



**UNIVERSITY AT BUFFALO FOUNDATION, INC.
AND AFFILIATES**

Consolidated Financial Statements

June 30, 2015 and 2014

(With Independent Auditors' Report Thereon)

**UNIVERSITY AT BUFFALO FOUNDATION, INC.
AND AFFILIATES**

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KPMG LLP
12 Fountain Plaza, Suite 601
Buffalo, NY 14202

Independent Auditors' Report

The Board of Trustees
University at Buffalo Foundation, Inc.:

We have audited the accompanying consolidated financial statements of University at Buffalo Foundation, Inc. and affiliates, which comprise the consolidated statements of financial position as of June 30, 2015 and 2014, and the related consolidated statements of activities and cash flows for the years then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with U.S. generally accepted accounting principles; 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. Those standards 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 auditor considers 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.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of University at Buffalo Foundation, Inc. and affiliates as of June 30, 2015 and 2014, and the results of their operations and their cash flows for the years then ended in accordance with U.S. generally accepted accounting principles.

KPMG LLP

October 6, 2015

**UNIVERSITY AT BUFFALO FOUNDATION, INC.
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Consolidated Statements of Financial Position

June 30, 2015 and 2014

Assets	2015	2014
Accounts receivable, net of allowance for uncollectible accounts of \$840,000 in 2015 and \$821,000 in 2014	\$ 1,677,266	2,410,331
Contributions receivable, net (note 2)	26,499,843	40,492,239
Investments (notes 3 and 4)	867,736,805	864,361,120
Property, plant, and equipment, net (note 5)	131,284,116	133,785,010
Fine art collection	11,781,080	10,226,296
Other assets	5,589,280	5,793,495
Total assets	\$ 1,044,568,390	1,057,068,491
Liabilities and Net Assets		
Liabilities:		
Accounts payable	\$ 11,460,564	8,247,691
Accrued interest expense	1,115,213	1,132,794
Other accrued liabilities	4,152,722	4,295,208
Fair value of interest rate swaps (notes 4 and 6)	7,309,123	6,827,158
Demand note payable (note 6)	5,789,563	5,789,563
Long-term debt, net (note 6)	133,640,765	137,218,309
Funds held in custody for others (notes 9 and 13)	16,619,382	15,233,139
Annuity and life income obligations	9,481,421	6,888,468
Total liabilities	189,568,753	185,632,330
Net assets (notes 7 and 8):		
Unrestricted:		
Undesignated	14,423,194	15,814,160
Designated for specific operating units	87,410,806	82,992,363
Designated for investment purposes	152,261,294	155,996,532
Total unrestricted	254,095,294	254,803,055
Temporarily restricted	437,220,920	455,320,218
Permanently restricted	163,683,423	161,312,888
Total net assets	854,999,637	871,436,161
Total liabilities and net assets	\$ 1,044,568,390	1,057,068,491

See accompanying notes to consolidated financial statements.

**UNIVERSITY AT BUFFALO FOUNDATION, INC.
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Consolidated Statement of Activities

Year ended June 30, 2015

	Unrestricted	Temporarily restricted	Permanently restricted	Total
Revenues, gains and other support:				
Gifts, bequests, and private grants	\$ 2,376,255	20,012,179	5,708,426	28,096,860
Loss on uncollectible contributions	—	(15,904,413)	(842,658)	(16,747,071)
Investment return, net (note 3)	8,973,559	9,758,052	949,776	19,681,387
Loss on interest rate swaps	(481,965)	—	—	(481,965)
Gain on sale of property, plant and equipment	821,074	—	—	821,074
Other revenues:				
Faculty practice	9,253,842	—	—	9,253,842
Rental (note 5)	22,796,656	—	—	22,796,656
Continuing education	5,737,195	—	—	5,737,195
Uniform Data System for Medical Rehabilitation	8,420,636	—	—	8,420,636
Dental student training programs	3,966,122	—	—	3,966,122
Center for the Arts	2,816,754	—	—	2,816,754
Student orientation	1,196,194	—	—	1,196,194
Other activities and services	8,982,957	—	—	8,982,957
Change in value of split interest agreements	—	(549,804)	(3,445,009)	(3,994,813)
Net assets released from restrictions	31,415,312	(31,415,312)	—	—
Total revenues, gains and other support	<u>106,274,591</u>	<u>(18,099,298)</u>	<u>2,370,535</u>	<u>90,545,828</u>
Expenses:				
Program expenses:				
Academic divisions	53,085,697	—	—	53,085,697
Administrative divisions	18,514,201	—	—	18,514,201
Real estate	24,309,703	—	—	24,309,703
Fundraising	7,681,245	—	—	7,681,245
Total program expenses	103,590,846	—	—	103,590,846
Business office administration	3,391,506	—	—	3,391,506
Total expenses	<u>106,982,352</u>	<u>—</u>	<u>—</u>	<u>106,982,352</u>
Total change in net assets	(707,761)	(18,099,298)	2,370,535	(16,436,524)
Net assets at beginning of year	254,803,055	455,320,218	161,312,888	871,436,161
Net assets at end of year	<u>\$ 254,095,294</u>	<u>437,220,920</u>	<u>163,683,423</u>	<u>854,999,637</u>

See accompanying notes to consolidated financial statements.

**UNIVERSITY AT BUFFALO FOUNDATION, INC.
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Consolidated Statement of Activities

Year ended June 30, 2014

	<u>Unrestricted</u>	<u>Temporarily restricted</u>	<u>Permanently restricted</u>	<u>Total</u>
Revenues, gains and other support:				
Gifts, bequests, and private grants	\$ 2,946,726	24,431,733	6,468,992	33,847,451
Investment return, net (note 3)	43,112,927	67,889,461	260,444	111,262,832
Loss on interest rate swaps	(201,447)	—	—	(201,447)
Gain on sale of property, plant and equipment	4,279,397	—	—	4,279,397
Other revenues:				
Faculty practice	9,450,234	—	—	9,450,234
Rental (note 5)	24,954,516	—	—	24,954,516
Continuing education	5,314,683	—	—	5,314,683
Uniform Data System for Medical Rehabilitation	8,071,038	—	—	8,071,038
Dental student training programs	3,580,954	—	—	3,580,954
Center for the Arts	2,898,796	—	—	2,898,796
Student orientation	1,239,681	—	—	1,239,681
Other activities and services	10,576,122	—	—	10,576,122
Change in value of split interest agreements	—	403,020	2,559,733	2,962,753
Net assets released from restrictions	32,556,065	(32,556,065)	—	—
Total revenues, gains and other support	<u>148,779,692</u>	<u>60,168,149</u>	<u>9,289,169</u>	<u>218,237,010</u>
Expenses:				
Program expenses:				
Academic divisions	55,164,796	—	—	55,164,796
Administrative divisions	13,792,611	—	—	13,792,611
Real estate	24,815,843	—	—	24,815,843
Fundraising	7,600,643	—	—	7,600,643
Total program expenses	101,373,893	—	—	101,373,893
Business office administration	3,157,801	—	—	3,157,801
Total expenses	<u>104,531,694</u>	<u>—</u>	<u>—</u>	<u>104,531,694</u>
Total change in net assets	44,247,998	60,168,149	9,289,169	113,705,316
Net assets at beginning of year	<u>210,555,057</u>	<u>395,152,069</u>	<u>152,023,719</u>	<u>757,730,845</u>
Net assets at end of year	<u>\$ 254,803,055</u>	<u>455,320,218</u>	<u>161,312,888</u>	<u>871,436,161</u>

See accompanying notes to consolidated financial statements.

