IVY TECH FOUNDATION

CONSOLIDATED FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITORS' REPORT

June 30, 2020 and 2019

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, 2020 and 2019, 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, 2020 and 2019, 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 2020, Ivy Tech Foundation, Inc. adopted Accounting Standards Update (ASU) No. 2014-09, *Revenue from Contracts with Customers (Topic 606)* and related amendments with the same effective date, ASU No. 2016-01, *Financial Instruments-Overall (Subtopic 825-10): Recognition and Measurement of Financial Assets and Liabilities* and the related amendment, and ASU No. 2018-08, *Not-for-Profit Entities (Topic 958): Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made.* Our opinion is not modified with respect to these matters.

Katz, Sapper & Miller, LLP

Indianapolis, Indiana
October 6, 2020

IVY TECH FOUNDATION, INC.

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
June 30, 2020 and 2019

	2020	2019
ASSETS		
Cash	$ 3,056,041	$ 917,399
Investments	24,830,641	19,332,548
Promises to give, net	12,067,397	14,703,752
Prepaid expenses and other assets	426,516	242,368
Net investment in direct financing lease with related party	4,711,835	5,025,312
Property and equipment, net	35,105,882	42,262,662
Beneficial interest in trusts	244,532	223,841
Assets restricted for endowment	39,584,331	38,967,454
TOTAL ASSETS	$ 120,027,175	$ 121,675,336
LIABILITIES		
Accounts payable and accrued expenses	$ 87,280	$ 240,272
Accounts payable - related party	125,003	257,310
Line of credit borrowings	295,849	455,572
Interest rate swap	364,330	243,505
Notes payable and capital lease obligation, net	9,643,528	11,204,620
Other liabilities	871,253	806,854
Total Liabilities	11,387,243	13,208,133
NET ASSETS		
Without donor restrictions	26,206,443	31,791,741
With donor restrictions	82,433,489	76,675,462
Total Net Assets	108,639,932	108,467,203
TOTAL LIABILITIES AND NET ASSETS	$ 120,027,175	$ 121,675,336

See accompanying notes.

IVY TECH FOUNDATION, INC.

CONSOLIDATED STATEMENTS OF ACTIVITIES
Years Ended June 30, 2020 and 2019

	2020		
	Without Donor Restrictions	With Donor Restrictions	Total
REVENUE, GAINS AND SUPPORT			
Support:			
Contributions:			
Cash and promises to give	$ 1,310,465	$ 6,187,727	$ 7,498,192
College assistance for property		785,213	785,213
Non-cash	21,554	1,524,294	1,545,848
Grant revenue		9,380,004	9,380,004
Total Contributions	1,332,019	17,877,238	19,209,257
In-kind contributed operational services	3,703,505		3,703,505
Special events income, net of expenses of $232,627 in 2020 and $318,621 in 2019		272,301	272,301
Total Support	5,035,524	18,149,539	23,185,063
Revenue and Gains:			
Investment return	945,889	1,217,484	2,163,373
Vending and royalty income	433,563		433,563
Real estate rental income	1,288,398		1,288,398
Uncollectible promises to give		(1,014,979)	(1,014,979)
Gain on forgiveness of debt			
Loss on sales of property and equipment	(422,479)		(422,479)
Miscellaneous revenue	5,509	21,145	26,654
Total Revenue and Gains	2,250,880	223,650	2,474,530
Net assets released from restrictions	12,615,162	(12,615,162)	
Total Revenue, Gains and Support	19,901,566	5,758,027	25,659,593
EXPENSES			
Program expenses	20,318,484		20,318,484
Administrative expenses	1,758,647		1,758,647
Fundraising expenses	3,288,908		3,288,908
Total Expenses	25,366,039		25,366,039
INCREASE (DECREASE) IN NET ASSETS FROM OPERATIONS	(5,464,473)	5,758,027	293,554
NON-OPERATING ACTIVITIES			
Loss on interest rate swap	(120,825)		(120,825)
	(120,825)	-	(120,825)
INCREASE (DECREASE) IN NET ASSETS	(5,585,298)	5,758,027	172,729
NET ASSETS			
Beginning of Year	31,791,741	76,675,462	108,467,203
End of Year	$ 26,206,443	$ 82,433,489	$ 108,639,932

See accompanying notes.

2019		
Without Donor Restrictions	With Donor Restrictions	Total
$ 3,298,222	$ 9,656,679	$ 12,954,901
	2,026,880	2,026,880
229,965	1,259,367	1,489,332
	4,196,444	4,196,444
3,528,187	17,139,370	20,667,557
3,559,655		3,559,655
105,348	432,460	537,808
7,193,190	17,571,830	24,765,020
1,263,902	2,027,047	3,290,949
571,178		571,178
1,733,502		1,733,502
(500)	(606,075)	(606,575)
7,962,176		7,962,176
4,397	64,299	68,696
11,534,655	1,485,271	13,019,926
12,337,499	(12,337,499)	
31,065,344	6,719,602	37,784,946
20,720,845		20,720,845
1,881,429		1,881,429
3,259,288		3,259,288
25,861,562		25,861,562
5,203,782	6,719,602	11,923,384
(82,149)		(82,149)
(82,149)	-	(82,149)
5,121,633	6,719,602	11,841,235
26,670,108	69,955,860	96,625,968
$ 31,791,741	$ 76,675,462	$ 108,467,203

IVY TECH FOUNDATION, INC.

CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES
Year Ended June 30, 2020

	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				$ 1,382,450			$ 1,382,450	$ 1,376,802	$ 2,862,138	$ 5,621,390
Staff development and recognition					$ 160,707		160,707			160,707
Professional fees				132,810			132,810	82,625	238,706	454,141
Direct outreach to constituents						$ 868,541	868,541			868,541
Contributed properties			$ 3,712,237				3,712,237			3,712,237
Equipment and instructional supplies		$ 490,952					490,952			490,952
Office expenses					379		379	169,081	48,134	217,594
Meetings					9,591	64,707	74,298	6,684	11,312	92,294
Financial aid and college fees	$ 3,928,039						3,928,039			3,928,039
Facilities construction and repair		3,733,020					3,733,020			3,733,020
Building leasing and utilities			183,675				183,675	78,016	91,584	353,275
Depreciation			2,623,066				2,623,066			2,623,066
Volunteer and student recognition					48,679		48,679			48,679
Travel					17,955		17,955		2,827	20,782
Advertising and promotion						26,371	26,371		33,472	59,843
Interest expense			503,372				503,372			503,372
Real estate taxes			41,310				41,310			41,310
Special programs				829,425			829,425			829,425
Events and association activities					36,904		36,904		232,627	269,531
Donated items		1,524,294					1,524,294			1,524,294
Miscellaneous expense								45,439	735	46,174
TOTAL EXPENSES BY FUNCTION	$ 3,928,039	$ 5,748,266	$ 7,063,660	$ 2,344,685	$ 274,215	$ 959,619	20,318,484	1,758,647	3,521,535	25,598,666
Less: Expenses included with revenues on the consolidated statement of activities										
Special events									(232,627)	(232,627)
TOTAL EXPENSES ON THE CONSOLIDATED STATEMENT OF ACTIVITIES							$20,318,484	$ 1,758,647	$ 3,288,908	$ 25,366,039

See accompanying notes.

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 STATEMENTS OF CASH FLOWS
Years Ended June 30, 2020 and 2019

	2020	2019
OPERATING ACTIVITIES		
Increase in net assets	$ 172,729	$ 11,841,235
Adjustments to reconcile increase in net assets to net cash provided by operating activities:		
Depreciation of property and equipment	2,623,066	2,913,132
Amortization of deferred financing costs		16,352
Loss on sales of property and equipment	422,479	
Net realized and unrealized gains on investments	(371,362)	(1,630,807)
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	3,712,237	4,310,166
Loss on interest rate swaps	120,825	82,149
Increase in value of beneficial interest in trusts	38,437	5,379
(Increase) decrease in certain operating assets:		
Promises to give	2,636,355	(2,750,953)
Prepaid expenses and other assets	(184,148)	159,132
Receivable from related party		162,051
Increase (decrease) in certain operating liabilities:		
Accounts payable and accrued expenses	(152,992)	(267,280)
Accounts payable - related party	(132,307)	(354,524)
Other liabilities	92,505	(154,900)
Contributions restricted for long-term purposes	(223,650)	(1,485,271)
Net Cash Provided by Operating Activities	8,754,174	4,273,355
INVESTING ACTIVITIES		
Proceeds from sales of property and equipment	398,998	
Proceeds from direct financing lease with related party	313,477	436,558
Purchases of investments	(17,416,732)	(22,845,483)
Sales and maturities of investments	14,341,689	19,921,751
Net Cash Used by Investing Activities	(2,362,568)	(2,487,174)
FINANCING ACTIVITIES		
Net repayments on lines of credit	(159,723)	(1,208,683)
Payments on notes payable	(1,229,451)	(2,723,302)
Payments on capital lease obligations	(331,641)	(310,392)
Net change in other liabilities related to annuities	(28,106)	26,776
Investment in endowment	769,112	685,718
Net Cash Used by Financing Activities	(979,809)	(3,529,883)
NET INCREASE (DECREASE) IN CASH AND EQUIVALENTS	5,411,797	(1,743,702)
CASH AND EQUIVALENTS		
Beginning of Year	3,529,081	5,272,783
End of Year	$ 8,940,878	$ 3,529,081

See accompanying notes.

IVY TECH FOUNDATION, INC.

