CONSOLIDATED FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITORS' REPORT

June 30, 2019 and 2018

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IVY TECH FOUNDATION, INC.

CONTENTS

Independent Auditors' Report

Board of Directors
Ivy Tech Foundation, Inc.

We have audited the accompanying consolidated financial statements of Ivy Tech Foundation, Inc. (a not-for-profit organization), which comprise the consolidated statements of financial position as of June 30, 2019 and 2018, and the related consolidated statements of activities, functional expenses and cash flows for the years then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Consolidated Financial Statements

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

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated 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 *Uniform Compliance Guidelines for Examination of Entities Receiving Financial Assistance from Governmental Sources*, issued by the Indiana State Board of Accounts. Those standards and guidelines require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

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

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

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KSM Business Services, Inc.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Ivy Tech Foundation, Inc. as of June 30, 2019 and 2018, 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.

Emphasis of Matter

As discussed in Note 1 to the consolidated financial statements, in 2019, Ivy Tech Foundation, Inc. adopted Accounting Standards Update (ASU) No. 2016-14, *Not-for-Profit Entities (Topic 958): Presentation of Financial Statements of Not-for-Profit Entities* and ASU No. 2016-18, *Statement of Cash Flows (Topic 230): Restricted Cash*. Our opinion is not modified with respect to these matters.

Katz, Sapper & Miller, LLP

Indianapolis, Indiana
October 7, 2019

IVY TECH FOUNDATION, INC.

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
June 30, 2019 and 2018

	2019	Adjusted 2018
ASSETS		
Cash	$ 917,399	$ 2,166,797
Investments	19,332,548	17,025,560
Promises to give, net	14,703,752	11,952,799
Prepaid expenses and other assets	242,368	401,500
Receivable from related party		162,051
Note receivable from bank		23,510,509
Net investment in direct financing lease with related party	5,025,312	5,461,870
Property and equipment, net	42,262,662	49,235,459
Beneficial interest in trusts	223,841	236,289
Assets restricted for endowment	38,967,454	36,407,585
TOTAL ASSETS	$ 121,675,336	$ 146,560,419
LIABILITIES		
Accounts payable and accrued expenses	$ 240,272	$ 507,552
Accounts payable - related party	257,310	611,834
Line of credit borrowings	455,572	1,664,255
Interest rate swap	243,505	161,356
Notes payable and capital lease obligation, net	11,204,620	46,054,476
Other liabilities	806,854	934,978
Total Liabilities	13,208,133	49,934,451
NET ASSETS		
Without donor restrictions	31,791,741	26,670,108
With donor restrictions	76,675,462	69,955,860
Total Net Assets	108,467,203	96,625,968
TOTAL LIABILITIES AND NET ASSETS	$ 121,675,336	$ 146,560,419

See accompanying notes.

IVY TECH FOUNDATION, INC.

CONSOLIDATED STATEMENTS OF ACTIVITIES
Years Ended June 30, 2019 and 2018

	2019		
	Without Donor Restrictions	With Donor Restrictions	Total
REVENUE, GAINS AND SUPPORT			
Support:			
Contributions:			
Cash and promises to give	$ 3,298,222	$ 9,656,679	$ 12,954,901
College assistance for property		2,026,880	2,026,880
Non-cash	229,965	1,259,367	1,489,332
Grant revenue		4,196,444	4,196,444
Total Contributions	3,528,187	17,139,370	20,667,557
In-kind contributed operational services	3,559,655		3,559,655
Special events income, net of expenses of $318,621 in 2019 and $444,785 in 2018	105,348	432,460	537,808
Total Support	7,193,190	17,571,830	24,765,020
Revenue and Gains:			
Investment return	1,263,902	2,027,047	3,290,949
Vending and royalty income	571,178		571,178
Real estate rental income	1,733,502		1,733,502
Uncollectible promises to give	(500)	(606,075)	(606,575)
Gain on forgiveness of debt	7,962,176		7,962,176
Gain on sale of property and equipment			
Miscellaneous revenue	4,397	64,299	68,696
Total Revenue and Gains	11,534,655	1,485,271	13,019,926
Net assets released from restrictions	12,337,499	(12,337,499)	
Total Revenue, Gains and Support	31,065,344	6,719,602	37,784,946
EXPENSES			
Program expenses	20,720,845		20,720,845
Administrative expenses	1,881,429		1,881,429
Fundraising expenses	3,259,288		3,259,288
Total Expenses	25,861,562		25,861,562
INCREASE (DECREASE) IN NET ASSETS FROM OPERATIONS	5,203,782	6,719,602	11,923,384
NON-OPERATING ACTIVITIES			
Gain (loss) on interest rate swap	(82,149)		(82,149)
	(82,149)		(82,149)
INCREASE (DECREASE) IN NET ASSETS	5,121,633	6,719,602	11,841,235
NET ASSETS			
Beginning of Year	26,670,108	69,955,860	96,625,968
End of Year	$ 31,791,741	$ 76,675,462	$ 108,467,203

See accompanying notes.

Adjusted 2018		
Without Donor Restrictions	**With Donor Restrictions**	**Total**
$ 763,301	$ 5,653,931	$ 6,417,232
500,000	923,332	1,423,332
40,135	719,254	759,389
	4,767,906	4,767,906
1,303,436	12,064,423	13,367,859
3,486,157		3,486,157
(8,733)	478,843	470,110
4,780,860	12,543,266	17,324,126
1,335,411	2,114,510	3,449,921
665,408		665,408
2,193,180		2,193,180
(1,401)	(45,805)	(47,206)
	314,583	314,583
29,190	20,464	49,654
4,221,788	2,403,752	6,625,540
12,829,778	(12,829,778)	
21,832,426	2,117,240	23,949,666
18,600,806		18,600,806
1,873,120		1,873,120
2,970,036		2,970,036
23,443,962		23,443,962
(1,611,536)	2,117,240	505,704
86,839		86,839
86,839		86,839
(1,524,697)	2,117,240	592,543
28,194,805	67,838,620	96,033,425
$ 26,670,108	$ 69,955,860	$ 96,625,968

IVY TECH FOUNDATION, INC.

CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES
Year Ended June 30, 2019

	Student Financial Aid Program	College Facilities and Equipment	College Real Estate Management	College Funded Programs	General Assistance to College	Community Outreach	Total Program	Administrative	Fundraising	Total
Salary and benefits				$1,247,220			$ 1,247,220	$ 1,458,483	$ 2,642,637	$ 5,348,340
Staff development and recognition					$ 184,295		184,295			184,295
Professional fees				23,113			23,113	141,349	255,992	420,454
Direct outreach to constituents						$1,007,097	1,007,097			1,007,097
Contributed properties			$ 4,310,166				4,310,166			4,310,166
Equipment and instructional supplies		$ 657,226					657,226			657,226
Office expenses					2,266		2,266	160,485	68,342	231,093
Meetings					19,294	69,671	88,965	6,281	11,969	107,215
Financial aid and college fees	$ 3,531,405						3,531,405			3,531,405
Facilities construction and repair		3,218,850					3,218,850			3,218,850
Building leasing and utilities			513,364				513,364	82,432	96,768	692,564
Depreciation			2,913,132				2,913,132			2,913,132
Amortization			16,352				16,352			16,352
Volunteer and student recognition					70,390		70,390			70,390
Travel					21,970		21,970	1,232	1,114	24,316
Advertising and promotion						28,365	28,365		80,589	108,954
Interest expense			855,657				855,657			855,657
Real estate taxes			46,279				46,279			46,279
Special programs				782,338			782,338			782,338
Events and association activities					38,879	4,899	43,778		318,621	362,399
Donated items		1,158,617					1,158,617		100,751	1,259,368
Miscellaneous expense								31,167	1,126	32,293
TOTAL EXPENSES BY FUNCTION	$ 3,531,405	$ 5,034,693	$ 8,654,950	$2,052,671	$ 337,094	$1,110,032	20,720,845	1,881,429	3,577,909	26,180,183
Less: Expenses included with revenues on the consolidated statement of activities										
Special events									(318,621)	(318,621)
TOTAL EXPENSES ON THE CONSOLIDATED STATEMENT OF ACTIVITIES							$20,720,845	$ 1,881,429	$ 3,259,288	$25,861,562

See accompanying notes.

IVY TECH FOUNDATION, INC.

CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES
Year Ended June 30, 2018

	Student Financial Aid Program	College Facilities and Equipment	College Real Estate Management	College Funded Programs	General Assistance to College	Community Outreach	Total Program	Administrative	Fundraising	Total
Salary and benefits				$1,050,435			$ 1,050,435	$ 1,504,902	$ 2,385,985	$ 4,941,322
Staff development and recognition					$ 189,555		189,555			189,555
Professional fees				13,892			13,892	115,116	255,088	384,096
Direct outreach to constituents						$1,011,560	1,011,560			1,011,560
Contributed properties										
Equipment and instructional supplies		$ 826,324					826,324			826,324
Office expenses					1,359		1,359	131,838	119,040	252,237
Meetings					20,039	72,586	92,625	7,809	10,225	110,659
Financial aid and college fees	$ 3,888,522						3,888,522			3,888,522
Facilities construction and repair		4,683,211					4,683,211			4,683,211
Building leasing and utilities			$ 751,781				751,781	82,432	96,768	930,981
Depreciation			3,084,229				3,084,229			3,084,229
Amortization			19,624				19,624			19,624
Volunteer and student recognition					72,674		72,674			72,674
Travel					20,335		20,335	943		21,278
Advertising and promotion						59,802	59,802		20,745	80,547
Interest expense			1,064,260				1,064,260			1,064,260
Real estate taxes			44,936				44,936			44,936
Special programs				754,094			754,094			754,094
Events and association activities					41,199	1,751	42,950		444,785	487,735
Donated items		928,638					928,638		80,751	1,009,389
Miscellaneous expense								30,080	1,434	31,514
TOTAL EXPENSES BY FUNCTION	$ 3,888,522	$ 6,438,173	$ 4,964,830	$1,818,421	$ 345,161	$1,145,699	18,600,806	1,873,120	3,414,821	23,888,747
Less: Expenses included with revenues on the consolidated statement of activities										
Special events									(444,785)	(444,785)
TOTAL EXPENSES ON THE CONSOLIDATED STATEMENT OF ACTIVITIES							$18,600,806	$ 1,873,120	$ 2,970,036	$23,443,962

See accompanying notes.

IVY TECH FOUNDATION, INC.

CONSOLIDATED STATEMENTS OF CASH FLOWS
Years Ended June 30, 2019 and 2018

	2019	Adjusted 2018
OPERATING ACTIVITIES		
Increase in net assets	$ 11,841,235	$ 592,543
Adjustments to reconcile increase in net assets to net cash provided (used) by operating activities:		
Depreciation of property and equipment	2,913,132	3,084,229
Amortization of deferred financing costs	16,352	19,624
Gain on sale of property and equipment		(314,583)
Net realized and unrealized gains on investments	(1,630,807)	(1,822,722)
In-kind contribution of property	(250,501)	
Gain on forgiveness of debt, excluding cash closing costs of $359,829	(8,322,005)	
Contribution of properties to Ivy Tech Community College	4,310,166	
(Gain) loss on interest rate swaps	82,149	(86,839)
(Increase) decrease in value of beneficial interest in trusts	5,379	(58,963)
(Increase) decrease in certain operating assets:		
Promises to give	(2,750,953)	(2,548,256)
Prepaid expenses and other assets	159,132	569,114
Receivable from related party	162,051	1,005,750
Decrease in certain operating liabilities:		
Accounts payable and accrued expenses	(267,280)	(96,043)
Accounts payable - related party	(354,524)	(588,946)
Other liabilities	(154,900)	
Contributions restricted for long-term purposes	(1,485,271)	(982,183)
Net Cash Provided (Used) by Operating Activities	4,273,355	(1,227,275)
INVESTING ACTIVITIES		
Proceeds from sales of property and equipment		942,178
Proceeds from direct financing lease with related party	436,558	419,774
Purchases of investments	(22,845,483)	(7,103,282)
Sales and maturities of investments	19,921,751	7,054,067
Net Cash Provided (Used) by Investing Activities	(2,487,174)	1,312,737
FINANCING ACTIVITIES		
Net repayments on lines of credit	(1,208,683)	(1,048,152)
Payments on notes payable	(2,723,302)	(778,991)
Payments on capital lease obligations	(310,392)	(294,673)
Net change in other liabilities related to annuities	26,776	(6,416)
Proceeds from contributions restricted for long-term purposes:		
Investment in endowment	685,718	794,797
Net Cash Used by Financing Activities	(3,529,883)	(1,333,435)
NET DECREASE IN CASH AND EQUIVALENTS	(1,743,702)	(1,247,973)
CASH AND EQUIVALENTS		
Beginning of Year	5,272,783	6,520,756
End of Year	$ 3,529,081	$ 5,272,783

See accompanying notes.

IVY TECH FOUNDATION, INC.

CONSOLIDATED STATEMENTS OF CASH FLOWS (CONTINUED)
Years Ended June 30, 2019 and 2018

	2019	Adjusted 2018
CASH AND EQUIVALENTS		
Cash	$ 917,399	$ 2,166,797
Cash equivalents held in investments	1,944,924	2,555,092
Cash equivalents held in assets restricted for endowment	666,758	550,894
TOTAL CASH AND EQUIVALENTS	$ 3,529,081	$ 5,272,783
SUPPLEMENTAL DISCLOSURES		
Interest paid	$ 1,020,249	$ 1,064,260
Noncash investing and financing activities:		
In-kind contribution of property	250,501	
Contributions of properties to Ivy Tech Community College	4,310,166	
Gross amounts forgiven upon unwinding of New Market Tax Credit agreement:		
Note receivable from bank	23,510,509	
Notes payable	31,832,514	

See accompanying notes.

IVY TECH FOUNDATION, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
June 30, 2019 and 2018

NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

General: Ivy Tech Foundation, Inc. (the Foundation) was incorporated on June 9, 1969 under The Indiana Foundations and Holding Companies Act of 1921 (as amended), and during the 1992-1993 fiscal year elected to be governed under the Indiana Nonprofit Corporation Act of 1991. The Foundation, whose principal activity is to promote educational, scientific and charitable purposes in connection with, or at the request of, Ivy Tech Community College of Indiana (the College), commenced its financial activities with the receipt of various contributions in October 1970. Major sources of revenue, gains and support for the Foundation include real estate rental income, royalty income, investment return, and contributions from individuals, corporations and granting foundations.

The accompanying consolidated financial statements include the accounts of the Foundation and the following wholly-owned subsidiaries:

- Ivy Tech Properties, Inc. (ITP) - an Indiana public benefit corporation formed on February 15, 2012, to partially acquire, own and redevelop a multi-story building for the expansion of the College's Indianapolis campus. ITP is a qualified active low-income community business under Section 45D(f)(2) of the Internal Revenue Code.

- Community Enterprises Incorporated (CEI) - A corporation formed on October 15, 2008, to engage in real estate transactions.

- Community Enterprises Properties, LLC (CEP) - A member managed limited liability company formed on June 29, 2009, to engage in real estate transactions.

The Foundation and its subsidiaries are collectively referred to as the Foundation throughout this report. All intra-entity accounts and transactions have been eliminated in consolidation.

New Accounting Pronouncements: During fiscal year 2019, the Foundation adopted Accounting Standards Update (ASU) No. 2016-14, *Not-for-Profit Entities (Topic 958): Presentation of Financial Statements of Not-for-Profit Entities.* The ASU enhances the understandability of net asset classification, requires information about liquidity and availability of resources, and increases the consistency in the type of information provided about expenses and investment return. ASU No. 2016-14 has been applied retrospectively to all years presented, including the presentation of a consolidated statement of functional expenses for 2018, which was not previously required. Further, adoption increased net assets without donor restrictions and decreased net assets with donor restrictions by $17,741,759 and $20,210,475 as of June 30, 2018 and 2017, respectively, resulting from the use of the placed-in-service approach for reporting expirations of restrictions on contributions related to long-lived assets, as required under ASU 2016-14, instead of releasing the restrictions over the estimated useful life of the acquired assets.

Also, during fiscal year 2019, the Foundation adopted ASU No. 2016-18, *Statement of Cash Flows (Topic 230): Restricted Cash*, which requires that a statement of cash flows include the change during the year in the total of cash, cash equivalents, and amounts generally described as restricted cash or restricted cash equivalents. ASU No. 2016-18 has been applied retrospectively to all years presented.

Basis of Presentation: The consolidated financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America, which require the Foundation to report information regarding its consolidated financial position and activities according to the following net asset classifications:

NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

- ***Net Assets Without Donor Restrictions*** are not subject to donor-imposed restrictions and may be used at the discretion of the Foundation's management and the Board of Directors.

- ***Net Assets With Donor Restrictions*** are subject to stipulations imposed by donors. Some donor restrictions are temporary in nature; those restrictions will be met by the passage of time or by actions of the Foundation. Other donor restrictions are perpetual in nature, where by the donor has stipulated the funds be maintained in perpetuity.

  Donor-restricted contributions are reported as increases in net assets with donor restrictions. When a restriction expires, net assets are reclassified from net assets with donor restrictions to net assets without donor restrictions in the consolidated statements of activities. Restrictions expire when the stipulated time has elapsed, when the stipulated purposes for which the resource was restricted has been fulfilled, or both. Gifts of long-lived assets and gifts of cash restricted for the acquisition of long-lived assets are released from restriction when the assets are placed in service.

Estimates: Management uses estimates and assumptions in preparing consolidated financial statements in accordance with accounting principles generally accepted in the United States of America. Those estimates and assumptions affect the reported amounts of asset and liabilities, the disclosure of contingent assets and liabilities and the reported amounts of revenues and expenses. Actual results could differ from those estimates.