**UNIVERSITY AT BUFFALO FOUNDATION, INC.
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Consolidated Statements of Cash Flows

Years ended June 30, 2015 and 2014

	2015	2014
Cash flows from operating activities:		
Change in net assets	\$ (16,436,524)	113,705,316
Adjustments to reconcile change in net assets to net cash used in operating activities:		
Depreciation	6,878,496	6,825,069
Amortization	241,837	236,135
Net realized and unrealized gains	(8,776,182)	(100,928,813)
Change in value of split interest agreements	3,994,813	(2,962,754)
Loss on interest rate swaps	481,965	201,447
Gain on sale of property, plant and equipment	(821,074)	(4,279,397)
Gifts of fine art	(1,545,062)	(104,100)
Contributions restricted for long-term purposes	(8,544,358)	(16,325,271)
Receipts of funds held in custody for others	7,742,994	7,558,053
Disbursements of funds held in custody for others	(6,356,751)	(6,818,116)
Changes in assets and liabilities:		
Contributions receivable	14,797,022	1,977,677
Accounts receivable, net	733,065	679,979
Other assets	(37,622)	(225,601)
Accounts payable	3,060,673	(1,960)
Accrued interest expense and other accrued liabilities	(160,067)	(204,094)
Net cash used in operating activities	(4,746,775)	(666,430)
Cash flows from investing activities:		
Proceeds from sale of property, plant, and equipment and fine arts	2,162,968	19,323,324
Purchase of property, plant, and equipment and fine arts	(5,577,018)	(6,115,488)
Proceeds from sale of investments	463,820,054	205,584,790
Purchase of investments	(459,179,443)	(204,919,386)
Net cash provided by investing activities	1,226,561	13,873,240
Cash flows from financing activities:		
Repayment of demand note payable	—	(19,210,437)
Repayments of long-term debt	(3,577,544)	(3,418,105)
Investments subject to annuity agreements	778,193	1,097,008
Payments and maturities of annuity obligations	(1,420,167)	(1,349,265)
Collections of contributions restricted for long-term purposes	7,739,732	9,673,989
Net cash provided by (used in) financing activities	3,520,214	(13,206,810)
Net change in cash and cash equivalents	—	—
Cash and cash equivalents at beginning of year	—	—
Cash and cash equivalents at end of year	\$ —	—
Supplemental disclosure of cash flow information:		
Interest paid during the year	\$ 5,903,130	6,352,947
Noncash investing activities:		
Gifts of fine art	1,545,062	104,100
Property, plant and equipment acquired by assuming liabilities	152,200	162,547

See accompanying notes to consolidated financial statements.

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(1) Organization and Summary of Significant Accounting Policies

(a) Organization

University at Buffalo Foundation, Inc. (UBF) was granted a charter as an education corporation in 1962 by the Board of Regents of the State of New York to promote the education, research, and public service mission of the State University of New York (SUNY) at Buffalo (University).

UBF and each of its six affiliates perform an important role in supporting and promoting the mission of the University. The following summarizes the most important roles and responsibilities of each entity:

UBF – Supports the University’s fund raising initiatives by providing advice and counsel regarding philanthropy. UBF also processes and manages gift revenues on behalf of the University and manages long term investments.

UB Foundation Activities, Inc. (UBFA) – Processes program service revenue for all units of the University. UBFA is also responsible for expenditures of gift, program services and investment revenues to support operations of the University in accordance with donor restrictions where applicable. UBFA also provides payroll administration for employees of the University as well as the staff of UBF.

UB Foundation Services, Inc. (UBFS) – Administers sponsored program and other agency activity for the University.

UBF Corporation – Leases, develops, and operates on-campus real estate for the benefit of the University.

FNUB, Inc. – Owns and operates a variety of off-campus real estate for the benefit of the University.

University at Buffalo Foundation, Incubator, Inc. (UBFI) – Operates a technology incubator facility aimed at increasing interaction between the University and start-up businesses.

UBF Faculty – Student Housing Corp. (UBFFSH) – Constructs and operates housing for students of the University, which currently consists of six complexes totaling 2,770 beds.

(b) Principles of Consolidation

UBF consolidates its financial statements with those of its affiliated entities to reflect all activities supporting UBF. The accompanying consolidated financial statements include the accounts of: UBF; UBFA; UBFS; UBF Corporation; FNUB, Inc.; UBFI; and UBFFSH, collectively referred to herein as the “Foundation.” All significant intercompany balances and transactions have been eliminated in consolidation.

(c) Use of Estimates

The consolidated financial statements of the Foundation have been prepared on the accrual basis of accounting. The preparation of financial statements in conformity with U.S. generally accepted

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accounting principles requires management to make estimates and judgments that affect the reported amounts of assets and liabilities, disclosures of contingencies at the date of the financial statements, and revenues and expenses recognized during the reporting period. The Foundation's significant estimates include the valuation of its investments, valuation of allowance for uncollectible accounts, contributions receivable and the valuation of its interest rate swaps. Actual results could differ from those estimates.

(d) Risks and Uncertainties

Investments are exposed to various risks, such as interest rate, market and credit risk. 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 the value of investments in the near term would materially affect the amounts reported in the consolidated statements of financial position and statements of activities.

(e) Basis of Accounting

The accompanying consolidated financial statements of the Foundation are presented consistent with Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 958, which addresses the presentation of financial statements for not-for-profit organizations. In accordance with the provisions of ASC 958, net assets and revenue, expenses, gains, and losses are classified based on the existence or absence of donor-imposed restrictions.

The Foundation classifies its net assets and changes therein in the categories described below:

Unrestricted

Unrestricted net assets represent resources whose use is not restricted by donor-imposed stipulations; thus, these resources are available for the general support of the Foundation's activities.

Unrestricted net assets are further classified as undesignated and designated resources. Undesignated net assets include the Foundation's net investment in property, plant, and equipment including the fine art collection and amounts set aside for maintenance of properties. Designated net assets represent amounts set aside by the Foundation to be used (1) for the support of specific operating units of the University and (2) for investment purposes in order to maintain the purchasing power of the Foundation's resources.

Temporarily Restricted

Temporarily restricted net assets represent resources whose use is limited by donor-imposed stipulations that either expire by the passage of time or are met by specific actions of the Foundation. Specific actions most often involve completion of expenditures for purposes consistent with donor stipulations. Temporarily restricted net assets of the Foundation are comprised of resources (1) for chairs/professorships, research, scholarships/fellowships and campus programs and (2) for investment purposes in order to maintain the purchasing power of the Foundation's resources. When such donor-imposed stipulations are met, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the consolidated statements of activities as net assets released from restrictions.

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When temporarily restricted net assets and unrestricted net assets are available for the same purpose, the Foundation uses the temporarily restricted net assets first.

Permanently Restricted

Permanently restricted net assets, including split interest agreements, represent resources that donors have stipulated must be maintained permanently. The Foundation is permitted to expend part or all of the investment return derived from the donated assets, restricted only by the donor stipulations.

