

Moravian University and Subsidiary

Consolidated Financial Statements
and Supplementary Information

June 30, 2025 and 2024

Moravian University and Subsidiary

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June 30, 2025 and 2024

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Independent Auditors' Report

To the Board of Trustees of
Moravian University and Subsidiary

Opinion

We have audited the consolidated financial statements of Moravian University and subsidiary (the University), which comprise the consolidated statements of financial position as of June 30, 2025 and 2024, and the related consolidated statements of activities and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the University as of June 30, 2025 and 2024, and the changes in their net assets and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America (GAAP).

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are required to be independent of the University and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with GAAP, and for 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.

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the University's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditors' Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements.
- Obtain an understanding of internal control relevant to the audit 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 University's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the University's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings and certain internal control-related matters that we identified during the audit.

Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The consolidating schedule of financial position and consolidating schedule of activities, are presented for purposes of additional analysis and are 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 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 GAAS. In our opinion, the information is fairly stated, in all material respects, in relation to the consolidated financial statements as a whole.

Baker Tilly US, LLP

Allentown, Pennsylvania
February 4, 2026

Moravian University and Subsidiary

Consolidated Statements of Financial Position

June 30, 2025 and 2024

(In Thousands)

	2025	2024
Assets		
Current Assets		
Cash and cash equivalents	\$ 7,195	\$ 11,478
Accounts receivable, net	2,561	4,064
Contributions receivable, net	2,432	2,263
Prepays and other	2,352	1,601
Deposits with trustee under debt agreements	1,329	121
 Total current assets	 15,869	 19,527
Noncurrent Assets		
Contributions receivable, net	5,596	6,252
Deposits with trustee under debt agreements	11,148	33,710
Investments	185,493	172,230
Split-interest agreements	6,823	6,547
Student loans receivable, net	252	261
Other noncurrent assets	346	719
Land, buildings and equipment, net	182,169	152,843
 Total noncurrent assets	 391,827	 372,562
 Total assets	 \$ 407,696	 \$ 392,089
Liabilities and Net Assets		
Current Liabilities		
Long-term debt	\$ 4,324	\$ 3,463
Accounts payable	8,716	2,667
Accrued interest	1,045	583
Accrued expenses and other liabilities	4,160	4,250
Deferred revenue	5,253	5,391
Finance lease obligations	1,279	1,407
 Total current liabilities	 24,777	 17,761
Noncurrent Liabilities		
Annuities payable	1,302	1,553
Long-term debt, net	99,779	104,656
Finance lease obligations	1,540	1,752
Refundable federal grants and loan funds	319	186
Other liabilities	1,353	1,689
 Total liabilities	 129,070	 127,597
Net Assets		
Without donor restrictions	88,527	89,138
With donor restrictions	190,099	175,354
 Total net assets	 278,626	 264,492
 Total liabilities and net assets	 \$ 407,696	 \$ 392,089

See notes to consolidated financial statements

Moravian University and Subsidiary

Consolidated Statements of Activities

Year Ended June 30, 2025 (With Comparative Totals for the Year Ended June 30, 2024)

(In Thousands)

	Without Donor Restrictions	With Donor Restrictions	2025 Total	2024 Total
Operating Revenues and Other Additions				
Tuition and fees (net of student scholarships of \$56,763 in 2025 and \$52,420 in 2024)	\$ 58,910	\$ -	\$ 58,910	\$ 55,367
Private gifts and grants	5,435	4,389	9,824	9,998
Investment income, net	3,113	58	3,171	2,783
Federal grants and contracts	1,343	-	1,343	1,111
State grants	511	-	511	436
Contributions of nonfinancial assets	36	-	36	101
Auxiliary enterprises	17,810	-	17,810	15,828
Other sources	2,380	-	2,380	2,106
Net assets released from restrictions, satisfaction of program restrictions	3,989	(3,989)	-	-
Total operating revenues and other additions	93,527	458	93,985	87,730
Operating Expenses				
Instruction	43,869	-	43,869	40,357
Academics support	4,878	-	4,878	4,609
Student services	10,107	-	10,107	9,968
Athletics	7,889	-	7,889	7,994
Institutional support	13,747	-	13,747	11,326
Fundraising	2,782	-	2,782	2,988
Auxiliary enterprises	12,690	-	12,690	12,190
Other	-	-	-	132
Total operating expenses	95,962	-	95,962	89,564
Change in net assets from operating activities	(2,435)	458	(1,977)	(1,834)
Nonoperating				
Realized and unrealized net gain on investments	2,199	14,010	16,209	15,333
Loss on disposal of assets	(66)	-	(66)	(2,892)
(Loss) gain on interest rate swaps	(309)	-	(309)	75
Change in value of split-interest agreements	-	277	277	229
Inherent contribution from acquisition	-	-	-	28,423
Change in net assets from nonoperating activities	1,824	14,287	16,111	41,168
Change in net assets	(611)	14,745	14,134	39,334
Net Assets, Beginning	89,138	175,354	264,492	225,158
Net Assets, Ending	\$ 88,527	\$ 190,099	\$ 278,626	\$ 264,492

See notes to consolidated financial statements

Moravian University and Subsidiary

Consolidated Statement of Activities

Year Ended June 30, 2024

(In Thousands)

	Without Donor Restriction	With Donor Restriction	Total
Operating Revenues and Other Additions			
Tuition and fees (net of student scholarships of \$52,420)	\$ 55,367	\$ -	\$ 55,367
Private gifts and grants	2,586	7,412	9,998
Investment income, net	2,652	131	2,783
Federal grants and contracts	1,111	-	1,111
State grants	436	-	436
Contributions of nonfinancial assets	101	-	101
Auxiliary enterprises	15,828	-	15,828
Other sources	2,106	-	2,106
Net assets released from restrictions, satisfaction of program restrictions	5,499	(5,499)	-
 Total operating revenues and other additions	 85,686	 2,044	 87,730
Operating Expenses			
Instruction	40,357	-	40,357
Academics support	4,609	-	4,609
Student services	9,968	-	9,968
Athletics	7,994	-	7,994
Institutional support	11,326	-	11,326
Fundraising	2,988	-	2,988
Auxiliary enterprises	12,190	-	12,190
Other	132	-	132
 Total operating expenses	 89,564	 -	 89,564
Change in net assets from operating activities	(3,878)	2,044	(1,834)
Nonoperating			
Realized and unrealized net gain on investments	2,240	13,093	15,333
Loss on disposal of assets	(2,892)	-	(2,892)
Gain on interest rate swaps	75	-	75
Change in value of split-interest agreements	-	229	229
Inherent contribution from acquisition	7,893	20,530	28,423
 Change in net assets from nonoperating activities	 7,316	 33,852	 41,168
Change in net assets	3,438	35,896	39,334
Net Assets, Beginning	85,700	139,458	225,158
Net Assets, Ending	\$ 89,138	\$ 175,354	\$ 264,492