Cash and Equivalents consist of cash on hand or in demand deposit accounts and highly liquid investments purchased with an original maturity of three months or less. The Foundation maintains its cash in bank deposit accounts which, at times, may exceed the federally insured limits. The Foundation has not experienced any losses from its bank accounts.

Promises to Give: Unconditional promises to give expected to be collected within one year are recorded at net realizable value. Amounts expected to be collected in future years are recorded at the present value of their estimated future cash flows. The discounts on these amounts are computed using risk-adjusted rates applicable in the years in which those promises are received. Amortization of the discounts is included in contributions in the consolidated statements of activities. Conditional promises to give are recognized when the conditions on which they depend are substantially met.

Promises to give are reviewed for collectability and a provision for doubtful accounts is recorded based on management's judgment and analysis of the creditworthiness of the donors, historical experience, economic conditions, and other relevant factors.

Investment Valuation and Income Recognition: Investments initially recorded at cost, if purchased, or at fair value, if donated. Thereafter, investments are stated at fair value. See Note 3 for discussion of fair value measurements.

Investment return reported in the consolidated statements of activities consists of interest and dividend income and realized and unrealized capital gains and losses, net of external and direct internal investment expenses. Interest income is recorded on the accrual basis, and dividends are recorded on the ex-dividend date. Purchases and sales of investments are recorded on the trade date. Gains and losses on the sale of investments are determined using the specific-identification method.

Investment Pools: The Foundation maintains master investment accounts for its endowments. Interest, dividends, and realized gains and losses from securities in the master investment accounts are allocated quarterly to the individual endowments based on the relationship of the value of each endowment to the total.

NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property and Equipment are stated at cost for purchased assets, or at fair value for donated assets, less accumulated depreciation. Depreciation of property and equipment is provided on a straight-line basis over the estimated useful lives as follows:

Buildings and improvements	20-30 years
Software	3-5 years
Furniture and fixtures	5-10 years

Property 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 is measured by comparison of the asset's carrying amount to future net undiscounted cash flows expected to be generated by the asset. If such assets are considered to be impaired, the impairment to be recognized is measured by the amount by which the carrying amount of the assets exceeds their fair market value. No adjustments to the carrying amount of property and equipment were required during the years ended June 30, 2019 and 2018.

Beneficial Interest in Trusts: The Foundation is an irrevocable beneficiary of trusts. The Foundation's beneficial interest in trusts is reported at fair value in net assets with donor restrictions, based on the nature of the trust and donor restrictions. See Note 3 for discussion of fair value measurements. Changes in value of beneficial interest in trusts are recognized in investment return.

Deferred Financing Costs incurred upon the issuance of debt were capitalized and amortized over the term of the related debt using the effective interest method. Capitalized loan costs totaled $372,519 at June 30, 2018, with accumulated amortization of $137,358. In April 2019, the loans were terminated and the remaining unamortized balance of $218,809 was written off and included in gain on forgiveness of debt in the consolidated statement of activities.

Interest Rate Swap: The Foundation uses an interest rate swap to mitigate interest-rate risk on our bonds payable. The related liability or asset is reported at fair value in the consolidated statements of financial position, and unrealized gains or losses are included in the consolidated statements of activities. See Notes 3 and 11.

Contributions are recognized as support when they are received or unconditionally pledged. Conditional contributions are not recorded as support and revenues until the conditions are met. Government contracts are classified as exchange transactions, which are reciprocal transfers between two entities in which goods and services of equal value are exchanged, and are not recognized until services are performed or allowable expenditures are incurred as specified in the contracts.

Government contracts and certain other grants are subject to audit by the government or granting agency, and as a result of such audit, adjustments to revenue and support could be required.

Non-Cash Contributions: In addition to receiving cash contributions, the Foundation receives non-cash contributions including gifts of securities and real estate from various donors. The Foundation's policy is to record securities and real estate donations at their fair market value on the date of donation.

Contributions of services, other than those related to personnel services from the College, which provide direct benefit to the Foundation, are recorded at estimated fair value when received if such services require specialized skills, are provided by individuals possessing those skills and would typically need to be purchased if not donated. For the services provided by the College, all services received are recorded as support based on an allocation of the actual cost recognized by the College, less amounts reimbursed to the College. Volunteers contribute significant amounts of time to the Foundation's activities that do not meet recognition criteria, and the value of these contributed services is not reflected in the consolidated financial statements. See Note 14.

NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Leasing Arrangements: The Foundation's leasing arrangements consist principally of the leasing of various land and buildings. Except for one arrangement, the Foundation's leases are classified as operating leases. Real estate rental income is recognized on a straight-line basis over the term of each operating lease. Leasing arrangements are discussed further in Note 13.

Special Event Revenue, including related sponsorship revenue and other contributions, is recognized upon occurrence of the event. Revenue and support received for events occurring subsequent to the statement of financial position date is reflected as deferred revenue.

Functional Allocation of Expenses: The costs of providing program and other activities have been summarized on a functional basis in the consolidated statements of activities and functional expenses. Directly identifiable expenses are charged to the specific program or supporting service benefited. Expenses related to more than one function are allocated among program and support services based on occupied space (including, office expenses and building leasing and utilities) or time spent by Foundation staff (including, salaries and benefits and professional fees). Administrative expenses include those expenses that are not directly identifiable with any other specific function but provide for the overall support and direction of the Foundation.

Grants and Other Assistance are recognized as expense when the grant is made or other assistance is provided. Promises to give to others are recognized as grants payable and expense when the promise has been communicated to the grantees and becomes unconditional.

Advertising Costs are expensed as incurred.

Income Taxes: Ivy Tech Foundation, Inc. is exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code (IRC). CEP and CCE are single member, member managed limited liability companies that are treated as disregarded entities for federal and state income tax purposes, and thus are also exempt from federal income taxes under Section 501(c)(3) of the IRC. Ivy Tech Properties, Inc. is exempt from federal income taxes under Section 501(c)(2) of the IRC. In addition, Ivy Tech Foundation, Inc. has been determined by the Internal Revenue Service not to be a private foundation within the meaning of Section 509(a) of the IRC. However, the Foundation is subject to tax on income unrelated to its exempt purpose, unless that income is otherwise excluded by the IRC. There was no unrelated business income tax for the years ended June 30, 2019 and 2018.

CEI is a taxable corporation; however, it had no federal or state income taxes currently payable or deferred tax assets or liabilities as of June 30, 2019 and 2018.

The Foundation and ITP file U.S. federal and state of Indiana information returns. CEI files U.S. federal and state of Indiana income tax returns. The Foundation, ITP, and CEI are no longer subject to U.S. federal and state income tax examinations by tax authorities for years before the year ended June 30, 2016.

Subsequent Events: The Foundation has evaluated the consolidated financial statements for subsequent events occurring through October 7, 2019, the date the consolidated financial statements were available to be issued.

NOTE 2 - AVAILABLE RESOURCES AND LIQUIDITY

The Foundation's financial assets available for general expenditure within one year of June 30, 2019 and 2018 were as follows:

	2019	**2018**
Cash	$ 917,399	$ 2,166,797
Investments	19,332,548	17,025,560
Promises to give, net	14,703,752	11,952,799
Receivable from related party		162,051
Note receivable from bank		23,510,509
Net investment in direct financing lease with related party	5,025,312	5,461,870
Beneficial interest in trusts	223,841	236,289
Assets restricted for endowment	38,967,454	36,407,585
Total Financial Assets	79,170,306	96,923,460
Promises to give scheduled to be collected in more than one year	(9,223,653)	(7,764,738)
Receivable from related party scheduled to be collected in more than one year		(129,051)
Net investment in direct financing lease with related party scheduled to be collected in more than one year	(4,371,133)	(4,702,774)
Note receivable from bank forgiven in 2019		(23,510,509)
Contractual or Donor-imposed Restrictions:		
Endowment funds not available for general expenditure within one year	(36,629,407)	(34,951,282)
Investments held in charitable remainder trust	(223,841)	(236,289)
Other donor restrictions not available for general expenditure within one year	(1,513,452)	(772,297)
Total Financial Assets Available Within One Year	$ 27,208,820	$ 24,856,520

The Foundation manages its cash available to meet general expenditures following three guiding principles:

- Operating within a prudent range of financial soundness and stability,
- Maintaining adequate liquid assets, and
- Maintaining sufficient reserves to provide reasonable assurance that long-term grant commitments and obligations under endowments with donor restrictions that support mission fulfillment will continue to be met, ensuring the sustainability of the Foundation.

As part of its liquidity management for funds to be spent, the Foundation invests cash in excess of daily requirements in both short-term investments, including certificate of deposits and money market fund shares and longer-term investments, including equities, bonds and alternative investments. As described in Note 11, the Foundation also has a line of credit which it could draw upon in the event of an unanticipated liquidity need.

Approximately 90% of the Foundation's investment portfolio consists of highly liquid investments. Certain investments (approximately 10%) in real estate, private equities, and private investments are subject to constraints limiting the Foundation's ability to withdraw capital after such investments are made or the amount available for withdrawal at a given redemption date. These constraints may limit the Foundation's ability to respond quickly to changes in market conditions.