Donor restrictions placed on the use of investment return derived from permanently restricted net assets relate principally to the use of the investment return to support chairs/professorships, research, scholarships/fellowships and campus programs.

The New York Prudent Management of Institutional Funds Act (NYPMIFA or Act) provides standards of fund management for those charged with governance of institutional or endowment funds. Among its various provisions, it requires that those responsible for managing institutional funds adopt a written investment policy; requires diversification of investments; and provides institutions with a process by which donor restrictions can be lifted. The Act allows an institution to determine the appropriate level of endowment expenditure, subject to donor-imposed restrictions expressed in the gift instrument. However, it establishes a rebuttable presumption of imprudence if such expenditure in any year is greater than 7% of the five year average fair market value of an endowment fund.

(f) Investment and Spending Policies

The Foundation has adopted investment and spending policies for endowment and certain working capital assets whose purpose is to provide a predictable stream of funding to programs supported by these assets, while seeking to maintain the purchasing power of these assets. The Foundation's investment and spending policies work together to achieve this objective. The investment policy establishes an achievable return objective through diversification of asset classes. The current objective is to earn an average annual total return, net of investment fees, equal to inflation plus 5.0% to 5.5%. Actual returns in any given year may vary significantly from this amount.

To satisfy its long-term rate-of-return objectives, the Foundation relies on a total investment return strategy in which investment return is achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). The Foundation targets a diversified asset allocation to achieve its long-term return objectives within prudent risk parameters.

The Foundation's spending policy calculates the amount of funds annually distributed from the Foundation's various endowed funds. A formula governs the portion of total return made available each year for spending that allows spending to increase by the predetermined annual growth rate of 3.0% as long as spending stays within 4.0% and 6.0% of the three-year average market value of principal. This is consistent with the Foundation's objective to maintain the purchasing power of endowment and certain working capital assets, as well as to provide additional growth through new gifts and investment return. The application of the formula for the year ended June 30, 2015 was subject to legal restrictions relating to endowed funds where the fair value is less than their original donated value. In June 2011, the spending policy was revised to accommodate prudent spending measures provided by NYPMIFA. Under this revision, absent of donor direction to the contrary, a

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fund will receive a full spending distribution provided its value is at least 90% of historic dollar value. The fund will receive one-half spending distribution if its value is below 90% but at least 80% of historic dollar value and will receive no distribution if the fund's value is below 80%.

(g) Contributions

Contributions received, including unconditional promises to give, are generally recognized as revenues in the period received at their fair values. Unconditional promises to give that are expected to be collected in future years are recorded at the present value of their estimated future cash flows. The discounts on those amounts are computed using risk-adjusted interest rates applicable to the years in which the promises are received. An allowance for uncollectible contributions receivable is recorded as deemed necessary by management based upon economic factors and historical losses associated with pledges received.

(h) Cash and Cash Equivalents

Cash and money market accounts held for investment purposes are included in investments on the consolidated statements of financial position as management considers a significant portion of such balances as a component of the Foundation's overall investment strategy.

(i) Investments

Investments are recorded at fair value based on exchange or third-party quoted market prices, with realized and unrealized gains and losses included in the consolidated statements of activities. In addition to traditional stocks and fixed-income securities, the Foundation may also hold shares or units in commingled institutional funds as well as in alternative investment structures involving hedged strategies, venture capital/private equity and real assets strategies. Hedged strategies involve funds whose managers have the authority to invest in various asset classes at their discretion, including the ability to invest long and short. Funds with hedged strategies generally hold securities or other financial instruments for which a ready market exists and may include stocks, bonds, put or call options, swaps, currency hedges and other instruments, and are valued accordingly. Venture capital/private equity investments employ buyout and venture capital strategies and focus on investments in turn-around situations. Real asset investments generally hold interests in commercial real estate, infrastructure, and other hard assets. Venture capital/private equity and real assets strategies therefore often require the estimation of fair values by the fund managers in the absence of readily determinable market values. Because of the inherent uncertainties of valuation, these estimated fair values may differ significantly from values that would have been used had a ready market existed, and such differences could be material. These valuations generally consider variables such as operating results, comparable earnings multiples, projected cash flows, recent sales prices, and other pertinent information, and may reflect discounts for the illiquid nature of certain investments held. Moreover, the fair values of the Foundation's interests in shares or units of these funds, because of liquidity and capital commitment terms that vary depending on the specific fund or partnership agreement, may differ from the fair value of the funds' underlying net assets.

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(j) *Property, Plant, and Equipment*

Property, plant, and equipment are recorded at cost or, if donated, at the fair value at the date of donation. Depreciation is recorded using the straight-line method over estimated useful lives of 20 to 35 years for real property and 5 to 8 years for furniture, fixtures and equipment.

The Foundation reports gifts of property, plant, and equipment as unrestricted support unless explicit donor stipulations specify how the donated assets must be used. Gifts of long-lived assets with explicit restrictions that specify how the assets are to be used and gifts of cash or other assets that must be used to acquire long-lived assets are reported as temporarily restricted support. Absent explicit donor stipulations about how long those long-lived assets must be maintained, the Foundation reports expirations of donor restrictions when the donated or acquired long-lived assets are placed in service.

(k) *Fine Art Collection*

Fine art has been capitalized from inception at fair value at the date of donation. Fair value is generally determined by appraisal or a written opinion of value from an expert in the field. If fine art items are sold above or below the recorded amount, a gain or loss will be recognized. The fine art collection is not depreciated.

(l) *Split Interest Agreements*

The Foundation's split interest agreements with donors consist of gift annuities, lead trusts and charitable remainder unitrusts and annuity trusts. Assets held under these agreements are included in investments and property, plant, and equipment. Generally, contribution revenues are recognized on the dates of donation to the annuities or trusts and are established after recording liabilities for the present value of the estimated future payments to be made to the third-party beneficiaries. The discount rate utilized was 2.0% and 2.2% at June 30, 2015 and 2014, respectively. The liabilities, reflected as annuity and life income obligations on the consolidated statements of financial position, are adjusted during the term of the trusts and annuities for changes in the value of the assets and other changes in the estimates of future benefits. Upon termination of the income obligation, the residual value of the annuities or trusts is held by the Foundation in accordance with the donor's annuity or trust agreement.

(m) *Derivatives*

UBF has adopted an interest rate swap policy which provides guidance and authorization levels for entering into interest rate swaps and other derivative arrangements. The policy determines derivatives objectives and limitations, potential instruments, and a standard of prudence.

UBF records interest rate swaps at fair value in the consolidated statements of financial position in accordance with ASC Topic 815-10, *Derivatives and Hedging*. The change in fair value of the swap is reported in the consolidated statements of activities as gain or loss on interest rate swaps.

(n) *Other Activities and Services*

Other activities and services revenue, included in the consolidated statements of activities, reflect amounts generated from educational and training programs, various student activities, laboratory testing and other educational related initiatives, and administrative support provided through the Foundation. Revenue related to other activities and services is recognized as earned.

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(o) Program Expenses

Program expenses consist of expenses related to the academic divisions, administrative divisions (athletics, student orientation, Office of the President, Office of the Provost), real estate management and fundraising expenses incurred by the University.