See notes to consolidated financial statements

Moravian University and Subsidiary

Consolidated Statements of Cash Flows

Years Ended June 30, 2025 and 2024

(In Thousands)

	2025	2024
Cash Flows From Operating Activities		
Change in net assets	\$ 14,134	\$ 39,334
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation, amortization and accretion	11,086	9,563
Change in value of split-interest agreements and annuities payable	(527)	(324)
Gifts and grants restricted for long-term investments	(3,749)	(6,539)
Loss on disposal of assets	66	2,892
Other restricted earnings for long-term investments	(58)	(131)
Net realized and unrealized gain on investments	(16,209)	(15,333)
Change in value of interest rate swaps	309	(75)
Contribution from acquisition of LTS	-	(28,423)
(Accrual) decrease in assets:		
Accounts receivable, net	1,503	(397)
Contributions receivable, net	487	390
Prepays and other	(751)	191
Other noncurrent assets	64	995
Increase (decrease) in liabilities:		
Accounts payable and accrued interest	3,951	7
Accrued expenses and other liabilities	(90)	515
Deferred revenue and deposits	(138)	(238)
Other liabilities	(336)	(231)
Net cash provided by operating activities	<u>9,742</u>	<u>2,196</u>
Cash Flows From Investing Activities		
Purchase of land, building and equipment	(36,995)	(12,829)
Purchase of investments	(34,994)	(18,939)
Proceeds from sale of investments	37,940	21,049
Disbursement of student loans	-	(16)
Repayments of student loans	9	124
Net cash used in investing activities	<u>(34,040)</u>	<u>(10,611)</u>
Cash Flows From Financing Activities		
Gifts and grants restricted for long-term investments	3,749	6,539
Other restricted earnings for long-term investments	58	131
Repayment of debt	(3,516)	(3,415)
Proceeds from issuance of debt	-	41,274
Repayment of finance lease, obligations	(1,763)	(1,536)
Payment of debt issuance costs	-	(276)
Advances (repayments) of refundable federal grants and loan funds	133	(32)
Net cash (used in) provided by financing activities	<u>(1,339)</u>	<u>42,685</u>
Net change in cash and cash equivalents and restricted cash	<u>(25,637)</u>	<u>34,270</u>
Cash and Cash Equivalents and Restricted Cash, Beginning	<u>45,309</u>	<u>11,039</u>
Cash and Cash Equivalents and Restricted Cash, Ending	<u>\$ 19,672</u>	<u>\$ 45,309</u>
Supplementary Disclosure of Cash Flow Information		
Cash paid for interest	<u>\$ 3,051</u>	<u>\$ 2,799</u>
Supplementary Disclosure of Noncash Activities		
Land, building and equipment purchases in accounts payable	<u>\$ 3,694</u>	<u>\$ 1,134</u>
Land, building and equipment acquired under finance lease obligations	<u>\$ 1,423</u>	<u>\$ 1,842</u>
Reconciliation of Cash and Cash Equivalents and Restricted Cash		
Cash and cash equivalents	<u>\$ 7,195</u>	<u>\$ 11,478</u>
Deposits with trustee under debt agreements	<u>12,477</u>	<u>33,831</u>
Total cash and cash equivalents and restricted cash	<u>\$ 19,672</u>	<u>\$ 45,309</u>

Moravian University and Subsidiary

Notes to Consolidated Financial Statements
June 30, 2025 and 2024
(In Thousands)

1. Summary of Significant Accounting Policies

Nature of Operations

Moravian University is the nation's sixth-oldest university, located in Bethlehem, Pennsylvania, and offers undergraduate and graduate degrees that blend liberal arts with professional programs. For more than 275 years, the Moravian University degree has been preparing students for reflective lives, fulfilling careers, and transformative leadership in a world of change.

Founded in 1742 by the Moravian Church, the University educates a socially and religiously diverse group of students from a variety of ethnic backgrounds. The University has an enrollment of 1,788 full-time undergraduate students. The University Graduate program has an enrollment of 364 full-time students and 476 part-time students. The Doctoral program has an enrollment of 98 full-time students.

Moravian University is a member of New American Colleges and Universities (NACU), a national consortium of selective, small to midsize independent colleges and universities dedicated to the purposeful integration of liberal education, professional studies, and civic engagement.

Moravian University Housing, Inc. (MUHI) is a nonprofit corporation organized under the laws of the Commonwealth of Pennsylvania. The purpose of the organization is to develop and operate college student housing. MUHI is a wholly owned subsidiary of the University.

Agreement to Consolidate with Lancaster Theological Seminary

On June 30, 2024, a Statement of Merger was filed with the Pennsylvania Department of State, listing the University as the surviving institution of the transaction. The Lancaster Theological Seminary's statement of financial position is incorporated into the consolidated financial statements as of June 30, 2024, reflecting the consolidated entities' financial position as of that date. See Note 2 for further detail. Final approval was received from the U.S. Department of Education (ED) on August 7, 2025.

Basis of Presentation

The consolidated financial statements of the University have been prepared on the accrual basis of accounting and include the accounts of the University and MUHI (collectively, the University). All significant intercompany transactions and balances have been eliminated in consolidation. These consolidated financial statements present consolidated financial information showing the financial position, the activities and the cash flows of the University. For financial reporting purposes, the University follows the accounting principles generally accepted in the United States (GAAP), which require that resources are classified based on the existence or absence of donor-imposed restrictions. This is accomplished by classification of net assets into two classes of net assets: without donor restrictions and with donor restrictions. Descriptions of the two net asset categories are as follows:

Without Donor Restrictions - Net assets that are not subject to donor-imposed stipulations. These may be designated for specific purposes by action of the Board of Trustees.

With Donor Restrictions - Net assets whose use by the University is subject to donor-imposed stipulations that can be fulfilled by actions of the University pursuant to those stipulations or that expire by the passage of time are reported as net assets with donor restrictions. When a donor restriction expires, that is, when a stipulated time restriction ends or purpose restriction is accomplished, these net assets with donor restrictions are reclassified to net assets without restrictions and reported in the consolidated statements of activities as net assets released from restriction. Additionally, funds received as gifts and bequests which have been accepted with the donor stipulation that the principal be maintained intact in perpetuity are reported as net assets with donor restrictions.