CONSOLIDATED STATEMENTS OF CASH FLOWS (CONTINUED)
Years Ended June 30, 2020 and 2019

	2020	2019
CASH AND EQUIVALENTS		
Cash	$ 3,056,041	$ 917,399
Cash equivalents held in investments	4,655,155	1,944,924
Cash equivalents held in assets restricted for endowment	1,229,682	666,758
TOTAL CASH AND EQUIVALENTS	$ 8,940,878	$ 3,529,081
SUPPLEMENTAL DISCLOSURES		
Interest paid	$ 503,372	$ 1,020,249
Noncash investing and financing activities:		
In-kind contribution of property		250,501
Contributions of properties to Ivy Tech Community College	3,712,237	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.

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, 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.

- Ivy Tech Loan Fund, LLC (ITLF) - A member managed limited liability company formed on June 23, 2020, to engage in real estate transactions. There had been no activity as of June 30, 2020.

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: The Foundation adopted the following new accounting pronouncements on July 1, 2019.

- **Accounting Standards Update (ASU) No. 2014-09, *Revenue from Contracts with Customers (Topic 606)*** and the related amendments with the same effective date (together, ASC 606). ASC 606 was adopted as prescribed by the Financial Accounting Standards Board (FASB). ASC 606 was adopted using the modified retrospective method of adoption. The core principle of ASC 606 is that an entity recognizes revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. The adoption of ASC 606 did not have a significant impact on the Foundation's revenue recognition, financial position, results of operations or cash flows. Therefore, no cumulative-effect adjustment to net assets as of July 1, 2019 was required upon adoption.

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

- **ASU No. 2016-01,** ***Financial Instruments-Overall (Subtopic 825-10): Recognition and Measurement of Financial Assets and Financial Liabilities*** and the related amendment (together ASU No. 2016-01) makes targeted improvements to accounting guidance for the recognition, measurement, presentation, and disclosure of financial assets and financial liabilities. ASU No. 2016-01 was applied prospectively as prescribed by the FASB and did not have a significant impact on the Foundation's consolidated financial statements. Therefore, no cumulative-effect adjustment to net assets as of July 1, 2019 was required upon adoption.

- **ASU No. 2018-08,** ***Not-for-Profit Entities (Topic 958): Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made*** (ASU No. 2018-08). ASU No. 2018-08 was adopted using a modified prospective basis as prescribed by the FASB. ASU No. 2018-08 clarifies and improves accounting guidance for contributions received and contributions made by providing guidance on whether transactions should be accounted for as contributions (nonreciprocal transactions) within the scope of ASC Topic 958, *Not-for-Profit Entities*, or as exchange (reciprocal) transactions subject to other guidance and whether a contribution is conditional. No prior period results were restated and there was no cumulative-effect adjustment to net assets as of July 1, 2019. The adoption of ASU No. 2018-08 did not have a significant impact on the Foundation's consolidated financial statements.

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:

- ***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.

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

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.

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, 2020 and 2019.

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.

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 and Grants are recognized as support when they are received or unconditionally promised. Grants and contracts are classified as contributions in instances in which a resource provider is not itself receiving commensurate value for the resources provided. Contributions are considered conditional when the agreement with the resource provider includes a barrier that must be overcome and either a right of return of assets transferred or right of release of a promisor's obligation to transfer assets. Conditional contributions are not recognized as revenue until the conditions are substantially met. See Note 7.

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.

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

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.

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, are considered unconditional contributions, except for the portion related to the direct benefit being provided to the donors that is considered an exchanged transaction. The contribution portion of the revenue is recognized when received, and the exchange transaction portion of the revenue is recognized when the event occurs.

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 and totaled $59,843 in 2020 and $108,954 in 2019.

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 ITLF 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, 2020 and 2019.

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, 2020 and 2019.

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, 2017.

Management believes that the Foundation's income tax filing positions will be sustained on audit and does not anticipate any adjustments that will result in a material change.

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

Subsequent Events: The Foundation has evaluated the consolidated financial statements for subsequent events occurring through October 6, 2020, the date the consolidated financial statements were available to be issued. See Notes 11 and 18.

NOTE 2 - AVAILABLE RESOURCES AND LIQUIDITY

The Foundation's financial assets available for general expenditure within one year of June 30, 2020 and 2019 were as follows:

	2020	2019
Cash	$ 3,056,041	$ 917,399
Investments	24,830,641	19,332,548
Promises to give, net	12,067,397	14,703,752
Net investment in direct financing lease with related party	4,711,835	5,025,312
Beneficial interest in trusts	244,532	223,841
Assets restricted for endowment	39,584,331	38,967,454
Total Financial Assets	84,494,777	79,170,306
Promises to give scheduled to be collected in more than one year	(9,868,293)	(9,223,653)
Net investment in direct financing lease with related party scheduled to be collected in more than one year	(4,027,574)	(4,371,133)
Contractual or Donor-imposed Restrictions:		
Endowment funds not available for general expenditure within one year	(38,00,958)	(36,629,407)
Investments held in charitable remainder trust	(244,532)	(223,841)
Other donor restrictions not available for general expenditure within one year	(4,051,478)	(1,513,452)
Total Financial Assets Available Within One Year	$ 28,301,942	$ 27,208,802

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, 6 and 12 for further information about the Foundation's investments, net assets, and endowment funds.