(p) Financial Instruments

Management believes that the recorded value of financial instruments approximates their fair value, except for long-term debt. The fair value of long-term debt, estimated by quoted market prices for similar debt (Level 2 fair value measurement), was approximately \$137,592,340 and \$140,046,000 at June 30, 2015 and 2014, respectively. The associated carrying amounts of long-term debt of \$133,640,765 and \$137,218,309 at June 30, 2015 and 2014, respectively, are included in the consolidated statements of financial position.

(q) Reclassifications

Certain reclassifications were made to the 2014 financial statements to conform to the 2015 presentation.

(r) Recently Adopted Accounting Pronouncements

In May 2015, the FASB issued ASU No. 2015-07 – *Fair Value Measurement (Topic 878): Disclosures for Investments in Certain Entities that Calculate Net Asset Value per Share (or its Equivalent)*. The guidance removes the requirement to categorize within the fair value hierarchy investments whose fair values are measured at NAV (or its equivalent) under the practical expedient in the FASB’s fair value measurement guidance. This guidance becomes effective for the Foundation for fiscal years beginning after December 15, 2016, with early adoption permitted. The Foundation adopted the provisions of ASU No. 2015-7 during fiscal year 2015.

In April 2015, the FASB issued ASU No. 2015-03, *Interest – Imputation of Interest (Subtopic 835-30): Simplifying the Presentation of Debt Issuance Costs*. This guidance requires that debt issuance costs be presented in the balance sheet as a direct deduction from the carrying amount of the debt liability. This guidance becomes effective for fiscal years beginning after December 15, 2015, with early adoption permitted. The Foundation will implement the provisions of ASU 2015-03 as of July 1, 2016.

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(2) Contributions Receivable

Contributions receivable, representing unconditional promises to give, as of June 30, 2015 and 2014, are summarized below:

	2015	2014
Unconditional promises expected to be collected in:		
Less than one year	\$ 9,187,870	14,837,218
One year to five years	14,667,483	23,073,316
Greater than five years	3,593,449	3,437,877
	27,448,802	41,348,411
Less:		
Discount	(527,242)	(606,172)
Allowance for uncollectible contributions receivable	(421,717)	(250,000)
	\$ 26,499,843	40,492,239

Discount rates utilized ranged from 0.08% to 2.21% based upon the rates reflected at the time of the gift.

As of June 30, 2015, UBF has also received bequest intentions and revocable trusts that management estimates will approximate \$90.2 million. These intentions and conditional promises to give are not recognized as assets in the accompanying consolidated financial statements. Amounts received under these conditional promises to give will generally be restricted for specific purposes stipulated by the donors, primarily endowments for faculty support, scholarships, and general operating support of particular departments and divisions of the University.

The UBF allowance for uncollectible contributions is estimated by using collections of contributions receivable as an indication of future collections. At June 30, 2015 and 2014, the five largest outstanding pledge balances represented 30.6% and 62.0% respectively, of UBF's gross contribution receivable.

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(3) Investments

Investments at June 30, 2015 and 2014 are comprised of the following:

	<u>2015</u>	<u>Percentage</u>	<u>2014</u>	<u>Percentage</u>
Cash and cash equivalents	\$ 13,045,665	1.5%	22,522,127	2.6%
Investment receivable	302,375	—	900,123	0.1
Fixed income securities	104,791,343	12.1	131,447,256	15.2
Equity securities	394,713,527	45.5	373,478,167	43.2
Alternative investments:				
Real assets	82,139,974	9.5	83,116,288	9.6
Venture capital/private equity partnerships	105,970,730	12.2	91,296,583	10.6
Hedge funds	166,384,685	19.2	159,200,719	18.4
Other	388,506	—	2,399,857	0.3
	<u>\$ 867,736,805</u>	<u>100.0%</u>	<u>864,361,120</u>	<u>100.0%</u>

Investment return, net, on the statements of activities is comprised of net realized and unrealized gains of \$8,776,182 and \$100,928,813 in 2015 and 2014, respectively, as well as interest and dividend income, of \$10,905,205 and \$10,334,019 in 2015 and 2014, net of asset management fees, respectively.

Investments held under split interest agreements, included above, were approximately \$23,711,000 and \$24,483,000 at June 30, 2015 and 2014, respectively.

Certain investment assets have been pledged as security for a bank line of credit for the specific use of a University Department. The value of the pledged assets was approximately \$1.5 million at both June 30, 2015 and 2014. Also, the South Lake Village swap agreement requires assets to be pledged to the counterparty to serve as collateral in an amount equal to or greater than the outstanding swap. At June 30, 2015 and 2014, UBF pledged the assets held with one of its fixed asset managers valued at approximately \$13,792,000 and \$14,043,000, respectively.

(4) Fair Value Measurements

According to ASC 820, fair value is defined as the price that the Foundation would receive to sell an asset or pay to transfer a liability in an orderly transaction between market participants at the measurement date.

ASC 820 also establishes a fair value hierarchy that distinguishes between (1) inputs that reflect the assumptions market participants would use in pricing assets or liabilities based on market data obtained from sources independent of the reporting entity (observable inputs) and (2) inputs that reflect the reporting entity's own assumptions about what other market participants would use in pricing assets or liabilities that are based on the best information available in the circumstances (unobservable inputs). ASC 820 prioritizes these inputs into the following fair value hierarchy:

Level 1 Inputs – Unadjusted quoted prices in active markets for identical assets or liabilities that are available at the measurement date.

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Level 2 Inputs – Inputs other than quoted prices in active markets that are observable for the assets or liabilities, either directly or indirectly. These might include quoted prices for similar assets or liabilities in active markets, quoted prices for identical or similar assets or liabilities in markets that are not active, inputs other than quoted prices that are observable for the assets or liabilities, or inputs that are derived principally from or corroborated by market data by correlation or other means.

Level 3 Inputs – Unobservable inputs for determining the fair value of the assets or liabilities and are based on the entity's own assumptions about what market participants would use to price the assets or liabilities.

The Foundation also reports under the FASB update for *Disclosures for Investments in Certain Entities that Calculate Net Asset Value (NAV) per Share (or Its Equivalent)*, which permits, as a practical expedient, the Foundation to measure the fair value of an investment that is within the scope of the update on the basis of the NAV per share of the investment or its equivalent determined as of the Foundation's fiscal year-end without the requirement to categorize the investment in the fair value hierarchy. Under this approach, certain attributes for the investment, such as restrictions on redemption and transaction prices from principal-to-principal or brokered transactions, are not considered in measuring the fair value of an investment.

In certain cases, the inputs used to measure fair value may fall into different levels of the fair value hierarchy. In such cases, an investment's level within the fair value hierarchy may be based on the lowest level of input that is significant to the fair value measurement. The Foundation's assessment of the significance of a particular input to the fair value measurement in its entirety requires judgment.