Moravian University and Subsidiary

Notes to Consolidated Financial Statements
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(In Thousands)

Nonoperating Activities

Nonoperating activities reflect realized and unrealized gains and losses on investments, losses associated with the sale of assets, changes in value of split interest agreements (primarily annuity and trust agreements), change in value of interest rate swaps and unusual and/or nonrecurring transactions which are unrelated to the University's operations.

Revenue Recognition

Tuition and fee revenue is recognized in the fiscal year in which the academic services are delivered. Sales and services of auxiliary enterprises revenue, which consists of room and board and related services, is recognized when the related service is provided. Tuition and fee and auxiliary enterprise contracts are considered to have a duration of less than one year. Spring and Summer I tuition and fees are recognized and rendered within the same fiscal year. Tuition and fees for Summer II are recorded in deferred revenue and recognized as revenue in the following year. A portion of Fall tuition and fees are recorded in deferred revenue and recognized in revenue in the following year. Various rehabilitation science and nursing programs are outside of the traditional semester model. Each of these programs is divided into current year and future year revenue based on the number of weeks in which the course takes place.

Tuition, fees, room and board rates are approved by the Board of Trustees. The transaction price which is determined based on these established and approved rates net of financial aid are recorded as student tuition and fees. Institutional financial aid and discounts provided by the University are reflected as a reduction of tuition and fee revenue. The University awards grants-in-aid and scholarships to individuals who meet the University's academic standards. The amounts of such awards are based upon the financial needs and/or merit of each applicant. Institutional financial aid and discounts provided to students were approximately \$56,763,000 and \$52,420,000 in 2025 and 2024, respectively.

Amounts are due for tuition, fees, room and board prior to the beginning of each semester. In accordance with the University's refund policies, undergraduate students may receive a full or partial refund up to four weeks after the start of the semester; graduate students may receive a full or partial refund until the close of the first week of classes (drop/add period). Student accounts receivable includes amounts to which the University is unconditionally entitled. The University considers such amounts as unconditional based on the payment due date.

The University's tuition and fee revenues are disaggregated as follows:

	2025	2024
Undergraduate tuition	\$ 92,720	\$ 87,042
Graduate tuition	18,021	15,712
Undergraduate and graduate fees	4,932	5,033
Undergraduate and graduate student aid	<u>(56,763)</u>	<u>(52,420)</u>
 Total student tuition and fees, net	 <u>\$ 58,910</u>	 <u>\$ 55,367</u>

The University recognizes gifts when cash, securities or other assets, an unconditional promise to give, or a notification of a beneficial interest is received. Conditional promises to give, that is, those with a measurable performance or other barrier and a right to return, are not recognized until the conditions on which they depend have been substantially met. Gifts specified for the acquisition or construction of long-lived assets are released to net assets without donor restrictions from net assets with donor restrictions when the assets are placed in service.

Unconditional promises to give are recognized at their estimated present value of future cash flows, which approximates fair value. The related revenue is assigned to net assets with donor restrictions until collected and any other restrictions are met, if so restricted by the donor.

Moravian University and Subsidiary

Notes to Consolidated Financial Statements
June 30, 2025 and 2024
(In Thousands)

The University recognized contributed nonfinancial assets within revenue. It is the University's policy to evaluate contributed nonfinancial assets as they are received, in determining whether the University will utilize in operations or monetize. Unless otherwise noted, contributed nonfinancial assets did not have donor-imposed restrictions.

Contributions of nonfinancial assets in 2025 include contributed equipment, household goods and services, banquet services, fundraising auction prizes, and athletic field enhancements. 2024 included contributed artwork and collections, equipment, household goods and services. Contributed goods and services include printing services, a leadership summit, and donated gift cards. Contributed gift cards were utilized at fundraising events. The University estimated fair value based on estimates of values that would be received for similar products. Contributed services are valued and are reported at the estimated fair value in the consolidated financial statements based on current rates for similar services. Contributed artwork and collections were used for academic programming and added to the University's collections of artwork and library books. Contributed artwork and collections are valued using independent appraisals.

Private grants and contracts are generally deemed to be exchange (reciprocal) transactions. The performance obligation for each grant or contract is deemed to be the research itself and revenue is recognized as the eligible grant activities are conducted. Transaction prices are based on budgets in the award agreement. Private grants and contracts are generally one year or less in duration. Exchange contracts are not significant to the University's consolidated financial statements.

Federal grants and contracts are deemed to be nonexchange (nonreciprocal) transactions and follow the accounting guidance for contributions. Under this guidance, revenue related to conditional grants and contracts is recorded when the conditions are met. Most grants and contracts are on a cost reimbursement basis and require the University to incur eligible expenses prior to the release of funds. The University reports these grants and contracts as changes in net assets without donor restrictions when restrictions are met in the same period. Restricted private gifts are recorded as changes in net assets with donor restrictions. When a donor restriction expires, net assets are reclassified as net assets without donor restrictions.

Deferred Revenue and Deposits

Deferred revenue and deposits include payments received prior to the start of the academic term. The following tables depict activities for deferred revenue related to tuition and fees and room and board.

	Balance at June 30, 2024	Refunds Issued	Revenue Recognized Included in June 30, 2024 Balance	Cash Received in Advance of Performance	Balance at June 30, 2025
Tuition and fees, net	\$ 4,947	\$ -	\$ 4,947	\$ 4,758	\$ 4,758
Room and board, net	444	74	370	495	495
Total	\$ 5,391	\$ 74	\$ 5,317	\$ 5,253	\$ 5,253

	Balance at June 30, 2023	Refunds Issued	Revenue Recognized Included in June 30, 2023 Balance	Cash Received in Advance of Performance	Balance at June 30, 2024
Tuition and fees, net	\$ 5,119	\$ -	\$ 5,119	\$ 4,947	\$ 4,947
Room and board, net	510	87	424	444	444
Total	\$ 5,629	\$ 87	\$ 5,543	\$ 5,391	\$ 5,391

Moravian University and Subsidiary

Notes to Consolidated Financial Statements
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(In Thousands)

Other Liabilities

Other liabilities include financial commitments by a third-party vendor that is being recognized as revenue over the life of the contract.

Cash and Cash Equivalents and Restricted Cash

For purposes of the consolidated statements of cash flows, the University considers all highly liquid investments, with an initial maturity of three months or less, to be cash equivalents. Additionally, cash and cash equivalents consist of deposits with trustee under debt agreements.