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, 2020 and 2019.

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.

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 statements of financial position.

NOTE 3 - FAIR VALUE MEASUREMENTS (CONTINUED)

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, 2020 and 2019:

2020	Level 1	Level 2	Level 3	Total	Measured at NAV
Assets					
Investments (including endowment):					
Cash	$ 3,652,314			$ 3,652,314	
Money market fund shares	2,232,523			2,232,523	
Mutual fund shares - equities:					
Large cap funds	8,532,903			8,532,903	
International funds	813,398			813,398	
Mutual fund shares - fixed income:					
Intermediate-term bond funds	3,410,483			3,410,483	
Short-term bond funds	468,663			468,663	
International funds	3,725,496			3,725,496	
Other bond funds	5,399,546			5,399,546	
Common stocks	832,976			832,976	
Exchange traded funds - equities:					
Large cap funds	10,384,639			10,384,639	
International funds	6,460,824			6,460,824	
Mid cap funds	26,673			26,673	
Exchange traded funds - fixed income:					
Large cap funds	528,270			528,270	

NOTE 3 - FAIR VALUE MEASUREMENTS (CONTINUED)

2020 (Continued)	Level 1	Level 2	Level 3	Total	Measured at NAV
Assets (Continued)					
Corporate bonds:					
Technology		$1,019,213		$ 1,019,213	
Retail goods and services		1,500,496		1,500,496	
Financial services		1,659,900		1,659,900	
Utilities		1,040,440		1,040,440	
Industrial goods		1,038,564		1,038,564	
Other		1,606,002		1,606,002	
Government obligations	$ 1,349,242			1,349,242	
Alternative investments					$5,193,098
Certificates of deposit - banks		823,506		823,506	
Life insurance contracts		161,429		161,429	
Beneficial interest in trusts (including endowment):					
Beneficial interest in perpetual trust					945,955
Beneficial interest in charitable remainder trusts			$244,532	244,532	
Total Assets at Fair Value	$47,817,950	$8,849,550	$244,532	$56,912,032	$6,139,053
Liabilities					
Interest rate swap		$ 364,330		$ 364,330	
Total Liabilities at Fair Value		$ 364,330		$ 364,330	

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	

At June 30, 2020 and 2019, 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, 2020 and 2019, related to assets measured at fair value on a recurring basis using a Level 3 valuation methodologies was as follows:

	2020	2019
Balance at beginning of year	$223,841	$236,289
Unrealized gains (losses)	20,691	(12,448)
Balance at end of year	$244,532	$223,841

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 2020	Fair Value 2019	Principal Valuation Technique	Unobservable Inputs	Basis or Range of Significant Input Values
Beneficial Interest in Charitable Remainder Trusts	$244,532	$223,841	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, 2020 and 2019:

Instrument	Fair Value 2020	Fair Value 2019	Unfunded Commitments	Redemption Frequency (if currently eligible)	Redemption Notice Period
Beneficial interest in perpetual trust	$ 945,955	$1,005,083	N/A	Illiquid	Illiquid
Alternative investment (a)	670,605	627,049	None	Quarterly	45 days
Alternative investment (b)	56,610	630,002	None	Quarterly	45 days
Alternative investment (c)	350,338	217,221	$181,005	25% per quarter; not eligible until 7th anniversary of initial investment	Not yet eligible
Alternative investment (d)	1,160,601	1,203,213	None	up to 35% per quarter	65 days
Alternative investment (e)	328,343	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)	317,749	349,090	None	Weekly	3 days
Alternative investment (g)	332,154	344,531	None	Weekly	3 days
Alternative investment (h)	271,487	324,869	None	Quarterly	50 days
Alternative investment (i)	271,722	320,973	None	Quarterly	65 days
Alternative investment (j)	357,676	322,432	None	Quarterly	50 days
Alternative investment (k)	283,545	314,795	None	Semi-annually	95 days
Alternative investment (l)	292,007		None	Quarterly	70 days
Alternative investment (m)	500,261		None	Quarterly, $100,000 minimum	95 days
	$6,139,053	$5,925,212			

(a) The portfolio engages primarily in the following investment strategies: merger arbitrage, fundamental equities, convertible/derivative arbitrage, corporate credit and structured credit.

(b) The fund is a credit relative value hedge fund focused on generating absolute returns while mitigating volatility and limiting drawdowns. Investments are structured based upon fundamental credit analysis and benefit from the team's quantitative hedging capability. The fund seeks to exploit potential inefficiencies in small, mid-cap and unrated issues and offerings that are underfollowed by many investors.

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

(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.

NOTE 3 - FAIR VALUE MEASUREMENTS (CONTINUED)

(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.