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The following table summarizes the valuation of the Foundation's financial assets and liabilities within the ASC 820 fair value hierarchy as of June 30, 2015 and 2014 that are measured at fair value on a recurring basis:

<u>June 30, 2015</u>						
	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>	<u>Redemption/ liquidation</u>	<u>Days notice</u>
Cash and cash equivalents	\$ 13,045,665	—	—	13,045,665	Daily	One
Investment receivable	302,375	—	—	302,375	Quarterly	N/A
Fixed income securities:						
U.S. fixed income	84,787,493	3,985,622	—	88,773,115	Daily/monthly	One
Global fixed income	1,168,457	—	—	1,168,457	Daily/quarterly	One/60
U.S. inflation protected	14,849,771	—	—	14,849,771	Daily	One
	<u>100,805,721</u>	<u>3,985,622</u>	<u>—</u>	<u>104,791,343</u>		
Domestic equity:						
U.S. large blend	138,897,286	—	—	138,897,286	Daily	One
U.S. large quality	69,873,780	—	—	69,873,780	Daily	One
U.S. mid/small	730,639	—	—	730,639	Daily	One
	<u>209,501,705</u>	<u>—</u>	<u>—</u>	<u>209,501,705</u>		
International equity:						
International large	78,591,551	—	—	78,591,551	Daily/monthly	One/15
International emerging	44,392,957	—	—	44,392,957	Daily	One
	<u>122,984,508</u>	<u>—</u>	<u>—</u>	<u>122,984,508</u>		
Real assets:						
Natural resources	25,905,379	—	—	25,905,379		
Other	236,956	151,550	—	388,506		
	<u>472,782,309</u>	<u>4,137,172</u>	<u>—</u>	<u>476,919,481</u>		
Investments measured at net asset value:						
International equity:						
International large				<u>62,227,314</u>	Daily/monthly	One/15
Real assets:						
Global energy				7,769,211	Illiquid	N/A
Infrastructure				13,007,001	Quarterly/illiquid	90/N/A
Natural resources				845,362	Daily/illiquid	One/N/A
Real estate – debt				9,645,241	Illiquid	N/A
Real estate – equity				24,967,780	Quarterly/illiquid	15/N/A
				<u>56,234,595</u>		
Private equity:						
Buyout				20,122,385	Illiquid	N/A
Fund of funds				57,163,761	Illiquid	N/A
Special situations				19,957,382	Illiquid	N/A
Venture capital				8,727,202	Illiquid	N/A
				<u>105,970,730</u>		

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June 30, 2015						
	Level 1	Level 2	Level 3	Total	Redemption/ liquidation	Days notice
Hedge funds:						
Multi-strategy				\$ 57,755,161	Quarterly/annual/bi-annual	45/60/65/90
Long/short credit				48,624,210	Monthly/quarterly/semi/bi-annual	45/65/90
Long/short equity				43,925,683	Monthly/quarterly	45/60/180
Global macro				10,671,373	Quarterly	90
Short credit				5,408,258	Monthly	30
				166,384,685		
 Total investments				 \$ 867,736,805		
Financial liabilities:						
Interest rate swaps \$	—	7,309,123	—	7,309,123		

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June 30, 2014						
	Level 1	Level 2	Level 3	Total	Redemption/ liquidation	Days notice
Cash and cash equivalents	\$ 22,522,127	—	—	22,522,127	Daily	One
Investment receivable	900,123	—	—	900,123	Quarterly	N/A
Fixed income securities:						
U.S. fixed income	72,756,321	5,136,094	—	77,892,415	Daily/monthly	One
Global fixed income	22,999,493	15,434,551	—	38,434,044	Daily/quarterly	One/60
U.S. inflation protected	15,120,797	—	—	15,120,797	Daily	One
	110,876,611	20,570,645	—	131,447,256		
Domestic equity:						
U.S. large blend	98,010,194	—	—	98,010,194	Daily	One
U.S. large quality	88,842,721	—	—	88,842,721	Daily	One
U.S. mid/small	629,201	—	—	629,201	Daily	One
	187,482,116	—	—	187,482,116		
International equity:						
International large	46,753,170	—	—	46,753,170	Daily/monthly	One/15
International large quality	30,301,849	—	—	30,301,849	Daily	One
International emerging	44,203,621	—	—	44,203,621	Daily	One
	121,258,640	—	—	121,258,640		
Real assets:						
Natural resources	35,470,606	—	—	35,470,606		
Other	224,000	2,175,857	—	2,399,857		
	478,734,223	22,746,502	—	501,480,725		
Investments measured at net asset value:						
International equity:						
International large				64,737,411	Daily/monthly	One/15
Real assets:						
Global energy				5,974,230	Illiquid	N/A
Infrastructure				12,855,969	Quarterly/illiquid	90/N/A
Natural resources				739,425	Daily/illiquid	One/N/A
Real estate – debt				7,400,723	Illiquid	N/A
Real estate – equity				20,675,335	Quarterly/illiquid	15/N/A
				47,645,682		
Private equity:						
Buyout				8,089,102	Illiquid	N/A
Fund of funds				62,781,210	Illiquid	N/A
Special situations				16,544,323	Illiquid	N/A
Venture capital				3,881,948	Illiquid	N/A
				91,296,583		

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June 30, 2014						
	Level 1	Level 2	Level 3	Total	Redemption/ liquidation	Days notice
Hedge funds:						
Multi-strategy				\$ 57,965,932	Quarterly/annual/bi-annual	45/60/65/90
Long/short credit				48,433,678	Monthly/quarterly/semi/bi-annual	45/65/90
Long/short equity				40,610,461	Monthly/quarterly	45/60/180
Global macro				10,412,827	Quarterly	90
Short credit				1,777,821	Monthly	30
				159,200,719		
Total investments				\$ 864,361,120		
Financial liabilities:						
Interest rate swap \$	—	6,827,158	—	6,827,158		

There were no transfers into or out of Level 1, Level 2 and Level 3 for the years ended June 30, 2015 and 2014.

The following methods and assumptions were used to estimate the fair value for each class of financial instrument measured at fair value:

Cash and Cash Equivalents – The fair value of cash and cash equivalents, consisting primarily of cash and money market funds, is classified as Level 1, as these financial instruments are highly liquid.

Fixed Income Securities – Investments in certain fixed income securities represent investments in commingled funds consisting primarily of fixed income securities. These investments are classified as Level 1 if they are traded in an active market for which daily closing prices are available, and are classified as Level 2 if the observable inputs are from other than quoted prices in active markets. At June 30, 2015 and 2014, notice periods generally range from daily liquidity to illiquid, according to the provisions of the respective investment agreements.

Equity Securities – Equity securities include both domestic equity and international equity asset classes. Investments in certain equity securities represent investments in commingled funds consisting primarily of equity securities. These investments are classified as Level 1 if they are traded in an active market for which daily closing prices are available, and are classified as Level 2 or if invested in closed end investment companies. At June 30, 2015 and 2014, notice periods generally range from daily liquidity to fifteen days, according to the provisions of the respective investment agreements.

Investments in other equity securities that are not considered commingled funds are measured at fair value using quoted market prices on active exchanges. They are classified as Level 1 as they are traded in an active market for which closing stock prices are readily available.

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Alternative Investments – The alternative investment portion of the portfolio is comprised of the following:

- Real assets include investments in commingled funds, limited partnerships and limited liability companies. These investments are estimated using the NAV basis. At June 30, 2015 and 2014, notice periods for real assets generally range from one day to illiquid, according to the provisions of the respective investment agreements. At June 30, 2015, the Foundation has committed to incrementally invest approximately \$46,083,000 in such investments.
- Investments in venture capital/private equity partnerships and hedge funds are estimated using current information obtained from the general partner or investment manager for the respective funds. Investments in venture capital/private equity partnerships are generally estimated using partner's capital balances, and the fair value of investments in hedge funds are generally estimated using NAVs. In cases where the investee has provided its investors with a NAV per share or partner capital balances that have been calculated in accordance with the measurement principles of ASC 946 *Financial Service Investment Companies*, the Foundation has estimated its fair value by using the NAV provided by the investee as of June 30.

