,677,037</u>	<u>252,778</u>	<u>3,692,987</u>	<u>83,622,802</u>

***Funds with Deficiencies***

From time to time, the fair value of assets associated with individual donor-restricted endowment funds may fall below the level that the donor or the UPMIFA requires the College to retain as a fund of perpetual duration. Deficiencies of this nature that are reported in unrestricted net assets were \$494,000 as of August 31, 2010 and \$672,000 as of August 31, 2009. These deficiencies resulted from unfavorable market fluctuations that occurred shortly after the investment of new restricted contributions. Subsequent gains that restore the fair value of the assets to the required level will be classified as an increase in unrestricted net assets.

## COLUMBIA COLLEGE CHICAGO

### Notes to Financial Statements

August 31, 2010 and 2009

#### ***Return Objective and Risk Parameters***

The College has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment. Endowment assets include those assets of donor-restricted funds that the College must hold in perpetuity or for a donor-specified period as well as board-designated funds. Under this policy, as approved by the Board of Trustees, the endowment assets are invested in a manner that is intended to produce results that exceed the annual Consumer Price Index (CPI) by 5%, while assuming a risk level that is consistent with the risk associated with the above benchmark. Based on the investment policy, the College expects its endowment funds, over its stated investment horizon of 10 years, to provide an average annual real rate of return of approximately 5% plus the CPI. Actual returns in any given year may vary from this amount.

#### ***Strategies Employed for Achieving Objectives***

To satisfy its long-term rate-of-return objectives, the College 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 College targets a diversified asset allocation that places emphasis on investments in global equities, absolute return strategies, and bonds.

#### ***Spending Policy and How the Investment Objectives Relate to Spending Policy***

The purpose of endowment funds is to facilitate donor's desires to make substantial long-term gifts to the College and to develop a new and significant source of revenue to the College. In doing so, the endowment is designed to provide a secure, long-term source of funds to: (a) fund special programs; (b) ensure long-term growth, and (c) support the administrative expenses of the College as deemed appropriate.

To achieve these goals, the College has a policy of appropriating for distribution each year 5% of its endowment funds' average fair value using the three years prior to the budget year. Under the policy adopted by the College, interest, dividends, and appreciation on investments held in the investment pool are made available for spending. The Board of Trustees set the endowment distribution at \$4,300,000 for fiscal year 2010 and \$4,100,000 for fiscal year 2009.

#### **(12) Subsequent Event**

In connection with the preparation of the financial statements and in accordance with the recently issued FASB ASC Section 855 – *Subsequent Events*, management evaluated subsequent events after the balance sheet date of August 31, 2010 through December 17, 2010, which was the date the financial statements were issued.

In November 2010, the College finalized the purchase of an 11 story 108,000 square foot office-building and property located at 820 S. Michigan Avenue, Chicago, Illinois, along with a two-story parking structure and property located at 801 S. Wabash Avenue, Chicago, Illinois, for a total purchase price of \$7.7 million. The office building will be used for academic, student support and administrative functions.