(l) The fund is a credit relative value hedge fund focused on generating absolute returns while mitigating volatility and limiting drawdowns. Investments are structured based upon fundamental credit analysis and benefit from the team's quantitative hedging capability. The fund seeks to exploit potential inefficiencies in small, mid-cap and unrated issues and offerings that are underfollowed by many investors.

(m) The fund is an actively managed portfolio of approximately 15-20 single and diversified strategy hedge funds. It seeks to full complement an existing traditional stock and bond portfolio by focusing on generating total returns while moderating downside risk.

NOTE 4 - INVESTMENTS

The Foundation's investments, including investments included in assets restricted for endowment, consisted of the following at June 30, 2020 and 2019:

	2020		2019	
	Cost	Fair Value	Cost	Fair Value
Cash and equivalents	$ 5,884,837	$ 5,884,837	$ 2,611,257	$ 2,611,257
Certificates of deposit	817,022	823,506	1,599,484	1,600,565
Government obligations	1,324,075	1,349,242	1,187,023	1,394,770
Mutual funds - fixed income	12,530,349	13,004,188	11,881,554	10,145,217
Mutual funds - equities	8,597,863	9,346,301	8,440,206	9,108,845
Exchange traded funds	13,815,696	17,400,406	13,349,142	17,273,835
Corporate bonds	7,415,953	7,864,615	7,063,099	7,149,508
Common stocks	478,438	832,976	405,200	808,451
Alternative investments	5,350,729	5,193,098	4,575,178	4,920,129
Life insurance contracts	161,429	161,429	128,461	128,461
Total Investments	$56,376,391	$61,860,598	$51,240,604	$55,141,038

NOTE 4 - INVESTMENTS (CONTINUED)

Investments are included in the consolidated statements of financial position at June 30, 2020 and 2019 as follows:

	2020	2019
Investments	$24,830,631	$19,332,548
Assets restricted for endowment	37,029,957	35,808,490
Total Investments	$61,860,598	$55,141,038

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, 2020 and 2019:

	2020	2019
Investments	$37,029,957	$35,808,490
Beneficial interest in perpetual trust	945,955	1,005,083
Promises to give, net	1,608,419	2,153,881
Total Assets Restricted for Endowment	$39,584,331	$38,967,454

NOTE 6 - ENDOWMENT

The Foundation's endowment consists of over 450 individual funds established by donors for a variety of purposes. The endowment net asset composition as of June 30, 2020 and 2019, was as follows:

	2020	2019
Donor-restricted endowment funds:		
Original gifts and amounts required to be maintained in perpetuity by donors	$36,773,955	$35,211,771
Accumulated investment gains	2,810,376	3,755,683
Total Endowment Funds	$39,584,331	$38,967,454

NOTE 6 - ENDOWMENT (CONTINUED)

Activity in the endowment, which is composed of only net assets with donor restrictions, for the years ended June 30, 2020 and 2019, is summarized as follows:

	2020	2019
Endowment at beginning of year	$38,967,454	$36,407,585
Investment return	1,227,048	2,001,367
New gifts and charitable remainder trust distribution	1,103,127	2,400,644
Appropriations for expenditure	(2,172,889)	(1,967,112)
Reclassification of donor intent	459,591	124,970
Endowment at end of year	$39,584,331	$38,967,454

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 underwater endowment funds at June 30, 2020 and 2019.

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% 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, 2020 and 2019:

	2020	2019
Capital campaign	$ 3,458,273	$ 4,742,646
Endowments	1,706,450	2,293,190
Grants	4,613,596	4,422,126
Other promises to give	6,371,971	7,026,934
	16,150,290	18,484,896
Unamortized discounts	(894,474)	(1,047,263)
Allowances for uncollectible amounts	(1,580,000)	(580,000)
Total Promises to Give, net	$13,675,816	$16,857,633

	2020	2019
Amount due in:		
Less than one year	$ 6,251,997	$ 6,671,198
One to five years	8,785,960	10,666,198
More than five years	1,112,333	1,147,500
Total Promises to Give	$16,150,290	$18,484,896

NOTE 7 - PROMISES TO GIVE (CONTINUED)

Promises to give are included in the consolidated statements of financial position at June 30, 2020 and 2019 as follows:

	2020	2019
Promises to give, net	$12,067,397	$14,703,752
Assets restricted for endowment	1,608,419	2,153,881
Total Promises to Give, net	$13,675,816	$16,857,633

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. The Foundation has recognized $60,000 on the grant agreement as eligible promises to give were received. At June 30, 2020, 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. 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 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. See 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 $79,611 and $30,000 for the years ended June 30, 2020 and 2019, 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 2020 and 2019, 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, 2020 and 2019, these funds approximated $11.5 million and $11.7 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, 2020 and 2019:

	2020	2019
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.	$ 478,676	$ 559,059
Note payable - variable rate, 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. Note was repaid in fiscal year 2020.		917,266
Tax exempt bond - 65% of LIBOR plus 2.42% (2.50% at June 30, 2020), 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.	1,579,722	1,641,442
Note payable - 2.40%, refinanced in fiscal year 2020. Payable in monthly installments ranging $15,000 to $19,000 including interest, with a balloon payment of $2,992,209 at maturity on August 1, 2023. Debt is held by CEP.	3,213,997	3,384,079
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.	4,371,133	4,702,774
Total Notes Payable and Capital Lease Obligation, net	$9,643,528	$11,204,620

NOTE 11 - DEBT AND CREDIT ARRANGEMENTS (CONTINUED)

At June 30, 2020, 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
2021	$ 572,106	$ 85,456
2022	576,456	177,364
2023	571,656	243,369
2024	570,256	3,085,530
2025	575,758	100,954
Thereafter	2,852,648	1,579,722
	5,718,880	
Less: Amounts representing interest	(1,347,747)	
	$ 4,371,133	

The Foundation has an unsecured bank line of credit with PNC Bank for short-term borrowings up to $4,000,000 through August 29, 2020, with interest payable monthly on outstanding borrowings and computed at 1.25% plus daily LIBOR (1.33% at June 30, 2020). At June 30, 2020 and 2019, the Foundation had outstanding borrowings of $295,849 and $455,572, respectively, under the line of credit. This agreement requires compliance with certain financial covenants. As of October 6, 2020, the line of credit had expired, and management is currently negotiating the renewal and anticipates that the agreement will be renewed at a higher rate, in line with current market conditions, and at a lower maximum borrowing level, to avoid costs related to unused credit capacity.

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 $1,579,722 at June 30, 2020. The notional amount of the contract as of June 30, 2020 was $1,588,280, 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 a 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, 2020 and 2019 was a liability of $364,330 and $243,505, 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, 2020 and 2019:

	2020	2019
General undesignated	$ 5,059,533	$ 5,020,220
Campus undesignated	3,521,813	3,503,045
Property	17,396,059	23,054,355
Alumni association	229,038	214,121
Total Net Assets Without Donor Restrictions	$26,206,443	$31,791,741

NOTE 12 - NET ASSETS (CONTINUED)

Net Assets With Donor Restrictions

Net assets with donor restrictions consisted of the following as of June 30, 2020 and 2019:

	2020	2019
Subject to expenditure for specified purpose:		
Grants and programs	$23,887,726	$18,422,452
Deferred gifts	799,251	881,851
Scholarships	4,522,819	3,670,433
Technology	394,754	336,201
Other direct funds	647,746	1,045,065
Facility	6,089,776	6,621,797
Capital accumulation	3,298,643	3,658,236
Project	172,987	165,266
Expendable from endowed	2,266,059	1,957,135
Other	769,397	949,572
	42,849,158	37,708,008
Endowments:		
Subject to endowment spending policy and appropriation:		
Appreciation on endowment funds	2,810,376	3,755,683
Deferred gifts for endowment	36,773,955	35,211,771
	39,584,331	38,967,454
Total Net Assets With Donor Restrictions	$82,433,489	$76,675,462

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, 2020 and 2019:

	2020	2019
Satisfaction of purpose restrictions:		
Scholarships	$ 792,142	$ 1,356,883
Grants and programs	4,620,374	3,388,815
Technology	475	58,139
Other direct funds	268,945	516,310
Facility	2,173,645	325,098
Capital accumulation	676,921	3,060,088
Project	30,566	139,857
In-kind	1,524,294	1,259,368
Special events	382,809	
Other	231,036	101,885
Restricted purpose spending-rate distributions and appropriations:		
Expendable from endowed	1,913,955	2,131,056
Total Net Assets Released from Restrictions	$12,615,162	$12,337,499

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, 2020 and 2019 was as follows:

	2020	2019
Kokomo Technology building	$118,800	$118,800
Evansville First Avenue plaza (donated to the College in 2019)		31,760
Kokomo Trialon building (donated to the College in 2019)		55,900
Kokomo Dupont building (donated to the College in 2019)		10,670
Fishers building (donated to the College in 2020)		149,940
Amatrol building (donated to the College in 2019)		49,690
Fort Wayne aviation land and building	177,713	175,577
Indianapolis culinary building	150,000	150,000
OAMTC building	154,056	231,084
Total Rental Income from the College	$600,569	$973,421

The related leases contain purchase options and renewal provisions with various terms. As of June 30, 2020, there were no future minimum lease payments receivable under the agreements for fiscal year 2021, not including leases expected to be renewed subsequent to June 30, 2020.