The Foundation's endowment funds consist of donor-restricted endowments. Income from donor-restricted endowments is restricted for specific purposes and, therefore, is not available for general expenditure. Donor-restricted endowment funds are not available for general expenditure with the exception of appropriated amounts in accordance with the Foundation's endowment spending policy. See Notes 4, 5 and 6 for further information about the Foundation's investments, net assets, and endowment funds, respectively.

NOTE 3 - FAIR VALUE MEASUREMENTS

The Foundation has categorized its assets and liabilities that are measured at fair value into a three-level fair value hierarchy. The hierarchy prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1) and the lowest priority to unobservable inputs (Level 3). The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

The three levels of the fair value hierarchy are described as follows:

Level 1 - Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Foundation has the ability to access.

Level 2 - Inputs to the valuation methodology may include: quoted prices for similar assets or liabilities in active markets; quoted prices for identical or similar assets or liabilities in inactive markets; inputs other than quoted prices that are observable for the asset or liability; and/or inputs that are derived principally from or corroborated by observable market data by correlation or other means. If the asset or liability has a specified (contractual) term, the Level 2 input must be observable for substantially the full term of the asset or liability.

Level 3 - Inputs to the valuation methodology are unobservable and significant to the fair value measurement. In situations where there is little or no market activity for the asset or liability, the Foundation makes estimates and assumptions related to the pricing of the asset or liability including assumptions regarding risk.

Following is a description of the valuation methodologies used by the Foundation for assets and liabilities that are measured at fair value on a recurring basis. There have been no changes in the methodologies used at June 30, 2019 and 2018.

Mutual Fund Shares and Money Market Fund Shares: Valued at the daily closing price, as reported by each fund. These funds are required to publish net asset value and the transaction price. These funds are deemed to be actively traded.

Common Stocks, Exchange Traded Funds, and Government Obligations: Valued at the closing price reported on the active market on which the individual securities are traded.

Corporate Bonds: Valued using pricing models maximizing the use of observable inputs for similar securities. This includes basing value on yields currently available on comparable securities of issues with similar credit ratings. When quoted prices are not available for identical or similar bonds, those corporate bonds are valued under a discounted cash flow approach that maximizes observable inputs, such as current yields or similar instruments, but includes adjustments for certain risks that may not be observable, such as credit and liquidity risks.

Certificates of Deposit: Valued by discounting the related cash flows on interest rates of similar instruments with similar credit ratings and duration.

NOTE 3 - FAIR VALUE MEASUREMENTS (CONTINUED)

Alternative Investments: Valued at net asset value (NAV), as provided by the fund manager. NAV is used as a practical expedient to estimate fair value and is based on the fair value of the underlying investments less liabilities. The practical expedient would not be used if it is determined to be probable that the fund will sell the investment for an amount different than the reported NAV. When NAV is used to estimate fair value, these funds are not classified in the fair value hierarchy.

Life Insurance Contracts: Determined using the cash surrender value of the policies as the basis for the amounts that could be realized under the insurance contracts as of the date of the consolidated statement of financial position.

Beneficial Interest in Perpetual Trust: Valued using the Foundation's proportionate share of the fair value of the assets in the trust, as provided by the trustee, unless there are facts and circumstances that indicate that the fair value of the beneficial interest differs from the fair value of the Foundation's proportionate share of the assets held by the trust, in which case the present value of the estimated future cash flows would be used. When the Foundation's proportionate share of the fair value of the assets in the trust is used to estimate fair value, these assets are not classified in the fair value hierarchy.

Beneficial Interest in Charitable Remainder Trusts: Valued at the present value of future cash flows considering the estimated return on invested assets during the expected term of the agreement, the contractual payment obligations under the agreement, and a discount rate commensurate with the rates involved.

Interest Rate Swap: Valued using the valuation provided by the counterparty, without adjustment, which utilizes a model primarily based on the applicable interest yield curve at the reporting date.

The preceding methods may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although the Foundation's management believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain assets could result in a different fair value measurement at the reporting date.

Following is a summary, by major nature and risks class within each level of the fair value hierarchy, of the Foundation's assets and liabilities that are measured at fair value on a recurring basis as of June 30, 2019 and 2018:

2019	**Level 1**	**Level 2**	**Level 3**	**Total**	**Measured at NAV**
Assets					
Investments (including endowment):					
Cash	$ 2,135,172			$ 2,135,172	
Money market fund shares	476,085			476,085	
Mutual fund shares - equities:					
Large cap funds	6,252,453			6,252,453	
International funds	2,856,392			2,856,392	
Mutual fund shares - fixed income:					
Intermediate-term bond funds	5,256,350			5,256,350	
Short-term bond funds	1,536,633			1,536,633	
International funds	1,079,292			1,079,292	
Other bond funds	2,272,942			2,272,942	
Common stocks	808,451			808,451	
Exchange traded funds:					
Large cap funds	10,992,188			10,992,188	
International funds	6,252,508			6,252,508	
Mid cap funds	29,139			29,139	

NOTE 3 - FAIR VALUE MEASUREMENTS (CONTINUED)

2019 (Continued)	Level 1	Level 2	Level 3	Total	Measured at NAV
Assets (Continued)					
Corporate bonds:					
Technology		$1,741,348		$ 1,741,348	
Retail goods and services		1,339,713		1,339,713	
Financial services		1,177,223		1,177,223	
Healthcare		853,973		853,973	
Other		2,037,251		2,037,251	
Government obligations	$ 1,394,770			1,394,770	
Alternative investments					$4,920,129
Certificates of deposit - banks		1,600,565		1,600,565	
Life insurance contracts		128,461		128,461	
Beneficial interest in trusts (including endowment):					
Beneficial interest in perpetual trust					1,005,083
Beneficial interest in charitable remainder trusts			$ 223,841	223,841	
Total Assets at Fair Value	$41,342,375	$8,878,534	$ 223,841	$ 50,444,750	$5,925,212
Liabilities					
Interest rate swap		$ 243,505		$ 243,505	
Total Liabilities at Fair Value		$ 243,505		$ 243,505	

2018	Level 1	Level 2	Level 3	Total	Measured at NAV
Assets					
Investments (including endowment):					
Cash	$ 2,868,107			$ 2,868,107	
Money market fund shares	237,879			237,879	
Mutual fund shares - equities:					
Large cap funds	4,340,977			4,340,977	
International funds	7,189,632			7,189,632	
Mutual fund shares - fixed income:					
Intermediate-term bond funds	4,014,882			4,014,882	
Multi-sector bond funds	1,654,420			1,654,420	
Short-term bond funds	1,292,837			1,292,837	
Non-traditional bond funds	893,045			893,045	
Other bond funds	1,255,036			1,255,036	
Mutual fund shares - managed futures	539,536			539,536	
Common stocks	776,772			776,772	
Exchange traded funds:					
Large cap funds	10,169,745			10,169,745	
International funds	4,021,678			4,021,678	
Mid cap funds	36,353			36,353	

NOTE 3 - FAIR VALUE MEASUREMENTS (CONTINUED)

2018 (Continued)	Level 1	Level 2	Level 3	Total	Measured at NAV
Assets (Continued)					
Corporate bonds:					
Technology		$1,371,759		$ 1,371,759	
Retail goods and services		1,257,763		1,257,763	
Financial services		838,225		838,225	
Industrial goods		836,230		836,230	
Healthcare		700,499		700,499	
Other		1,322,165		1,322,165	
Government obligations	$ 1,054,276			1,054,276	
Alternative investments					$2,420,175
Certificates of deposit		1,860,287		1,860,287	
Life insurance contracts		128,525		128,525	
Beneficial interest in trusts (including endowment):					
Beneficial interest in perpetual trust					998,014
Beneficial interest in charitable remainder trusts			$ 236,289	236,289	
Total Assets at Fair Value	$40,345,175	$8,315,453	$ 236,289	$ 48,896,917	$3,418,189
Liabilities					
Interest rate swap		$ 161,356		$ 161,356	
Total Liabilities at Fair Value		$ 161,356		$ 161,356	

At June 30, 2019 and 2018, the Foundation had no other assets or liabilities that are measured at fair value on a recurring basis.

Activity during the years ended June 30, 2019 and 2018, related to assets measured at fair value on a recurring basis using a Level 3 valuation methodologies was as follows:

	2019	2018
Balance at beginning of year	$236,289	$209,880
Unrealized gains (losses)	(12,448)	26,409
Balance at end of year	$223,841	$236,289

Quantitative Information about Significant Unobservable Inputs Used in Level 3 Fair Value Measurements

The following table represents the Foundation's Level 3 assets, the valuation techniques used to measure the fair value of those assets, and the significant unobservable inputs and the ranges of values for those inputs.