Investments in venture capital/private equity partnerships are generally made through limited partnerships. Under the terms of such agreements, the Foundation may be required to provide additional funding when capital or liquidity calls are made by fund managers. These partnerships have a limited existence, and they may provide for annual extensions for the purpose of disposing portfolio positions and returning capital to investors. However, depending on market conditions, the inability to execute the fund's strategy, or other factors, a manager may extend the terms of a fund beyond its originally anticipated existence or may wind the fund down prematurely. The Foundation cannot anticipate such changes because they generally arise from unforeseeable events, but should they occur they could reduce liquidity or originally anticipated investment returns. Accordingly, the timing and amount of future capital or liquidity calls in any particular future year are uncertain. Such investments generally do not provide redemption options for investors and, subsequent to final closing, do not permit subscriptions by new or existing investors. As June 30, 2015, the Foundation has committed to incrementally invest approximately \$44,817,000 in such investments. The remaining lives of the Foundation's investments in venture capital/private equity partnerships range from two to twelve years at June 30, 2015.

- Investments in hedge funds have numerous provisions which may restrict the redemptive nature of the investment. Certain of the hedge funds are subject to initial "lock-up" provisions, ranging up to two years. Subject to the expiration of the "lock-up" period, the investor has the ability to liquidate its investments periodically from monthly to bi-annually, accompanied by notice periods ranging from thirty to one hundred eighty days at June 30, 2015 and 2014, according to the provisions of the respective investment fund agreements. A portion or all of the hedge funds investment may be held as "side-pocket" investments, as determined by such investment fund's investment manager. The investor's ability to redeem its interest in the side-pocket investments is restricted until the occurrence of a realization event with respect to the underlying investment positions in such side-pockets per the terms of the respective investment fund's agreement.

In addition, certain investments in hedge funds are subject to redemption "gate" or redemption suspension provisions as defined in the respective investment funds' agreements. The investment manager of the investment funds may restrict or suspend redemption requests for various reasons,

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including, but not limited to, insufficient liquidity at the investment fund to satisfy redemption requests or to preserve the interests of the shareholders not redeeming from the investment funds. At June 30, 2015 and 2014, no redemption gates or suspension provisions have been imposed on the Foundation's investments in hedge funds of funds.

Interest Rate Swaps – The fair value of the Foundation's swaps were estimated using primarily Level 2 inputs via netting discounted future fixed cash payments and the discounted expected variable cash payments. Variable cash payments are based on an expectation of future interest rates derived from observable market interest rate curves. However, Level 3 inputs were used to determine credit valuation adjustments, such as estimates of current credit spreads to evaluate the likelihood of default. The Foundation has determined that the impact of these credit valuation adjustments are not a significant input to the overall valuations of the swaps, and has therefore determined the swaps are most appropriately classified as Level 2.

Liquidity

The following presents the fair value of the Foundation's investments as of June 30, 2015 and 2014 by redemption period.

	<u>2015</u>	<u>2014</u>
Daily	\$ 477,906,337	482,746,194
Monthly	86,448,906	83,958,043
Quarterly	119,337,413	135,193,679
Semi-annual	12,953,978	12,919,286
Annual	10,899,990	8,454,873
Bi-annual	21,690,608	21,180,474
Illiquid	138,499,573	119,908,571
	<u>\$ 867,736,805</u>	<u>864,361,120</u>

The limitation on the Foundation's ability to redeem or sell these investment positions vary by each individual investment and may be subject to notice periods and redemption restrictions.

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(5) Property, Plant, and Equipment and Operating Leases

Property, plant, and equipment at June 30, 2015 and 2014 is comprised of the following:

	2015	2014
Real property, principally rental property	\$ 181,904,075	181,018,867
Furniture, fixtures and equipment	13,822,047	13,117,317
Less accumulated depreciation	(65,525,977)	(61,226,174)
	130,200,145	132,910,010
Work in process	208,971	—
Real estate held under split interest agreements	875,000	875,000
	\$ 131,284,116	133,785,010

UBF Corporation leases land from the State University of New York under an operating lease agreement with an initial term expiring in 2021, renewable to 2037. The base annual rent is \$20,476, adjustable based on the UBF Corporation's net cash flow from this parcel, as defined in the agreement. UBFA leases office space under an operating lease entered into in 2002, extended in 2012, and expiring in 2022. The base annual rent is \$154,060 for the first five years of the extended term and \$161,960 per year for the remaining extended term. Rental expense incurred under all operating leases was \$447,838 and \$497,884 in 2015 and 2014, respectively.

FNUB, Inc., UBF Corporation, UBFFSH, UBFI, and UBFA are the lessor or sublessor under several real estate operating leases. Minimum future rental revenues and expenses under operating leases with original terms in excess of one year as of June 30, 2015 are as follows:

	Revenues	Expenses
Year ending June 30:		
2016	\$ 1,333,606	239,070
2017	1,360,654	202,470
2018	1,397,068	209,054
2019	1,415,632	173,771
2020	1,456,280	173,771
Thereafter	1,687,121	565,473

Total operating revenue and expense related to UBFFSH was approximately \$22,227,000 and \$21,809,000, respectively, in 2015 and approximately \$23,143,000 and \$20,677,000, respectively, in 2014.

At June 30, 2015 and 2014, the Foundation held replacement reserve funds for the purposes of capital replacement for the student housing complexes owned and operated by UBFFSH of \$4,390,512 and \$8,373,376, respectively. The reserve funds are included in investments in the consolidated statements of financial position.

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On December 22, 2014, FNUB, Inc. completed a sale of land and a building located in Buffalo, New York to a commercial developer. The sale generated gross proceeds of \$2,162,690 and a realized gain of \$1,996,449. On June 12, 2014, FNUB, Inc. completed a sale of land and a building located in Buffalo, New York to the State of New York. The sale generated gross proceeds of \$19,210,437 and a realized gain of \$4,242,690.

(6) Debt Financing

A summary of long-term debt at June 30, 2015 and 2014 follows:

	2015	2014
Village of Kenmore Housing Authority bonds payable in monthly installments of \$47,516 through January 2028, including fixed interest at 4.95%. (Flickinger Project)	\$ 5,310,121	5,605,692
Town of Amherst Development Corporation bonds payable in annual principal installments that escalate through maturity in October 2045, plus interest ranging from 3.25% to 5.00% adjusted annually, net of discount of \$222,398 on Greiner Hall and premium of \$173,042 on Hadley Village in 2015 and discount of \$229,831 on Greiner Hall and premium of \$192,448 on Hadley Village in 2014. (Greiner Hall and Hadley Village)	75,995,644	77,997,617
Town of Amherst Development Corporation bonds payable in annual principal installments that escalate through maturity in October 2035 plus variable rate interest. Interest rates ranged from 0.09% to 0.16% and 0.09% to 0.13% for the years ended June 30, 2015 and 2014, respectively. (South Lake Village/Replacement Bonds)	21,995,000	22,530,000
Town of Amherst Development Corporation bonds payable in monthly principal installments that escalate through maturity in August 2042 plus variable rate interest. Interest rates ranged from 1.50% to 1.52% for the year ended June 30, 2015 and 1.50% to 1.53% for the year ended June 30, 2014. (Flint Village and Creekside Village Refunding)	30,340,000	31,085,000
	\$ 133,640,765	137,218,309

The Foundation complied with the terms of its financial debt covenants at June 30, 2015 and 2014.