The University maintains its cash accounts in commercial banks located in Pennsylvania. Accounts are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000. The University regularly maintains amounts on deposit in excess of the insured amount. The University has not experienced any losses in such accounts and believes it is not exposed to any significant credit risk.

Accounts Receivable

Accounts receivables are not collateralized. The University recognizes an allowance for credit losses for accounts receivable to present the net amount expected to be collected as of the statement of financial position date. Such allowance is based on the credit losses expected to arise over the life of the asset which includes consideration of past events and historical loss experience, current events and also future events. Accounts are written off when they are determined to be uncollectible based upon management's assessment of the individual accounts.

The University utilizes the aging method in determining its lifetime expected credit losses on its receivables. This method is used for calculating an estimate of losses based primarily on the University's historical loss experience. In determining its loss rates, the University evaluates information related to its historical losses, adjusted for current conditions and further adjusted for the period of time that can be reasonably forecasted. Qualitative and quantitative adjustments related to current conditions and the reasonable and supportable forecast period consider all the following past due receivables, changes in the terms of receivables, effect of other external forces such as legal and regulatory requirements on the level of estimated credit losses in the existing receivables.

Student Loans Receivable and Refundable Federal Loan Funds

The student loans receivable represents loans to students funded by advances to the University by the federal government under the federal Perkins and Nursing Student Loan Program (the Programs). In the event that the University ceases to participate in the Programs, the amounts are refundable to the federal government. The federal government's portion of these funds was approximately \$319,000 and \$186,000 at June 30, 2025 and 2024, respectively, and is recorded as a liability in the consolidated statements of financial position.

The Perkins Loan Program expired on September 30, 2017 and after June 30, 2018 no new loans were permitted. The University is not required to assign the outstanding Perkins Loans to the ED or liquidate their Perkins Loan Revolving Funds due to the wind-down of the Perkins Loan Program; however, the University may choose to liquidate at any time in the future. In 2025, the University elected to liquidate the Perkins Loan Program and assigned the remaining loans to the federal government. In addition, the University was required to refund a portion of the cash remaining in the Perkins Loan Program. Such amount totaled \$19,385 and was repaid in May 2025. The University recognized a loss of approximately \$425,000 from the liquidation of the Perkins Loan Program.

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Notes to Consolidated Financial Statements
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(In Thousands)

Contributions Receivable

Unconditional promises to give that are expected to be collected in future years are recorded at the present value of estimated future cash flows as contributions receivable. The discounts on those amounts are computed using the expected rate of return of a market participant applicable to the year in which the promise is received. Amortization of the discount is included in contribution revenue. Conditional promises to give are not included as support until the conditions are substantially met.

Investments

The University's investments are comprised of a variety of financial instruments and are managed by investment advisors. The fair values reported in the consolidated statements of financial position are exposed to various risks including changes in the equity markets, the interest rate environment and general economic conditions. Due to the level of risk associated with certain investment securities and the level of uncertainty related to changes in the fair value of investment securities, it is reasonably possible that the amounts reported in the accompanying consolidated financial statements could change materially in the near term.

Realized gains and losses arising from the sale of investments and ordinary income from investments are reported as changes in net assets without donor restrictions unless their use is restricted by explicit donor-imposed stipulations.

Split-Interest Agreements

Assets received under split-interest agreements, arrangements in which the University has a beneficial interest but is not the sole beneficiary, are recorded at fair value. Under the terms of certain of these agreements (charitable remainder trusts), the assets are held in trust for the lives of the other income beneficiaries, and upon death, the trusts are terminated, and the remaining assets transferred to the University in accordance with the donor's stated restrictions, if any. Liabilities under split-interest agreements represent the present value of estimated contractual payments calculated on an actuarial basis. These calculations require assumptions to be made as to discount rates as of the date of each gift, consideration of the life expectancies of the other beneficiaries, estimated rate of return on invested assets and other factors. The difference between the fair value of assets received, and liabilities assumed, is recognized as gift revenue. During the term of these agreements, adjustments are made to recognize changes in the value of split-interest agreements resulting from changes in actuarial assumptions.

Gift revenues recognized under split-interest agreements are recorded as increases in net assets with donor restrictions unless the donor has given the University the right to use the assets without restriction. If assets become available for use without donor restrictions upon termination of the agreements, appropriate amounts are reclassified from with donor restrictions to without donor restrictions.

Land, Buildings and Equipment and Depreciation

Land, buildings and equipment are stated at original cost, based on independent appraisals, or at cost, less accumulated depreciation, computed on a straight-line basis over the estimated useful lives of buildings (40-50 years), land improvements (20 years), equipment and library books (3-10 years), automotive equipment (5 years) and certain computer equipment (3-5 years). Certain assets related to the acquisition of LTS are stated at fair value (Note 2). Maintenance and repairs are charged to expense as incurred; replacements and betterments are capitalized. All assets with a purchased cost, or fair value if acquired by gift, in excess of \$5,000 are capitalized.

Moravian University and Subsidiary

Notes to Consolidated Financial Statements
June 30, 2025 and 2024
(In Thousands)

Contributed property and equipment is recorded at fair value at the date of donation. The University reports expirations of donor restrictions when the donated long-lived assets are placed in service.

Collection items, such as works of art, are capitalized at cost, if purchased, or at their appraised or fair value, if contributed. Gains or losses from deaccessions of these items are reflected on the consolidated statements of activities as a change in the appropriate net asset class, depending on the existence and type of donor-imposed restriction.

Leases

The University has entered into finance leases for vehicles, copiers and other equipment. The obligations associated with these leases have been recognized as a liability in the consolidated statements of financial position based on future lease payments, discounted by the implicit borrowing rate.

Lease terms may include options to extend or terminate certain leases. The value of a lease is reflected in the valuation if it is reasonably certain an option to extend or terminate will be exercised.

The University has certain leases that are for periods of 12 months or less. Leases with an initial term of 12 months or less are not recorded on the consolidated statements of financial position since the University has elected the practical expedient to exclude these leases from operating right-of-use asset and lease liabilities. Short-term lease expenses are recognized on a straight-line basis over the lease term as an operating expense.