Instrument	Fair Value 2019	Fair Value 2018	Principal Valuation Technique	Unobservable Inputs	Basis or Range of Significant Input Values
Beneficial Interest in Charitable Remainder Trusts	$223,841	$236,289	Discounted cash flow	Return on trust assets	6.0%
				Discount rate	2.0%

NOTE 3 - FAIR VALUE MEASUREMENTS (CONTINUED)

Management determines the fair value measurement policies and procedures in consultation with the Foundation's Finance Committee, which are reassessed periodically to determine if the current valuation techniques are still appropriate. At that time, the unobservable inputs used in the fair value measurements are evaluated and adjusted, as necessary, based on current market conditions and other third-party information.

Fair Value of Investments in Entities that Use NAV (or Equivalent)

The following table summarizes investments measured at fair value based on the NAV per share (or equivalent) as of June 30, 2019 and 2018:

Instrument	Fair Value 2019	Fair Value 2018	Unfunded Commitments	Redemption Frequency (if currently eligible)	Redemption Notice Period
Beneficial interest in perpetual trust	$1,005,083	$ 998,014	N/A	Illiquid	Illiquid
Alternative investment (a)	627,049	1,031,126	None	25% per quarter	9 months
Alternative investment (b)	630,002	629,187	None	Quarterly	45 days
Alternative investment (c)	217,221	138,031	$265,232	25% per quarter; not eligible until 7th anniversary of initial investment	Not yet eligible
Alternative investment (d)	1,203,213	621,831	None	25% per quarter (No limit as of 6/30)	65 days
Alternative investment (e)	265,954		230,000	Liquid upon public offering (target by year 4) or liquidation of fund in years 6+	Not yet eligible
Alternative investment (f)	349,090		None	25% per quarter, 1st year subject to 1% early withdrawal fee	65 days
Alternative investment (g)	344,531		None	Weekly	3 days
Alternative investment (h)	324,869		None	Quarterly, 1st year subject to 3% early withdrawal fee	50 days
Alternative investment (i)	320,973		None	Quarterly, 1st year subject to 3% early withdrawal fee	65 days
Alternative investment (j)	322,432		None	Quarterly, 1st year subject to 3% early withdrawal fee	50 days
Alternative investment (k)	314,795		None	Semi-annually	95 days
	$5,925,212	$3,418,189			

(a) The portfolio engages primarily in the following investment strategies: U.S. convertible and volatility arbitrage, U.S. and European convertible credit and capital structure opportunities, Asia arbitrage, statistical arbitrage, long/short equity, credit opportunities, global macro and merger arbitrage.

(b) Investment fund employs a research-driven, bottom-up investment process involving extensive qualitative and quantitative analysis which incorporates international relationships and expertise across capital structures, industries and geographies. The fund benefits from its ability to opportunistically allocate capital among its underlying strategies: merger arbitrage, long/short equity special situations, corporate credit, convertible/derivative arbitrage and structured credit.

(c) Investment fund focuses primarily on second lien, mezzanine and other private high-yield debt investments in upper market entities.

NOTE 3 - FAIR VALUE MEASUREMENTS (CONTINUED)

(d) Investment fund is an actively managed registered fund of hedge funds with a target portfolio of 20-25 single strategy and diversified hedge funds. It seeks to fully complement an existing traditional stock and bond portfolio with a focus on generating capital appreciation over the long-term, with relatively low volatility and a low correlation with traditional equity and fixed income markets.

(e) The fund focuses on private senior secured, U.S. corporate floating rate loans.

(f) The fund utilizes a discretionary global macro approach which employs directional, as well as, relative value trading strategies, investing across asset classes in both developed and emerging markets.

(g) The fund develops proprietary, systematic investment strategies trading in managed futures and equities. The fund has a market neutral approach, seeking correlation absolute returns.

(h) The fund uses an opportunistic, relative value credit strategy with an emphasis on capital preservation. The fund seeks to construct a short duration and high carry portfolio.

(i) The fund is a long/short fund which employs an opportunistic, value-oriented investment strategy. The investment portfolio is comprised of value-oriented long equity positions and company-specific short positions designed to generate profits independent of market conditions.

(j) The fund is a broad-based long/short equity fund that seeks to construct a low volatility portfolio with minimum leverage. The fund invests globally with a primary focus on U.S. listed companies across all industries except healthcare and very minimally in financials.

(k) The fund is a global distressed credit fund that invests opportunistically across geographies and asset classes. The fund seeks complex situations in dislocated and inefficient markets to identify asset mispricings.

NOTE 4 - INVESTMENTS

The Foundation's investments, including investments included in assets restricted for endowment, consisted of the following at June 30, 2019 and 2018:

	2019		2018	
	Cost	**Fair Value**	**Cost**	**Fair Value**
Cash and equivalents	$ 2,611,257	$ 2,611,257	$ 3,105,986	$ 3,105,986
Certificates of deposit	1,599,484	1,600,565	1,873,881	1,860,287
Government obligations	1,187,023	1,394,770	1,107,286	1,054,276
Mutual funds - fixed income	11,881,554	10,145,217	9,171,793	9,110,220
Mutual funds - equities	8,440,206	9,108,845	9,552,745	11,530,609
Mutual funds - managed futures			561,465	539,536
Exchange traded funds	13,349,142	17,273,835	10,995,116	14,227,776
Corporate bonds	7,063,099	7,149,508	6,581,138	6,326,641
Common stocks	405,200	808,451	416,649	776,772
Alternative investments	4,575,178	4,920,129	2,052,403	2,420,175
Life insurance contracts	128,461	128,461	128,525	128,525
Total Investments	$51,240,604	$55,141,038	$45,546,987	$51,080,803

NOTE 4 - INVESTMENTS (CONTINUED)

Investments are included in the consolidated statements of financial position at June 30, 2019 and 2018 as follows:

	2019	2018
Investments	$19,332,548	$17,025,560
Assets restricted for endowment	35,808,490	34,055,243
Total Investments	$55,141,038	$51,080,803

Investments are exposed to various risks, such as interest rate, market and credit risks. Due to the level of risk associated with certain investments and the level of uncertainty related to changes in the value of investments, it is at least reasonably possible that changes in risks in the near term could materially affect the amounts reported in the Foundation's consolidated financial statements.

NOTE 5 - ASSETS RESTRICTED FOR ENDOWMENT

Assets with donor-imposed restrictions limiting their use to long-term purposes have been excluded from other assets which are available for current use. Assets restricted for endowment consisted of the following at June 30, 2019 and 2018:

	2019	2018
Investments	$35,808,490	$34,055,243
Beneficial interest in perpetual trust	1,005,083	998,014
Promises to give, net	2,153,881	1,354,328
Total Assets Restricted for Endowment	$38,967,454	$36,407,585

NOTE 6 - ENDOWMENT

The Foundation's endowment consists of over 400 individual funds established by donors for a variety of purposes. The endowment net asset composition as of June 30, 2019 and 2018, was as follows:

	2019	2018
Donor-restricted endowment funds:		
Original gifts and amounts required to be maintained in perpetuity by donors	$35,211,771	$32,679,088
Accumulated investment gains	3,755,683	3,728,497
Total Endowment Funds	$38,967,454	$36,407,585

NOTE 6 - ENDOWMENT (CONTINUED)

Activity in the endowment for the years ended June 30, 2019 and 2018, is summarized as follows:

	2019	**2018**
Endowment at beginning of year	$36,407,585	$34,478,824
Investment return	2,001,367	2,073,102
New gifts and charitable remainder trust distribution	2,400,644	949,629
Appropriations for expenditure	(1,967,112)	(1,277,245)
Reclassification of donor intent	124,970	183,275
Endowment at end of year	$38,967,454	$36,407,585

Interpretation of Relevant Law

The Foundation is subject to the Indiana Uniform Prudent Management of Institutional Funds Act (UPMIFA) and, thus, classifies amounts in its donor-restricted endowment funds as net assets with donor restrictions, because those assets are time restricted until the Board of Directors appropriates such amounts for expenditure. Most of those assets are also subject to purpose restrictions that must be met before reclassifying those net assets to net assets without donor restrictions. The Board of Directors has interpreted UPMIFA as not requiring the maintenance of purchasing power of the original gift amount contributed to an endowment fund, unless a donor stipulates the contrary. The Foundation considers a fund to be underwater if the fair value of the fund is less than the sum of (a) the original value of initial and subsequent gift amounts donated to the fund and (b) any accumulations to the fund that are required to be maintained in perpetuity in accordance with the direction of the applicable donor gift instrument. The Foundation has interpreted UPMIFA to permit spending from underwater funds in accordance with the prudent measures required under the law. Additionally, the Foundation considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

- The duration and preservation of the fund
- The purposes of the donor-restricted endowment fund
- General economic conditions
- The possible effect of inflation and deflation
- The expected total return from income and the appreciation of investments
- Other resources of the Foundation
- The investment policies of the Foundation.

Underwater Endowment Funds

From time to time, the fair value of assets associated with individual donor-restricted endowment funds may fall below the original value of the level that the donor requires the Foundation to retain as a fund of perpetual duration. There were no deficiencies at June 30, 2019 and 2018.