Interest expense was \$5,885,549 and \$6,327,918 in 2015 and 2014, respectively.

In June 2012, UBFFSH issued \$32,465,000 Town of Amherst Development Corporation Bonds (Flint Village and Creekside Village). The Flint Village and Creekside Village Refunding Bonds were issued to provide funds for the refunding of the outstanding principal of the original bonds used to finance the respective projects including funds needed for the costs incidental to their issuance.

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The Flickinger Project bonds are secured by first mortgage interests in the property and the assignment of all related leases, subleases and rentals. For the remaining student housing projects, each bond issuance is secured by a first mortgage lien on UBFFSH's ground leasehold interest for such project and by assignment of all leases, subleases and rentals related to such project. UBFFSH is required to make payments under leasing arrangements with the bond issuers sufficient to service the bonds.

Each respective bond insurer or letter of credit provider requires a surplus cash flow reserve fund to be maintained related to the Hadley Village, South Lake Village, Flint Village, Creekside Village, and Greiner Hall projects. The requirement provides that the reserve will be maintained by setting aside 50% of the net cash flow from each project to a maximum aggregate amount of 10% of the initial par amount of the bonds financing that project. The surplus cash flow reserve fund will continue as long as the bond insurance policy or letter of credit is in full force and effect. The surplus cash flow reserve fund is designated for capital expenditures with the prior consent of the bond insurer. The amounts, included in investments, designated as surplus cash flow reserve were \$9,246,289 and \$9,063,220 at June 30, 2015 and 2014, respectively.

UBF has guaranteed UBFFSH's regularly scheduled principal and interest payment obligations for the bonds issued for the Greiner Hall Project and Hadley Village Refunding debt obligation. This cash flow guarantee remains in effect until the end of the third consecutive year in which the debt service coverage ratio related to the Greiner Hall Project and Hadley Village Refunding debt obligation is 1.35 or better or when the obligations are irrevocably paid in full.

In August 2010, UBFA obtained a \$25,000,000 operating line of credit. The outstanding balance amounted to \$5,789,563 at both June 30, 2015 and June 30, 2014 and was used to acquire properties in the downtown area. Borrowings under the new line of credit are payable on demand and bear interest at 1.5% below the bank's prime rate (1.75% at both June 30, 2015 and 2014).

On August 26, 2010, UBFFSH issued \$23,975,000 Town of Amherst Development Corporation Bonds. The South Lake Village Replacement Bonds (Replacement Bonds) were issued to provide funds for the refunding of the outstanding principal of the South Lake Village Original Bonds and to provide payment of a portion of the costs incidental to their issuance. Concurrent with the issuance of the Replacement Bonds, UBFFSH entered into an interest rate swap agreement. Under the swap agreement, UBFFSH is obligated to pay the counterparty a fixed rate per annum equal to 4.7755% on a notional amount approximately equal to the outstanding principal amount of the Replacement Bonds, subject to certain conditions. The counterparty, in turn, is obligated to pay to UBFFSH a variable rate per annum on an equal notional amount, which rate is defined as 67% of one-month LIBOR, also subject to certain conditions. The swap agreement matures on October 1, 2035. If the swap agreement is terminated prior to the maturity of the Replacement Bonds, UBFFSH may be required to make a termination payment. The amount of any termination payment would depend upon prevailing market conditions, and such amount could be substantial. The interest rate Swap agreement does not relieve UBFFSH of its obligations under the Replacement Bonds.

The swap agreement also requires that assets be pledged to the counterparty to serve as collateral in an amount equal to or greater than the outstanding swap liability. At June 30, 2015 and 2014, UBF pledged the assets held with one of its fixed asset managers valued in excess of the swap liability.

On June 12, 2012, UBFFSH entered into an additional interest rate swap agreement for the purpose of hedging the interest rate exposure of the Series 2012A Bonds (Flint Village and Creekside Village

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Refunding.) This swap agreement matures on June 1, 2022. The swap agreement requires that UBFFSH pay to the counterparty monthly payments based on a fixed interest equal to 2.634% and that the counterparty pay UBFFSH monthly payments based on a floating rate equal to 65% of LIBOR plus 140.4 basis points. The notional amortization of the swap matches the principal amortization of the bonds.

Amounts required by the bond documents to be set aside for debt service and included in investments were \$5,601,683 at June 30, 2015, and \$5,517,334 at June 30, 2014. No interest costs were capitalized in 2015 or 2014.

Aggregate annual maturities of long-term debt at June 30, 2015 are as follows:

2016	\$	3,702,013
2017		3,853,647
2018		4,015,424
2019		4,158,063
2020		4,306,090
Thereafter		<u>113,605,528</u>
	\$	<u><u>133,640,765</u></u>

(7) Endowment Net Assets

At June 30, 2015 and 2014, UBF's endowment consists of 1185 and 1151 individual funds, respectively, established for a variety of purposes, including both donor-restricted endowment funds and funds designated by the UBF board of trustees to function as endowments. At June 30, 2015, the fair values of twelve donor-restricted endowment account was less than its original donated value by a total of approximately \$75,000. At June 30, 2014, the fair values of one donor-restricted endowment account was less than its original donated value by a total of approximately \$42,000. The deficit between the original donated value and the fair value reduced by the prudent spending provisions of UBF's spending policy, are reported in unrestricted net assets. These deficiencies resulted from unfavorable market fluctuations that occurred shortly after the investment of new permanently restricted contributions and continued legally permitted appropriation for certain programs that was deemed prudent by UBF. The deficiency in unrestricted net assets will be restored with future market gains before any net appreciation above historical cost value increases temporarily restricted net assets.

UBF adopted the provisions of NYPMIFA, which requires prudent spending regarding the original gift of the donor-restricted endowment fund absent explicit donor stipulations to the contrary. As a result, UBF classifies as permanently restricted net assets (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts donated to the permanent endowment, and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. Appreciation, net of the underwater amount of endowment funds, is reported as either temporarily restricted or unrestricted net assets.