Self-Insurance

The University participates in a health insurance consortium cooperation agreement (Consortium Agreement) and a health plan trust agreement (Trust Agreement). The Consortium Agreement is a self-funded insurance plan to cover medical claims for the employees of the participants in the consortium. Under the terms of the Trust Agreement, a trust account was established to administer the cash receipts, stop/loss premium and medical claim payments. At each year end, the estimated self-insurance liability, which includes an estimate of incurred but not reported claims, based on data compiled from historical experience is calculated. At June 30, 2025, and 2024, the estimate of incurred but not reported claims exceeded the value of the trust account and the amount is recorded in accrued expenses and other liabilities in the consolidated statements of financial position.

Impairment of Long-Lived Assets

Management of the University reviews long-lived assets (including property and equipment and other assets) for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Management considers the undiscounted cash flow expected to be generated by the use of the asset and its eventual disposition to determine when, and if, an impairment has occurred. An impairment loss is recognized to the extent that the carrying value of assets exceeds their fair value. Any write-downs due to impairment are charged to operations at the time impairment is identified. No such write-downs were required during the years ended June 30, 2025 and 2024.

Deferred Financing Costs

Costs incurred in connection with debt financing are deferred and amortized over the term of the related debt using the straight-line method, which approximates the interest method. Amortization expense was approximately \$55,000 in 2025 and 2024. Deferred financing costs are presented as a reduction in the carrying amount of the debt liability on the consolidated statements of financial position.

Moravian University and Subsidiary

Notes to Consolidated Financial Statements
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Derivative Financial Instrument

In managing its interest rate exposure, MUHI utilizes interest rate swap arrangements. An interest rate swap is a contractual exchange of interest payments between two parties. A typical interest rate swap involves the payment of a fixed rate times a notional amount by one party in exchange for a floating rate times the same notional amount from another party. To the extent a swap agreement has a positive fair value, indicating that the counterparty to the agreement owes MUHI money, MUHI is exposed to credit risk. The counter party to the MUHI's interest swap agreement is a major financial institution. MUHI recognizes the interest rate swap agreements at fair value and records changes in fair value in nonoperating activities in the consolidated statements of activities.

Government Grants and Student Aid

The amounts under these captions do not include amounts remitted to students under the Pennsylvania Higher Education Assistance Agency (PHEAA), the PELL Grants Program and other federal and state programs. The grants are similar to agency funds since the University acts only as custodian and disbursing agent for these funds. Had these amounts been included, revenues and expenditures would have increased by approximately \$8,513,000 and \$6,720,000 in 2025 and 2024, respectively.

Advertising

The University expensed advertising costs of approximately \$1,865,000 and \$1,043,000 during the fiscal years ended June 30, 2025 and 2024, respectively.

Income Taxes

The University and MUHI qualify as tax-exempt, nonprofit organizations under Section 501(c)(3) of the Internal Revenue Code. Accordingly, there is no provision for federal or state income taxes.

The University accounts for uncertainties in income taxes in accordance with authoritative guidance, which prescribes a recognition threshold of more-likely-than-not to be sustained upon examination by the appropriate taxing authority. Measurement of the tax uncertainty occurs if the recognition threshold has been met. Management determined that there were no tax uncertainties that met the recognition threshold at June 30, 2025 and 2024.

Use of Estimates

The preparation of consolidated financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Reclassification

Certain 2024 amounts have been reclassified to conform to the 2025 reporting format.

Subsequent Events

Subsequent events were evaluated through February 4, 2026, the date the consolidated financial statements were available to be issued.

Moravian University and Subsidiary

Notes to Consolidated Financial Statements

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(In Thousands)

2. Acquisition of Lancaster Theological Seminary

Effective June 30, 2024, the University acquired the assets of LTS. The overall purpose of the transaction was to strengthen the missions of MTS and LTS and benefit from the shared work and cooperative engagement of faculty, staff and students. The University incurred non-recurring acquisition costs during the acquisition process which were expensed as incurred.

Assets acquired and liabilities assumed in the acquisition were recorded in the consolidated financial statements as of the acquisition date based upon their estimated fair values. The University recorded an inherent contribution totaling \$28,433 in 2024 which represents the excess of the fair value of assets acquired over the fair value of liabilities assumed from the acquisition, as summarized below:

	Net Assets Without Donor Restrictions	Net Assets With Donor Restrictions	Totals
Assets acquired:			
Cash and cash equivalents	\$ 1	\$ -	\$ 1
Prepaid expenses	34	-	34
Contributions receivable, net	58	139	197
Investments	555	16,739	17,294
Beneficial interest in perpetual trusts	-	3,652	3,652
Property and equipment, net	7,741	-	7,741
 Total assets	 8,388	 20,530	 28,918
 Less liabilities assumed:			
Accounts payable	222	-	222
Accrued expenses and other liabilities	19	-	19
Annuity liabilities	241	-	241
Finance lease obligation	13	-	13
 Total liabilities assumed	 495	 -	 495
 Inherent contribution	 \$ 7,893	 \$ 20,530	 \$ 28,423

No consideration was exchanged and no goodwill or other intangible assets were recognized as a result of this acquisition. The net assets without donor restrictions are recognized as a contribution from acquisition in the nonoperating section of the accompanying consolidated statements of activities.

3. Accounts Receivable

Accounts receivable represents amounts due for tuition, fees, room and board and other charges from students and other entities. The University extends unsecured credit to students and other entities in connection with studies and various activities. Some students are no longer enrolled or have completed their degrees. Accounts receivable consists of the following at June 30:

	2025	2024
Accounts receivable	\$ 3,075	\$ 4,624
Allowance for credit losses	(514)	(560)
 \$ 2,561	 \$ 4,064	

At June 30, 2023 accounts receivable totaled \$3,667.

Moravian University and Subsidiary

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4. Contributions Receivable

Contributions receivable consisted of the following at June 30:

	2025	2024
Due in one year or less	\$ 2,432	\$ 2,263
Due between one year and five years	6,149	6,698
Due in more than five years	-	200
 Contributions receivable, gross	 8,581	 9,161
Unamortized present value discount (rates ranging from 0.6 to 5.8%)	(553)	(646)
 Contributions receivable, net	 \$ 8,028	 \$ 8,515

Management has not established an allowance for doubtful collections at June 30, 2025 and 2024 based upon information currently known. However, events impacting donors can occur in subsequent years that may cause a material change in the allowance for doubtful collections.