NOTE 6 - ENDOWMENT (CONTINUED)

Investment and Spending Policies

The Foundation has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment while seeking to maintain the purchasing power of the endowment assets. Endowment assets include those assets of funds with donor restrictions that the Foundation must hold in perpetuity. Under this policy, as approved by the Board of Directors, the primary investment objective of the Foundation for endowment assets is to provide a real rate of return (total return minus inflation) sufficient to support, in perpetuity, the restricted purposes of each endowment account, in order to serve the mission of the Foundation. The Board of Directors recognizes in the policy that it is particularly important to preserve the value of the assets in real terms to enable the Foundation to maintain the purchasing power of its support of the College without eroding the real, long-term value of the corpus of the endowment. The target return, net of fees, approved by the Board of Directors is 7%. Actual returns in any given year may vary from these objectives.

To satisfy its long-term rate-of-return objectives, the Foundation 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 Foundation targets a diversified asset allocation of 55% equity investments, 35% fixed income investments, and 10% alternative investments to achieve its long-term return objectives within prudent risk constraints.

The Foundation has a policy of appropriating for distribution each year 6% (4% for the year ended June 30, 2018) of its endowment fund's asset value based on a 3 year rolling average of the value on January 1st of the preceding years. The amount may also be reduced at the recommendation of the Finance Committee if deemed prudent based on a balanced view of investment returns, spending needs of the College, and maintaining fund values in perpetuity. Over the long term, the Foundation expects the current spending policy to allow its endowment to grow. This is consistent with the Foundation's objective to maintain the purchasing power of the endowment assets held in perpetuity or for a specified term as well as to provide additional real growth through new gifts and investment return.

NOTE 7 - PROMISES TO GIVE

Unconditional Promises to Give

Unconditional promises to give were as follows at June 30, 2019 and 2018:

	2019	2018
Capital campaign	$ 4,742,646	$ 2,833,576
Endowments	2,293,190	1,437,616
Grants	4,422,126	4,429,097
Other promises to give	7,026,934	5,425,202
	18,484,896	14,125,491
Unamortized discounts	(1,047,263)	(818,364)
Allowances for uncollectible amounts	(580,000)	
Total Promises to Give, net	$16,857,633	$13,307,127

	2019	2018
Amount due in:		
Less than one year	$ 6,671,198	$ 4,306,088
One to five years	10,666,198	8,557,403
More than five years	1,147,500	1,262,000
Total Promises to Give	$18,484,896	$14,125,491

NOTE 7 - PROMISES TO GIVE (CONTINUED)

Promises to give are included in the consolidated statements of financial position at June 30, 2019 and 2018 as follows:

	2019	2018
Promises to give	$14,703,752	$11,952,799
Assets restricted for endowment	2,153,881	1,354,328
Total Promises to Give, net	$16,857,633	$13,307,127

Conditional Promises to Give

In December 2017, the Foundation signed a grant agreement that is designed to provide funds for one of the Foundation's scholarship funds through matching contributions. The grant agreement provides matching contributions, on a dollar-to-dollar basis, up to $300,000 through June 2022, which are available to be paid upon receipt of promises to give restricted by the donor or designated by the Foundation for the scholarship fund. Eligible promises to give must be received annually to obtain the entire $60,000 annual match available under the grant agreement. During the year ended June 30, 2018, the Foundation recognized $60,000 on the grant agreement as eligible promises to give were received. At June 30, 2019, the remaining amount available for matching contributions was $240,000. These funds will be recognized as revenue in the periods in which the conditions are fulfilled.

NOTE 8 - NOTE RECEIVABLE FROM BANK

On April 25, 2012, the Foundation advanced proceeds of $23,510,509 to a bank under a note which was scheduled to mature on March 15, 2041. Interest-only payments were due from the Bank annually through April 2019 at a rate of 1.4%. Interest earned was $274,693 in fiscal year 2019 and $329,147 in fiscal year 2018. The Bank used the proceeds to provide capital to certain entities making Qualified Low-Income Community Investment (QLICI) loans to ITP. In April 2019, the Foundation purchased Chase Community Equity, LLC (CCE), the entity holding the Foundation's the debt, for $1,000 and immediately dissolved CCE. Subsequently, the Foundation's Board of Directors forgave this note and the note held by CCE due from ITP (Note 11).

NOTE 9 - BENEFICIAL INTEREST IN TRUSTS

The Foundation is the beneficiary of an irrevocable beneficial interest in a perpetual trust managed by a third-party trustee. During 2017, the remaining assets of one of the Foundation's charitable remainder trusts were combined with the Foundation's previously established perpetual trust. The Foundation is entitled to receive 50% of the net income earned from the assets of the trust, but will never receive the assets held in the trust. The portion of the trust attributable to the present value of the future benefits to be received by the Foundation is recorded as a contribution with donor restrictions in the period the trust is established. Beneficial interests in perpetual trusts are measured at fair value. See Note 3 for the discussion of fair value measurements. Distributions received from the trust are restricted for scholarships and are included in contributions with donor restrictions. Total distributions received from this trust were $30,000 and $17,348 for the years ended June 30, 2019 and 2018, respectively.

The Foundation also holds an irrevocable beneficial interest in four charitable remainder trusts managed by third-party trustees. The charitable remainder trusts provide for the payment of distributions to a grantor or other designated beneficiary over the designated beneficiaries' lifetimes. Upon the death of the designated beneficiaries of the trusts, the remaining assets will be distributed to the Foundation for its use in accordance with donor restrictions, if any. The portion of the trusts attributable to the present value of the future benefits to be received by the Foundation is recorded as a contribution with donor restrictions in the period the trust is established. Beneficial interests in charitable remainder trusts held by third parties are measured at fair value. See Note 3 for the discussion of fair value measurements. During 2019 and 2018, there were no distributions received from these trusts or new trusts recognized as contributions.

NOTE 10 - ASSETS HELD IN COMMUNITY FOUNDATIONS AND SIMILAR ENTITIES

The Foundation has been named a beneficiary of various funds administered by community foundations and other similar entities. However, these funds are not included in the Foundation's consolidated statements of financial position because the other entities have variance power over the funds. At June 30, 2019 and 2018, these funds approximated $11.7 million and $7.0 million, respectively, based on information available from the community foundations and other entities.

NOTE 11 - DEBT AND CREDIT ARRANGEMENTS

Notes payable and capital lease obligation consisted of the following at June 30, 2019 and 2018:

	2019	2018
Note payable - 6.50%, payable in 240 monthly installments of $9,506, including interest, with a final payment due on May 3, 2025. Collateralized by land and buildings in Kokomo, Indiana. A portion of this note is due to a related party. See Note 14.	$ 559,059	$ 628,052
Note payable - variable rate (2.95% at June 30, 2019), subject to adjustment every three years beginning in 2020, tied to the 3 year Federal Home Loan Bank-Indianapolis Rate, payable in 120 monthly installments of $18,500, including interest, with a final payment due on December 1, 2023. Collateralized by land in Warsaw, Indiana.	917,266	1,108,703
Tax exempt bond - 65% of LIBOR plus 2.42% (3.80% at June 30, 2019), payable in monthly interest-only payments, with a balloon payment due on June 1, 2036. Debt is held by CEP, and guaranteed by Ivy Tech Foundation. Collateralized by a building in Fort Wayne, Indiana.	1,641,442	1,700,022
Note payable - 3.72%, refinanced in fiscal year 2019. Payable in monthly Installments of $29,067, including interest, with a balloon payment of $2,434,242 at maturity on August 1, 2023. Debt is held by CEP.	3,384,079	3,575,984
Tax exempt bond - 5.00%, payable in 216 monthly installments, with current monthly payments of $18,592, including interest, with a final payment due on June 1, 2024. This was a tax exempt bond from the Indiana Finance Authority repaid in fiscal year 2019.		1,151,756
Tax exempt bond - 3.59%, payable in monthly installments of $8,340, including interest, with a final payment due on December 9, 2031. Debt was held by CEP and repaid in fiscal year 2019.		1,060,631
Two QLICI notes payable - 1.0313% (effective interest rate of 1.0927% including amortization of deferred financing costs), payable in annual interest-only payments through April 5, 2019. Debt was held by ITP and was forgiven in fiscal year 2019.		14,475,000
Two QLICI notes payable - 1.0227% (effective interest rate of 1.0833% including amortization of deferred financing costs), payable in annual interest-only payments through April 5, 2019. Debt was held by ITP and was forgiven in fiscal year 2019.		6,860,000
Two QLICI notes payable - 1.0241% (effective interest rate of 1.0849% including amortization of deferred financing costs), payable in annual interest-only payments through April 5, 2019. Debt was held by ITP and was forgiven in fiscal year 2019.		10,716,325

NOTE 11 - DEBT AND CREDIT ARRANGEMENTS (CONTINUED)

	2019	2018
Capital lease obligation with semiannual installments through December 2030, ranging from $570,256 to $577,606 annually, including interest imputed at 5.17%. Secured by the associated building which has been leased to the College under a direct financing lease arrangement (see Note 13).	$ 4,702,774	$ 5,013,166
	11,204,620	46,289,639
Less: Unamortized deferred financing costs		(235,163)
Total Notes Payable and Capital Lease Obligation, net	$11,204,620	$46,054,476

At June 30, 2019, the future capital lease payments and aggregate maturities of long-term debt were as follows:

Payable In Year Ending June 30,	Capital Lease Payments	Debt Principal
2020	$ 577,606	$ 502,347
2021	572,106	522,592
2022	576,456	542,884
2023	571,656	564,548
2024	570,256	2,628,246
Thereafter	3,428,406	1,741,229
	6,296,486	
Less: Amounts representing interest	(1,593,712)	
	$ 4,702,774	

The Foundation has an unsecured bank line of credit with PNC Bank for short-term borrowings up to $4,000,000 through June 30, 2020, with interest payable monthly on outstanding borrowings and computed at 1.25% plus daily LIBOR (3.64% at June 30, 2019). At June 30, 2019 and 2018, the Foundation had outstanding borrowings of $455,572 and $740,925, respectively, under the line of credit. This agreement requires compliance with certain financial covenants. The Foundation also had an additional secured bank line of credit with PNC Bank for borrowings up to $1,600,000. The Foundation had outstanding borrowings of $923,330 under the line at June 30, 2018. The line was repaid in full and terminated in June 2019.