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The following is a summary of UBF's endowment and net asset composition by type of fund as of June 30, 2015 and 2014:

	2015			
	Unrestricted	Temporarily restricted	Permanently restricted	Total
Donor-restricted endowment funds	\$ (75,000)	145,258,145	146,423,020	291,606,165
Board-designated endowment funds	88,327,203	239,362,306	—	327,689,509
Total endowment net assets	88,252,203	384,620,451	146,423,020	619,295,674
Contributions receivable, discounted	10,164	21,648,385	4,841,294	26,499,843
Split interest agreements	—	2,547,549	12,419,109	14,966,658
Other non-endowed funds	165,832,927	28,404,535	—	194,237,462
Total net assets	\$ 254,095,294	437,220,920	163,683,423	854,999,637

	2014			
	Unrestricted	Temporarily restricted	Permanently restricted	Total
Donor-restricted endowment funds	\$ (42,000)	150,768,915	140,956,811	291,683,726
Board-designated endowment funds	90,357,757	242,749,192	—	333,106,949
Total endowment net assets	90,315,757	393,518,107	140,956,811	624,790,675
Contributions receivable, discounted	10,558	36,088,232	4,393,449	40,492,239
Split interest agreements	—	2,369,556	15,962,628	18,332,184
Other non-endowed funds	164,476,740	23,344,323	—	187,821,063
Total net assets	\$ 254,803,055	455,320,218	161,312,888	871,436,161

**UNIVERSITY AT BUFFALO FOUNDATION, INC.
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Notes to Consolidated Financial Statements

June 30, 2015 and 2014

Changes in UBF's endowment net assets for the years ended June 30, 2015 and 2014 are as follows:

	2015			
	Unrestricted	Temporarily restricted	Permanently restricted	Total
Endowment net assets, beginning of year	\$ 90,315,757	393,518,107	140,956,811	624,790,675
Investment return:				
Investment income	1,396,486	6,524,874	—	7,921,360
Net realized and unrealized gains on endowment funds	1,352,258	5,705,457	—	7,057,715
Total investment return	2,748,744	12,230,331	—	14,979,075
Contributions	7,891	1,032,771	4,376,021	5,416,683
Appropriation of endowment assets for expenditure	(4,820,189)	(22,107,403)	—	(26,927,592)
Other additions/(distributions)	—	(53,355)	1,090,188	1,036,833
Endowment net assets, end of year	<u>\$ 88,252,203</u>	<u>384,620,451</u>	<u>146,423,020</u>	<u>619,295,674</u>
	2014			
	Unrestricted	Temporarily restricted	Permanently restricted	Total
Endowment net assets, beginning of year	\$ 79,158,328	341,125,153	134,108,902	554,392,383
Investment return:				
Investment income	1,388,397	6,391,090	—	7,779,487
Net realized and unrealized gains on endowment funds	14,099,153	63,083,812	—	77,182,965
Total investment return	15,487,550	69,474,902	—	84,962,452
Contributions	307,288	3,905,689	6,126,331	10,339,308
Appropriation of endowment assets for expenditure	(4,637,409)	(21,062,642)	—	(25,700,051)
Other additions	—	75,005	721,578	796,583
Endowment net assets, end of year	<u>\$ 90,315,757</u>	<u>393,518,107</u>	<u>140,956,811</u>	<u>624,790,675</u>

Appropriation of endowment assets for expenditure includes administrative expenses incurred in connection with the support and management of the endowment funds.

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Notes to Consolidated Financial Statements

June 30, 2015 and 2014

(8) Temporarily Restricted and Permanently Restricted Net Assets

Temporarily restricted net assets at June 30, 2015 and 2014 were restricted for the following:

	<u>2015</u>	<u>2014</u>
General university support	\$ 186,527,156	200,634,745
Student financial aid	58,859,592	61,214,934
Chairs and professorships	48,562,460	50,030,547
Capital and capital improvements	20,421,865	18,516,747
Research	112,407,305	114,444,685
Lectures	4,883,042	5,052,389
Libraries	3,011,951	3,056,615
Remainder interest in trusts	2,547,549	2,369,556
	<u>\$ 437,220,920</u>	<u>455,320,218</u>

Permanently restricted (endowed) net assets at June 30, 2015 and 2014 were restricted for the following:

	<u>2015</u>	<u>2014</u>
General university support	54,463,294	51,901,146
Student financial aid	55,910,611	52,908,618
Chairs and professorships	28,575,495	28,350,402
Research	7,162,851	7,152,651
Lectures	3,403,802	3,341,463
Libraries	1,748,261	1,695,980
Remainder interest in trusts	12,419,109	15,962,628
	<u>\$ 163,683,423</u>	<u>161,312,888</u>

Included in general university support is contributions receivable of \$4,841,294 and \$4,393,449 at June 30, 2015, and 2014, respectively.

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Notes to Consolidated Financial Statements

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(9) Funds Held for Others

The Foundation manages certain funds for various purposes, including privately funded sponsored programs as agent for the SUNY Research Foundation, endowment administration for other SUNY and University affiliated campuses, tenant security deposits and other charities or University related programs. Funds held at June 30, 2015 and 2014 were as follows:

	2015	2014
Sponsored programs	\$ 5,694,599	5,960,731
Other SUNY campuses	7,461,272	5,918,502
University affiliated campuses	2,001,555	2,050,397
Tenant security deposits	123,400	217,154
Other charities and University related programs	1,338,556	1,086,355
	\$ 16,619,382	15,233,139

(10) Guarantees

UBF has guaranteed the payment of certain employee mortgages under the University Home Loan Guaranty Program in support of the efforts of the State University of New York at Buffalo to encourage the ownership and renovation of single-family and two-family homes within the City of Buffalo neighborhood known as University Heights. The maximum guarantee under the agreement is \$5,000,000. The guarantee is for the entire amount. UBF is discharged from the guarantee upon the occurrence of certain qualifying events. If the employee defaults on the mortgage, UBF would have to perform under the guarantee. The maximum amount of undiscounted payments UBF would have to make in the event of default is \$1,479,147 at June 30, 2015 and \$1,516,155 at June 30, 2014, based upon aggregate outstanding loan balances.

(11) Retirement Plan

UBFA has a defined contribution retirement plan covering all individuals meeting certain requirements. Benefits are provided by purchase of retirement annuity contracts based upon a percentage of the participant's salary. Expense under the plan was \$1,894,769 and \$1,855,419 in 2015 and 2014, respectively.

(12) Income Taxes

The Internal Revenue Service has ruled that UBF, FNUB Inc., UBFI, UBFFSH, UBFA and UBFS are qualified under Section 501(c)(3) of the Internal Revenue Code and are therefore, generally not subject to tax on related income under present Federal income tax laws, and are also not private foundations within the meaning of Section 509(a)(1), (a)(2), or (a)(3) of the Internal Revenue Code. UBF Corporation is qualified under Section 501(c)(2) of the Internal Revenue Code, and is, therefore, generally not subject to tax on related income under present Federal income tax laws as well. These entities follow the provisions of ASC 740, *Accounting for Uncertainty in Income Taxes*, whereby they recognize income tax positions when it is more-likely than-not that the position will be sustainable based on the merits of the position. Management has concluded that there are no material uncertain tax positions that need to be recorded at June 30, 2015 or 2014. UBF, UBFA, and UBF Corp. have generated unrelated business income for the year ended June 30, 2015, but it is not material to the audited financial statements.

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Notes to Consolidated Financial Statements

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(13) Related-Party Transactions

UBFA provides certain accounting services to nonconsolidated affiliated entities. UBFA receives a fee for these services, which is included in other activities and services in the consolidated statements of activities. These fees amounted to \$195,258 and \$203,981 in 2015 and 2014, respectively.

The Foundation holds funds for certain research projects of the University and manages investments for certain other SUNY campuses. These funds are reflected as funds held in custody for others in the consolidated statements of financial position, which amounted to \$13,155,871 and \$11,879,233 at June 30, 2015 and 2014, respectively.

(14) Subsequent Events

The Foundation has evaluated subsequent events from the balance sheet date through October 6, 2015, the date that the consolidated financial statements were issued.