5. Fair Value Measurements, Investments and Other Financial Instruments

The University measures its deposits with trustees, investments, beneficial interest in perpetual trusts and split interest agreements at fair value on a recurring basis in accordance with GAAP. Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The framework that the authoritative guidance established for measuring fair value includes a hierarchy used to classify the inputs used in measuring fair value. The hierarchy prioritizes the inputs used in determining valuations into three levels. The level in the fair value hierarchy within which the fair value measurement falls is determined based on the lowest level input that is significant to the fair value measurement. The levels of the fair value hierarchy are as follows:

Level 1 - Fair value is based on unadjusted quoted prices in active markets that are accessible to the University for identical assets or liabilities. These generally provide the most reliable evidence and are used to measure fair value whenever available.

Level 2 - Fair value is based on significant inputs, other than Level 1 inputs, that are observable either directly or indirectly for substantially the same term of the asset or liability through corroboration with observable market data. Level 2 inputs include quoted market prices in active markets for similar assets, quoted market prices in markets that are not active for identical or similar assets and other observable inputs.

Level 3 - Fair value is based on significant unobservable inputs. Examples of valuation methodologies that would result in Level 3 classification include option pricing models, discounted cash flows and other similar techniques.

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The following tables present the financial instruments measured at fair value as of June 30, 2025 and 2024 by caption on the consolidated statements of financial position by the valuation hierarchy defined above:

	2025				Total Fair Value
	Level 1	Level 2	Level 3		
Assets Reported at Fair Value					
Investments, cash equivalents:					
Cash and money market accounts	\$ 3,406	\$ -	\$ -	\$ -	\$ 3,406
Registered investment companies:					
United Church Fund, Beyond Fossil Fuels Fund	-	3,396	-	-	3,396
Domestic equity:					
Common stock	6,095	-	-	-	6,095
Large cap mutual funds	59,659	-	-	-	59,659
International equity mutual funds	30,687	-	-	-	30,687
Domestic fixed income:					
Taxable fixed income mutual funds	30,381	-	-	-	30,381
Total investments by valuation hierarchy	130,228	3,396	-	-	133,624
Alternative investments (measured at net asset value)					51,869
Total investments					\$ 185,493
Beneficial interest in perpetual trusts	\$ -	\$ -	\$ 6,590	\$ 6,590	
Split-interest agreements	\$ -	\$ -	\$ 233	\$ 233	
Interest rate swaps	\$ -	\$ 346	\$ -	\$ -	346

Moravian University and Subsidiary

Notes to Consolidated Financial Statements

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(In Thousands)

	2024				Total Fair Value
	Level 1	Level 2	Level 3		
Assets Reported at Fair Value					
Investments, cash equivalents:					
Cash and money market accounts	\$ 4,897	\$ -	\$ -	\$ -	\$ 4,897
Registered investment companies:					
United Church Fund, Beyond Fossil Fuels Fund	-	7,414	-	-	7,414
Domestic equity:					
Common stock	12,477	-	-	-	12,477
Large cap mutual funds	48,741	-	-	-	48,741
Bond mutual funds	1,762	-	-	-	1,762
International equity mutual funds	24,640	-	-	-	24,640
Domestic fixed income:					
Taxable fixed income mutual funds	26,673	-	-	-	26,673
Total investments by valuation hierarchy	119,190	7,414	-	-	126,604
Alternative investments (measured at net asset value)					45,626
Total investments					\$ 172,230
Beneficial interest in perpetual trusts	\$ -	\$ -	\$ 6,204	\$ -	\$ 6,204
Split-interest agreements	\$ -	\$ -	\$ 343	\$ -	\$ 343
Interest rate swaps	\$ -	\$ 655	\$ -	\$ -	\$ 655

The following methods and assumptions were used to estimate fair values of the University's financial instruments as of June 30, 2025 and 2024:

Cash, Cash Equivalents and Money Market Accounts

The carrying amounts are reasonable estimates for their fair values due to the short-term nature of these financial instruments. These are considered Level 1 measurements due to their liquidity.

Investments

The fair value of common stocks and mutual funds was based on quoted market prices for the identical securities, which are considered Level 1 inputs.

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The United Church of Christ Fund, Beyond Fossil Fuels Fund is a broadly diversified enhanced index portfolio invested in common stock of global corporations; the Beyond Fossil Fuels Fund avoids investments in exploration and production companies in the oil and gas industries, and thermal coal companies. The unit value of marketable equity and fixed income securities within the fund are determined by quoted market prices which are considered Level 2 inputs.

The fair value of alternative investments was based on estimated fair values using net asset value (NAV) per share of the investment as provided by investment managers, as a practical expedient, without further adjustment, unless it is probable that the investment will be sold at a significantly different value. If not determined as of the University's measurement date, NAV is adjusted to reflect any significant events that would materially affect the security's value. Certain attributes that impact the security's fair value may not be reflected in NAV, including, but not limited to, the investor's ability to redeem the investment at the measurement date and unfunded purchase commitments. If the University sold all or a portion of its alternative investments, it is reasonably possible that the transaction value could differ significantly from the estimated fair value at the measurement date, because of the nature of the investments, changes in market conditions and the overall economic environment. Investments that are measured at fair value using the NAV per share (or its equivalent) practical expedient have not been classified in the fair value hierarchy. The fair value amounts presented in the table above are intended to permit reconciliation of the fair value hierarchy to the amounts presented in the consolidated statements of financial position.

Beneficial Interest in Perpetual Trusts and Split-Interest Agreements

Beneficial interest in perpetual trusts and split-interest agreements are measured at fair value using the University's percentage of the earnings of the underlying trust assets applied to the fair value of the underlying assets. This is considered a Level 3 measurement because even though the measurement is based on the underlying fair value of the trust assets as reported by the trustee, the University will never receive those assets or have the ability to direct the trustee to redeem them. There were no transfers or purchases during the year.

Interest Rate Swaps

Interest rate swaps are classified as Level 2 as the fair value is based on observable inputs to a valuation model (interest rates, credit spreads, etc.) which take into account the present value of the estimated future cash flows and credit valuation adjustments.

Alternative Investments

Alternative investments are funds and partnerships that invest in a variety of strategies including hedge funds, private equity, real estate and multi-strategy equities. These are generally illiquid investments, pooled and professionally managed with the goal of generating high returns.

The Hedge Funds category includes investments in several funds. These funds allocate their assets to hedge fund managers that specialize in a wide range of alternative investment strategies. The funds offer the University exposure to a broad range of hedge fund strategies including long/short, global macro, emerging markets, event-driven, distressed credit, multi-strategy and emerging markets. The hedge funds in this category have redemption frequencies that include monthly, quarterly or semi-annual redemption requirements.