The Foundation has an interest rate swap agreement that effectively fixes the interest rate on the outstanding principal of the tax exempt bond that had a balance of $1,641,442 at June 30, 2019. The notional amount of the contract as of June 30, 2019 was $1,649,720, and the agreement expires in June 2036. Based on the swap agreement, the Foundation pays interest calculated at a fixed rate of 5.29% to the counterparty to the swap agreement. In return, the counterparty pays the Foundation interest based on a variable rate of 65% of the USD-LIBOR-BBA-Bloomberg rate plus 242 basis points. Only the net difference in interest payments is exchanged with the counterparty.

The Foundation’s purpose for entering into this swap agreement was to hedge against the risk of interest rate increases on the related variable rate bond debt. Accordingly, the swap agreement is classified as cash flow hedging activity and represents a derivative financial instrument reflected on the consolidated statements of financial position at fair value. The estimated fair value of the interest rate swap at June 30, 2019 and 2018 was a liability of $243,505 and $161,356, respectively. The change in the fair value is recognized in the consolidated statements of activities. The cash flow effect of the swap arrangement is reported as an adjustment to interest expense. See Note 3 for the related fair value measurement disclosures.

NOTE 12 - NET ASSETS

Net Assets Without Donor Restrictions

Net assets without donor restrictions consisted of the following as of June 30, 2019 and 2018:

	2019	2018
General undesignated	$ 5,020,220	$ 7,309,814
Campus undesignated	3,503,045	2,516,017
Property	23,054,355	16,631,244
Alumni association	214,121	213,033
Total Net Assets Without Donor Restrictions	$31,791,741	$26,670,108

Net Assets With Donor Restrictions

Net assets with donor restrictions consisted of the following as of June 30, 2019 and 2018:

	2019	2018
Subject to expenditure for specified purpose:		
Grants and programs	$18,422,452	$15,127,478
Deferred gifts	881,851	720,930
Scholarships	3,670,433	3,103,420
Technology	336,201	307,523
Other direct funds	1,045,065	1,000,945
Facility	6,621,797	3,173,871
Capital accumulation	3,658,236	6,875,492
Project	165,266	311,220
Expendable from endowed	1,957,135	2,084,550
Other	949,572	842,846
	$37,708,008	$33,548,275
Endowments:		
Subject to endowment spending policy and appropriation:		
Appreciation on endowment funds	3,755,683	3,728,497
Deferred gifts for endowment	35,211,771	32,679,088
	38,967,454	36,407,585
Total Net Assets With Donor Restrictions	$76,675,462	$69,955,860

NOTE 12 - NET ASSETS (CONTINUED)

Net assets were released from donor restrictions by incurring expenses satisfying the restricted purpose or by occurrence of the passage of time or other events specified by donors as follows for the years ended June 30, 2019 and 2018:

	2019	2018
Satisfaction of purpose restrictions:		
Scholarships	$ 1,356,883	$ 816,694
Grants and programs	3,388,815	2,447,200
Technology	58,139	96,502
Other direct funds	516,310	77,134
Facility	325,098	3,457,529
Capital accumulation	3,060,088	2,056,207
Project	139,857	440,473
In-kind	1,259,368	1,009,389
Other	101,885	1,193,060
Restricted purpose spending-rate distributions and appropriations:		
Expendable from endowed	2,131,056	1,235,590
Total Net Assets Released from Restrictions	$12,337,499	$12,829,778

At times, the Foundation receives requests by donors, or their designates, to change the use for which their original gift was intended. These requests are reviewed by the Foundation for approval. Approved changes, depending on the donors' requests, may result in the reclassification of net assets.

NOTE 13 - LEASES

A summary of property rented under operating leases to the College and the related rental income for the years ended June 30, 2019 and 2018 was as follows:

	2019	2018
Evansville First Avenue plaza (donated to the College in 2019)	$ 31,760	$ 95,280
Kokomo Technology building	118,800	118,800
Kokomo Trialon building (donated to the College in 2019)	55,900	134,160
Kokomo Dupont building (donated to the College in 2019)	10,670	106,700
Fishers building	149,940	149,940
Amatrol building (donated to the College in 2019)	49,690	119,256
Fort Wayne aviation land and building	175,577	175,577
Indianapolis culinary building	150,000	150,000
OAMTC building	231,084	231,084
Other Indiana buildings and land		15,000
Total Rental Income from the College	$973,421	$1,295,797

The related leases contain purchase options and renewal provisions with various terms. As of June 30, 2019, the future minimum lease payments receivable under the agreements were $825,401 for fiscal year 2020 and $231,084 for fiscal year 2021, not including leases expected to be renewed subsequent to June 30, 2019.

NOTE 13 - LEASES (CONTINUED)

Additionally, the Foundation receives rental income from third party operating leases. Rental income from third party lessees for the years ended June 30, 2019 and 2018 was $760,081 and $897,383, respectively. As of June 30, 2019, the future minimum lease payments receivable under these agreements were as follows:

Year Ending June 30,	Rental Receipts
2020	$ 674,245
2021	290,905
2022	278,905
2023	278,905
2024	278,905
Thereafter	28,727,211
	$30,529,076

The cost of property and equipment predominantly held for lease and the related accumulated depreciation at June 30, 2019 and 2018, was as follows:

	2019	2018
Land	$ 5,434,190	$ 7,003,777
Buildings and improvements	55,515,220	61,364,055
Software	284,096	284,096
Furniture and fixtures	300,029	300,029
	61,533,535	68,951,957
Less: Accumulated depreciation	(19,270,873)	(19,716,498)
Property and Equipment, net	$ 42,262,662	$ 49,235,459

The Foundation received an in-kind contribution of real property located in Muncie, Indiana on August 31, 2009, valued at $3,143,300. The Foundation's gift agreement with the donor specifies that a portion of the property will be used for the educational purposes of the College beginning on March 1, 2011 through December 31, 2035. The book value of the property at June 30, 2019 and 2018, was $1,877,294 and $2,010,558.

During 2015, the Foundation entered into a leasing arrangement with the College classified as a direct financing lease. The Foundation recognized interest income of $130,974 and $277,735 during the years ended June 30, 2019 and 2018, respectively, related to its investment in this direct financing lease. A summary of future minimum lease payments receivable under this agreement as of June 30, 2019, was as follows:

Year Ending June 30,	Rental Receipts
2020	$ 900,144
2021	572,106
2022	576,456
2023	571,656
2024	570,256
Thereafter	3,428,406
	6,619,024
Less: Amounts representing interest	(1,593,712)
	$ 5,025,312

NOTE 13 - LEASES (CONTINUED)

Effective April 1, 2011, the Foundation entered into a land operating lease with a third party through March 31, 2051. The base rent is due in monthly installments and includes rent escalations over the term of the lease. The Foundation owns the building that is located on the rented land. The Foundation sub-leases the land lease payments to the College. The future base rental payments due under the agreement as of June 30, 2019, were as follows:

Year Ending June 30,	Rental Payments
2020	$ 25,829
2021	26,406
2022	26,406
2023	26,604
2024	27,198
Thereafter	833,367
	$965,810

NOTE 14 - RELATED PARTY TRANSACTIONS

The College employees provide staff support for the Foundation. The College pays all salaries and benefits for these employees. The Foundation provides the College a monthly amount to fund a portion of the College's operating expenses related to the College Development Office. The amount paid to the College was $766,665 for fiscal year 2019 and $650,000 for fiscal year 2018. In addition, the Foundation recorded in-kind contributions of $3,559,655 and $3,486,157 for the years ended June 30, 2019 and 2018, respectively, for personnel services and other operating expenses not reimbursed.

As part of the Foundation's principal activity of promoting the College, the Foundation provides funding and support to the College for various purposes. Such funding and support is included in the consolidated statements of activities and functional expenses as student financial aid program, college facilities and equipment, college real estate management and college funded programs. Related party accounts payable to the College were $257,310 and $611,834 at June 30, 2019 and 2018, respectively.