Additionally, the Foundation receives rental income from third party operating leases. Rental income from third party lessees for the years ended June 30, 2020 and 2019 was $687,829 and $760,081, respectively. As of June 30, 2020, the future minimum lease payments receivable under these agreements were as follows:

Year Ending June 30,	Rental Receipts
2021	$ 290,905
2022	278,905
2023	278,905
2024	278,905
2025	278,905
Thereafter	25,380,351
	$26,786,876

The cost of property and equipment predominantly held for lease and the related accumulated depreciation at June 30, 2020 and 2019, was as follows:

	2020	2019
Land	$ 4,256,707	$ 5,434,190
Buildings and improvements	49,924,273	55,515,220
Software	284,096	284,096
Furniture and fixtures	123,030	300,029
	54,588,106	61,533,535
Less: Accumulated depreciation	(19,482,224)	(19,270,873)
Property and Equipment, net	$ 35,105,882	$ 42,262,662

NOTE 13 - LEASES (CONTINUED)

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 specified 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. In 2020, the property was donated to the College and the donor formally agreed to the College continuing the requirement of use of the building through 2035.

During 2015, the Foundation entered into a leasing arrangement with the College classified as a direct financing lease. The Foundation recognized interest income of $254,155 and $130,974 during the years ended June 30, 2020 and 2019, 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, 2020, was as follows:

Year Ending June 30,	Rental Receipts
2021	$ 912,809
2022	576,456
2023	571,656
2024	570,256
2025	575,756
Thereafter	2,852,649
	6,059,582
Less: Amounts representing interest	(1,347,747)
	$ 4,711,835

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, 2020, were as follows:

Year Ending June 30,	Rental Payments
2021	$ 26,406
2022	26,406
2023	26,406
2024	27,198
2025	27,198
Thereafter	806,169
	$939,783

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 $754,000 for fiscal year 2020 and $766,665 for fiscal year 2019. In addition, the Foundation recorded in-kind contributions of $3,703,505 and $3,559,655 for the years ended June 30, 2020 and 2019, respectively, for personnel services and other operating expenses not reimbursed.

NOTE 14 - RELATED PARTY TRANSACTIONS (CONTINUED)

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 $125,003 and $257,310 at June 30, 2020 and 2019, respectively.

The College contributed $785,213 during fiscal year 2020 and $2,026,880 during fiscal year 2019 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 $3,712,237 and $4,310,166 to the College in fiscal year 2020 and 2019, respectively.

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, 2020 and 2019, was $438,622 and $506,036, 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, 2020 and 2019, there was $266,400 and $416,700, respectively, included in accrued expenses related to this transaction.

NOTE 16 - CONCENTRATION

One donor accounted for 21% of total contributions in for the year ended June 30, 2020.

NOTE 17 - STATE AND LOCAL GOVERNMENT FUNDING

The following summarizes expenditures of the Foundation's state and local government funding in 2020 and 2019:

	2020	**2019**
Bartholomew County School Corporation - iGrad Program	$177,921	$196,519
NCCO / Muscatatuck Urban Training Center	42,881	434,000
Evansville Vanderburgh School Corporation - Public Safety Academy	3,929	5,000
Jennings County Schools - Administration Office		60,000
City of Greendale, Indiana - Advanced Manufacturing		27,174
Brownstown Central Schools - iGrad Incentives		25,000
Batesville Community School Corporation - iGrad Program	150,300	154,900
City of Rushville - iGrad Program	201,300	
City of Lawrenceburg - iGrad Program	79,717	
City of Tell City - iGrad Program	28,800	
City of Fort Wayne - iGrad Program	10,644	
Flatrock Hawcreek School Corporation - iGrad Program	20,000	
Purdue University Global	6,825	
Total State and Local Government Funding	$722,317	$902,593

NOTE 18 - SUBSEQUENT EVENTS

On August 28, 2020, the Foundation entered into a financing structure, with the use of federal tax credits, to provide capital to fund the building of a new facility to be leased to Ivy Tech Community College. The Foundation contributed $10,442,150 to ITLF, which then loaned the funds into the financing structure. The partners in the financing structure loaned the funds to ITP, along with funds raised via the federal tax credits, by entering into six Qualified Low-Income Community Investment (QLICI) loans totaling $15,120,000.

NOTE 19 - UNCERTAINTY RELATED TO CORONAVIRUS

On January 30, 2020, the World Health Organization declared a global health emergency over the novel coronavirus known as COVID-19. The ultimate impact of the outbreak to the Foundation's financial results and operations cannot be determined at this time; however, management is taking actions to mitigate the impact of the outbreak to the Foundation.

CONSOLIDATING INFORMATION

KATZ SAPPER & MILLER

Our People: Your Success

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, 2020, and our report thereon dated October 6, 2020 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 6, 2020

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IVY TECH FOUNDATION, INC.