The Private Equity Funds category includes investments in several funds. These funds invest in a variety of private equity partnerships and other private equity investments. Investments include leveraged buyouts, growth equity, venture capital, mezzanine debt, real estate, distressed debt and funds of funds as well as portfolios of direct and co-investments.

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The Real Asset Funds category includes investments in several funds. Two of the funds in this category invest in various types of real estate, including retail, hotel, office, apartment, industrial and storage property throughout the United States, Mexico and Canada. A few other funds in this category invest in a select group of investment funds in the natural resource sector with an emphasis on crude oil and natural gas production and timberland, but with exposure to funds investing in farmland and metals and minerals as well.

Fair value measurements of investments in certain entities that calculate NAV per share (or its equivalent) as of June 30, 2025 and 2024 are as follows:

	Fair Value at NAV	Unfunded Commitments	Redemption Frequency	Redemption Notice Period
Hedge funds	\$ 25,236	\$ -	Various	35 - 65 days
Private equity funds	21,692	17,057	Illiquid	
Real asset funds	4,941	174	Illiquid	
Balance at June 30, 2025	<u>\$ 51,869</u>	<u>\$ 17,231</u>		
Hedge funds	\$ 23,117	\$ -	Various	35 - 65 days
Private equity funds	21,985	11,633	Illiquid	
Real asset funds	524	174	Illiquid	
Balance at June 30, 2024	<u>\$ 45,626</u>	<u>\$ 11,807</u>		

Investments

The majority of endowment and annuity funds are combined in investment pools with each individual account subscribing to or disposing of shares on the basis of the market value per share. The investment objective is to maximize long-term total return through a combination of income and capital appreciation in a manner consistent with sound investment practices. Total investments at June 30 were as follows:

	2025	2024
Endowment funds	\$ 180,477	\$ 167,590
Annuity funds	1,602	1,666
Capital campaign funds	3,395	2,967
Other funds	19	7
	<u>\$ 185,493</u>	<u>\$ 172,230</u>

The University has a formal investment policy that provides a portion of investment return for operating purposes. The Board of Trustees sets the level of distribution within the limitation imposed by Pennsylvania statute.

The University's principal financial instruments subject to credit risk are its investments. The investments are managed by professional advisors subject to the University's investment policy. The degree and concentration of credit risk varies by type of investment.

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6. Land, Buildings and Equipment, Net

Land, buildings and equipment, net consist of the following at June 30:

	2025	2024
Land and land improvements	\$ 25,427	\$ 27,127
Buildings	176,221	195,282
Equipment	26,889	56,525
Library books	541	10,012
Collection items	5,105	5,028
Construction in progress	42,518	9,171
	276,701	303,145
Accumulated depreciation	(94,532)	(150,302)
	<u>\$ 182,169</u>	<u>\$ 152,843</u>

Depreciation expense was approximately \$11,586,000 and \$10,055,000 in 2025 and 2024, respectively, of which MUHI depreciation expense accounted for approximately \$576,000 of the total in 2025 and 2024.

The following amounts are included in land, buildings and equipment related to finance lease obligations at June 30:

	2025	2024
Equipment	\$ 8,394	\$ 15,420
Accumulated amortization	(4,673)	(11,131)
Total	<u>\$ 3,721</u>	<u>\$ 4,289</u>

Amortization expense related to the equipment under finance leases is included in depreciation expense and was approximately \$1,790,000 in 2025 and \$1,122,000 in 2024.

7. Line of Credit

The University has a \$7,000,000 secured line of credit, renewable February 1 of each year. Borrowings bear interest, payable monthly at the Daily Simple SOFR, plus 1.50% (5.95% at June 30, 2025). An extension has been filed on this secured line of credit through April 1, 2026.

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8. Long-Term Debt

Long-term debt of the University consisted of the following at June 30:

	2025	2024
University Revenue Bonds of 2013 (issued through Northampton County General Purpose Authority), with principal due annually in amounts through October 2042 plus interest payable semi-annually and rates ranging from 1.60% to 4.125%.	\$ 7,165	\$ 7,435
University Revenue Bonds of 2016 (issued through Northampton County General Purpose Authority), with principal due annually in amounts through October 2045 plus interest payable semi-annually and rates ranging from 2.125% to 5.00%.	23,120	23,950
Note payable, due in annual principal repayments through July 2034 and interest payable semi-annually at 3.65% through July 2025, then at SOFR plus 1.82% thereafter.	3,699	4,028
Note payable, due in monthly principal repayments through July 2040, with interest payable monthly at 4.43% through May 2028, then at a negotiated rate thereafter and subject to a maximum rate of 8.0%.	1,958	2,047
MUHI Revenue Note of 2017 (issued through Northampton County Industrial Development Authority), with principal payments due monthly through January 2038 plus interest payable monthly at 68% of SOFR plus 1.47% (4.49% at June 30, 2025).	13,690	14,482
University Revenue Bonds of 2021 (issued through the Redevelopment Authority of the City of Bethlehem), with principal due annually in amounts through October 2038 plus interest payable semi-annually and rates ranging from 4.0% to 5.0%.	4,220	4,425
University Revenue Bonds of 2022 (issued through the Redevelopment Authority of the City of Bethlehem), with principal due annually in amounts through October 2031 plus interest payable semi-annually at 5.0%.	7,730	8,730
University Revenue Bonds of 2024 (issued through the Redevelopment Authority of the City of Bethlehem), with principal due annually in amounts beginning in 2026, through October 2054 plus interest payable semi-annually ranging from 4.0% to 5.5%.	39,970	39,970
	101,552	105,067
Deferred financing costs	(776)	(831)
Current portion	(4,324)	(3,463)
Unamortized premium	3,327	3,883
	<hr/>	<hr/>
	\$ 99,779	\$ 104,656

The indentures of the University Revenue Bonds, 2013, 2016, 2021, 2022, 2024 and all notes payable, except for the MUHI Revenue note, require the University to pledge as collateral its unrestricted gross revenues not previously pledged.

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The MUHI Revenue Note of 2017 requires that MUHI maintain a capital replacement reserve account in accordance with the revenue bond document.

The HILL dormitory is the only pledged asset of the MUHI Revenue Note of 2017; thus the debt is separate from the obligated group of the University.