The College purchased property from the Foundation during 2013 and financed a portion of the purchase with the Foundation. The amount of the related note receivable from the College at June 30, 2018, was $162,051, which was repaid in fiscal year 2019.

The College contributed $2,026,880 during fiscal year 2019 and $1,423,332 during fiscal year 2018 to the Foundation to assist the Foundation in paying off debt associated with certain properties and renovations. The Foundation donated associated properties with a cost basis of $4,200,008 to the College in fiscal year 2019.

During fiscal year 2005, the Foundation purchased property from a member of its Board at that time and two other unrelated persons. The amount of the related note payable to the former Board member (see Note 11) at June 30, 2019 and 2018, was $506,036 and $569,192, respectively. The Foundation's purchase of the property enabled the College to reduce its monthly rent payments.

The Foundation has several operating leases and a direct financing lease with the College (see Note 13).

NOTE 15 - FORETHOUGHT BUILDING AGREEMENT

During fiscal year 2014, the Foundation entered into an agreement with Batesville Community School Corporation (the School Corporation) for the School Corporation to purchase a 20% interest in certain real estate for $1,000,000. After $1,000,000 of student grants are awarded or after 10 years, whichever is sooner, the interest will transfer back to CEP. Since the 20% interest ultimately transfers back to CEP and CEP retains rights to rental income during the agreement, the transaction was not recognized as a sale. During the ten year period, the School Corporation is entitled to receive student grants up to $1,000,000 from the College. The proceeds were recorded as a liability, which will be amortized into revenue as the College awards the student grants. As of June 30, 2019 and 2018, there was $416,700 and $571,600, respectively, included in accrued expenses related to this transaction.

NOTE 16 - CONCENTRATION

There were no concentrations in contributions for the year ended June 30, 2019. One contribution provided 11% of total revenue, gains, and support for the Foundation for the year ended June 30, 2018.

NOTE 17 - STATE AND LOCAL GOVERNMENT FUNDING

The following is a summary of the expenditures of the Foundation's state and local government funding for 2019 and 2018:

	2019	2018
Bartholomew County School Corporation - iGrad program	$196,519	$277,652
NCCO / Muscatatuck Urban Training Center	434,000	
Evansville Vanderburgh School Corporation - Public Safety Academy	5,000	
Jennings County Schools - Administration Office	60,000	40,824
City of Greendale, Indiana - Advanced manufacturing	27,174	16,383
Brownstown Central Schools - iGrad incentives	25,000	1,207
City of Fort Wayne - CFAB		168,010
Batesville Community School Corporation - iGrad Program	154,900	123,200
Total State and Local Government Funding	$902,593	$627,276

CONSOLIDATING INFORMATION

Independent Auditors' Report
on Consolidating Information

Board of Directors
Ivy Tech Foundation, Inc.

We have audited the consolidated financial statements of Ivy Tech Foundation, Inc. (a not-for-profit organization) as of and for the year ended June 30, 2019, and our report thereon dated October 7, 2019, which contained an unmodified opinion on those consolidated financial statements, appears on pages 1 and 2. Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The information included in the consolidating schedules of statement of financial position information and statement of activities information is presented for purposes of additional analysis and is not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The consolidating information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the consolidating information is fairly stated in all material respects in relation to the consolidated financial statements as a whole.

Katz, Sapper & Miller, LLP

Indianapolis, Indiana
October 7, 2019

Katz, Sapper & Miller, LLP
Certified Public Accountants

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An Affiliate of
KSM Business Services, Inc.

IVY TECH FOUNDATION, INC.

CONSOLIDATING SCHEDULE - STATEMENT OF FINANCIAL POSITION INFORMATION
June 30, 2019

	Ivy Tech Foundation, Inc.	Ivy Tech Properties, Inc.
ASSETS		
Cash	$ 901,296	$ 16,103
Investments	19,332,548	
Promises to give, net	14,703,752	
Prepaid expenses and other assets	190,606	
Intra-entity due from	7,729,242	
Net investment in direct financing lease with related party		
Property and equipment, net	8,098,010	23,637,849
Beneficial interest in trusts	223,841	
Assets restricted for endowment	38,967,454	
TOTAL ASSETS	$ 90,146,749	$23,653,952
LIABILITIES		
Accounts payable and accrued expenses	$ 240,272	
Accounts payable - related party	257,310	
Intra-entity due to	140,000	$ 959,426
Line of credit borrowings	455,572	
Interest rate swap	243,505	
Notes payable and capital lease obligation, net	559,060	
Other liabilities	390,154	
Total Liabilities	2,285,873	959,426
NET ASSETS AND STOCKHOLDER'S EQUITY		
Common stock		
Additional paid-in capital		2,810,650
Without donor restrictions	11,185,414	19,883,876
With donor restrictions	76,675,462	
Total Net Assets and Stockholder's Equity	87,860,876	22,694,526
TOTAL LIABILITIES AND NET ASSETS AND STOCKHOLDER'S EQUITY	$ 90,146,749	$23,653,952

Community Enterprises, Inc.	Community Enterprises Properties, LLC	Eliminations	Total
			$ 917,399
			19,332,548
			14,703,752
	$ 51,762		242,368
	140,000	$ (7,869,242)	
	5,025,312		5,025,312
	10,526,803		42,262,662
			223,841
			38,967,454
$ -	$ 15,743,877	$ (7,869,242)	$ 121,675,336
			$ 240,272
			257,310
$ 1,010	$ 6,768,806	$ (7,869,242)	
			455,572
			243,505
	10,645,560		11,204,620
	416,700		806,854
1,010	17,831,066	(7,869,242)	13,208,133
1,000		(1,000)	
9,000	140,000	(2,959,650)	
(11,010)	(2,227,189)	2,960,650	31,791,741
			76,675,462
(1,010)	(2,087,189)		108,467,203
$ -	$ 15,743,877	$ (7,869,242)	$ 121,675,336

IVY TECH FOUNDATION, INC.

CONSOLIDATING SCHEDULE - STATEMENT OF ACTIVITIES INFORMATION
Year Ended June 30, 2019

	Without Donor Restrictions		
	Ivy Tech Foundation, Inc.	Ivy Tech Properties, Inc.	Community Enterprises, Inc.
REVENUE, GAINS AND SUPPORT			
Support:			
Contributions:			
Cash and promises to give	$ 3,298,222		
College assistance for property			
Non-cash	229,965		
Grant revenue			
Total Contributions	3,528,187		
In-kind contributed operational services	3,559,655		
Special events income, net of expenses	105,348		
Total Support	7,193,190		
Revenue and Gains:			
Investment return	1,132,865	$ 63	
Vending and royalty income	571,178		
Real estate rental income	554,125	483,289	
Uncollectible promises to give	(500)		
Gain (loss) on forgiveness of debt	(23,510,509)	31,472,685	
Miscellaneous revenue (losses)	4,397		
Total Revenue and Gains	(21,248,444)	31,956,037	
Net assets released from restrictions	12,337,499		
Total Revenue, Gains and Support	(1,717,755)	31,956,037	
EXPENSES			
Program expenses	16,229,999	2,479,763	
Administrative expenses	1,880,004		$ 1,425
Fundraising expenses	3,259,288		
Total Expenses	21,369,291	2,479,763	1,425
INCREASE (DECREASE) IN NET ASSETS AND STOCKHOLDER'S EQUITY FROM OPERATIONS	(23,087,046)	29,476,274	(1,425)
NON-OPERATING ACTIVITIES			
Loss on interest rate swap	(82,149)		
	(82,149)		
INCREASE (DECREASE) IN NET ASSETS AND STOCKHOLDER'S EQUITY	(23,169,195)	29,476,274	(1,425)
NET ASSETS AND STOCKHOLDER'S EQUITY			
Beginning of Year	34,354,609	(6,781,748)	415
End of Year	$ 11,185,414	$ 22,694,526	$ (1,010)

Without Donor Restrictions	With Donor Restrictions		
Community Enterprises Properties, LLC	Ivy Tech Foundation, Inc.	Eliminations	Total
	$ 9,656,679		$ 12,954,901
	2,026,880		2,026,880
	1,259,367		1,489,332
	4,196,444		4,196,444
	17,139,370		20,667,557
			3,559,655
	432,460		537,808
	17,571,830		24,765,020
$ 130,974	2,027,047		3,290,949
			571,178
1,179,377		$ (483,289)	1,733,502
	(606,075)		(606,575)
			7,962,176
	64,299		68,696
1,310,351	1,485,271	(483,289)	13,019,926
	(12,337,499)		
1,310,351	6,719,602	(483,289)	37,784,946
2,494,372		(483,289)	20,720,845
			1,881,429
			3,259,288
2,494,372		(483,289)	25,861,562
(1,184,021)	6,719,602		11,923,384
			(82,149)
			(82,149)
(1,184,021)	6,719,602		11,841,235
(903,168)	69,955,860		96,625,968
$ (2,087,189)	$76,675,462	$ -	$ 108,467,203