CONSOLIDATING SCHEDULE - STATEMENT OF FINANCIAL POSITION INFORMATION
June 30, 2020

	Ivy Tech Foundation, Inc.	Ivy Tech Properties, Inc.
ASSETS		
Cash	$ 3,056,041	
Investments	24,830,641	
Promises to give, net	7,175,892	
Prepaid expenses and other assets	319,339	
Intra-entity due from	268,810	
Net investment in direct financing lease with related party		
Property and equipment, net	27,130,215	
Beneficial interest in trusts	244,532	
Assets restricted for endowment	39,584,331	
TOTAL ASSETS	$ 102,609,801	$ -
LIABILITIES		
Accounts payable and accrued expenses	$ 87,280	
Accounts payable - related party	125,003	
Intra-entity due to	140,000	
Line of credit borrowings	295,849	
Interest rate swap	364,330	
Notes payable and capital lease obligation, net	478,676	
Other liabilities	871,253	
Total Liabilities	2,362,391	
NET ASSETS AND STOCKHOLDER'S EQUITY		
Common stock		
Additional paid-in capital		
Without donor restrictions	17,813,921	
With donor restrictions	82,433,489	
Total Net Assets and Stockholder's Equity	100,247,410	
TOTAL LIABILITIES AND NET ASSETS AND STOCKHOLDER'S EQUITY	$ 102,609,801	$ -

	Community Enterprises Incorporated	Community Enterprises Properties, LLC	Eliminations	Total
				$ 3,056,041
				24,830,641
		$ 4,891,505		12,067,397
		107,177		426,516
		140,000	$ (408,810)	
		4,711,835		4,711,835
		7,975,667		35,105,882
				244,532
				39,584,331
	$ -	$ 17,826,184	$ (408,810)	$ 120,027,175
				$ 87,280
				125,003
	$ 2,410	$ 266,400	$ (408,810)	
				295,849
				364,330
		9,164,852		9,643,528
				871,253
	2,410	9,431,252	(408,810)	11,387,243
	1,000		(1,000)	
	9,000	140,000	(149,000)	
	(12,410)	8,254,932	150,000	26,206,443
				82,433,489
	(2,410)	8,394,932		108,639,932
	$ -	$ 17,826,184	$ (408,810)	$ 120,027,175

IVY TECH FOUNDATION, INC.

CONSOLIDATING SCHEDULE - STATEMENT OF ACTIVITIES INFORMATION
Year Ended June 30, 2020

	Without Donor Restrictions		
	Ivy Tech Foundation, Inc.	Ivy Tech Properties, Inc.	Community Enterprises Incorporated
REVENUE, GAINS AND SUPPORT			
Support:			
Contributions:			
Cash and promises to give	$ 1,310,465		
College assistance for property			
Non-cash	21,554		
Grant revenue			
Total Contributions	1,332,019		
In-kind contributed operational services	3,703,505		
Special events income, net of expenses			
Total Support	5,035,524		
Revenue and Gains:			
Investment return	691,702	$ 32	
Vending and royalty income	433,563		
Real estate rental income	408,470		
Uncollectible promises to give			
Loss on sale of property and equipment	(422,479)		
Miscellaneous revenue	5,509		
Total Revenue and Gains	1,116,765	32	
Net assets released from restrictions	12,615,162		
Total Revenue, Gains and Support	18,767,451	32	
EXPENSES			
Program expenses	15,604,969	1,708,876	
Administrative expenses	1,757,247		$ 1,400
Fundraising expenses	3,288,908		
Total Expenses	20,651,124	1,708,876	1,400
INCREASE (DECREASE) IN NET ASSETS AND STOCKHOLDER'S EQUITY FROM OPERATIONS	(1,883,673)	(1,708,844)	(1,400)
NON-OPERATING ACTIVITIES			
Loss on interest rate swap	(120,825)		
	(120,825)		
INCREASE (DECREASE) IN NET ASSETS AND STOCKHOLDER'S EQUITY BEFORE TRANSFERS	(2,004,498)	(1,708,844)	(1,400)
TRANSFERS	8,633,005	(20,985,682)	
NET ASSETS AND STOCKHOLDER'S EQUITY			
Beginning of Year	11,185,414	22,694,526	(1,010)
End of Year	$ 17,813,921	$ -	$ (2,410)

Without Donor Restrictions	With Donor Restrictions		
Community Enterprises Properties, LLC	Ivy Tech Foundation, Inc.	Eliminations	Total
	$ 6,187,727		$ 7,498,192
	785,213		785,213
	1,524,294		1,545,848
	9,380,004		9,380,004
	17,877,238		19,209,257
			3,703,505
	272,301		272,301
	18,149,539		23,185,063
$ 254,155	1,217,484		2,163,373
			433,563
879,928			1,288,398
	(1,014,979)		(1,014,979)
			(422,479)
	21,145		26,654
1,134,083	223,650		2,474,530
	(12,615,162)		
1,134,083	5,758,027		25,659,593
3,004,639			20,318,484
			1,758,647
			3,288,908
3,004,639			25,366,039
(1,870,556)	5,758,027		293,554
			(120,825)
			(120,825)
(1,870,556)	5,758,027		172,729
12,352,677			
(2,087,189)	76,675,462		108,467,203
$ 8,394,932	$ 82,433,489	$ -	$ 108,639,932