Principal repayments of long-term debt for the years ending June 30 are as follows:

2026	\$ 4,324
2027	4,513
2028	4,680
2029	4,889
2030	4,891
Thereafter	<u>78,254</u>
	<u>\$ 101,552</u>

All University debt was used to finance capital expenditures. Interest expense, net of amounts capitalized, related to long-term debt was approximately \$2,966,000 and \$2,224,000 in 2025 and 2024, respectively, and included in the consolidated statements of activities. Included in the total interest expense was approximately \$463,000 and \$490,000 related to MUHI, in 2025 and 2024, respectively. MUHI amortization expense of approximately \$25,000 and \$143,000 in 2025 and 2024, respectively, is included in auxiliary expenses.

9. Leases

The University has entered into the following lease arrangements:

Finance leases: the University leases computers, vehicles and other equipment under agreements classified as finance leases. The finance lease terms generally have initial lease terms of four to five years. Certain leases include an option to purchase the leased assets. The University assesses the likelihood of exercising the purchase option using a "reasonably certain" threshold, which is understood to be a high threshold and, therefore, purchase options are generally accounted for when a compelling economic reason to exercise the option exists.

Short-term leases: The University has certain leases that are for periods of 12 months or less. Leases with an initial term of 12 months or less are not recorded on the consolidated statements of financial position since the University has elected the practical expedient to exclude these leases from operating right-of-use asset and lease liabilities. Short-term lease expenses are recognized on a straight-line basis over the lease term as an operating expense.

The University uses the implicit interest rate, for collateralized borrowing, based on information available at the commencement date in determining the present value of lease payments.

Subsequent to the lease commencement date, the University reassesses lease classification when there is a contract modification that is accounted for as a separate contract, a change in the lease term, or a change in the assessment of whether the lessee is reasonably certain to exercise an option to purchase the underlying asset or terminate the lease.

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Minimum future lease payments for finance leases are as follows:

Years ending June 30:	
2026	\$ 1,658
2027	1,247
2028	770
2029	83
Total	3,758
Amount representing interest	<u>(939)</u>
Present value of net minimum lease payments	\$ 2,819

Total lease costs are comprised of the following:

	2025	2024
Lease cost:		
Finance lease cost:		
Amortization of right-of-use assets	\$ 1,790	\$ 1,122
Interest on lease liabilities	47	57
Short-term lease cost	18	91
Total lease cost	\$ 1,855	\$ 1,270
Other information:		
Cash paid for amounts included in the measurement of lease liabilities:		
Operating cash flows for finance leases	\$ 47	\$ 57
Financing cash flows for finance leases	1,763	1,536
Right-of-use assets obtained in exchange for new:		
Finance lease liabilities	1,423	1,842
Weighted-average remaining lease term:		
Finance leases	1.9 years	1.8 years
Weighted-average discount rate:		
Finance leases	1.5%	2.4%

10. Interest Rate Swap Agreements

MUHI executed two interest rate swap agreements on May 31, 2017. The current swap agreements require MUHI to make 3.26% fixed interest payments and receive variable interest rate payments from its counter party based on one-month SOFR plus a spread of 147 basis points. The notional amount outstanding on the combined total was \$13,690,000 and \$14,482,000 at June 30, 2025 and 2024, respectively. The variable rates were 68% of one-month SOFR and the combined fair value of the swap instruments were approximately \$346,000 and \$655,000 and included in other assets at June 30, 2025 and 2024, respectively. The swap agreements terminate on April 1, 2032.

11. Employee Benefit Plan

The University participates in a defined contribution retirement plan covering substantially all regular full-time employees. Retirement expense was approximately \$1,812,000 and \$1,995,000 in 2025 and 2024, respectively.

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12. Net Assets

Net assets without donor restrictions result from contributions and other inflows of assets whose use by the University is not limited by donor-imposed stipulations.

Net assets without donor restrictions are available for the following purposes as of June 30:

	2025	2024
Plant facilities	\$ 85,877	\$ 80,932
Board-designated endowment	23,767	21,965
Undesignated	<u>(21,117)</u>	<u>(13,759)</u>
 Total net assets without donor restrictions	 <u>\$ 88,527</u>	 <u>\$ 89,138</u>

Net assets with donor restrictions result from contributions and other inflows of assets whose use by the University is limited by donor-imposed stipulations that expire by the passage of time or can be fulfilled and removed by actions of the University pursuant to those stipulations. Donor-imposed stipulations may also require that assets be maintained permanently by the University.

Net assets with donor restrictions consist of the following at June 30:

	2025	2024
Assets held in perpetuity	\$ 96,081	\$ 97,075
Accumulated endowment income	60,432	48,323
Time and purpose restrictions	26,793	23,439
Net assets held as split interest agreements	<u>6,793</u>	<u>6,517</u>
 Total net assets with donor restrictions	 <u>\$ 190,099</u>	 <u>\$ 175,354</u>

13. Endowment

The University's endowment consists of individual funds established for a variety of purposes. It includes both donor-restricted endowment funds and funds designated by the Board of Trustees to function as endowments. Net assets associated with endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions.

Interpretation of Relevant Law

The Board of Trustees of the University has developed a policy requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds absent any explicit donor stipulations to the contrary. As a result of this interpretation, the University classifies as donor-restricted net assets (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment and (c) accumulations, including income and gains, 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. Board-designated investment funds are balances functioning as an endowment that are established by the institution from either donor or institutional monies and are usually to be retained and invested rather than expended. Since board-designated investment funds are established by the institution rather than an external source, the principal may be expended, as directed by the Board of Trustees.

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The University considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

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

Net asset classification by type of endowment as of June 30, 2025:

	Board Designated	With Donor Restrictions	Total
Endowment net assets, beginning of year	\$ 21,965	\$ 145,398	\$ 167,363
Investment return:			
Investment income	381	2,292	2,673
Net appreciation (realized and unrealized gains)	2,600	12,610	15,210
Total investment return	2,981	14,902	17,883
Contributions	2,629	2,841	5,470
Withdrawals	(2,703)	-	(2,703)
Appropriation of endowment assets for expenditure	(1,105)	(6,628)	(7,733)
Endowment net assets, end of year	<u>\$ 23,767</u>	<u>\$ 156,513</u>	<u>\$ 180,280</u>

Net asset classification by type of endowment as of June 30, 2024:

	Board Designated	With Donor Restrictions	Total
Endowment net assets, beginning of year	\$ 21,495	\$ 116,939	\$ 138,434
Investment return:			
Investment income	318	1,672	1,990
Net appreciation (realized and unrealized gains)	2,242	12,093	14,335
Total investment return	2,560	13,765	16,325
Contributions	41	4,352	4,393
Withdrawals	(2,261)	-	(2,261)
Appropriation of endowment assets for expenditure	(1,045)	(5,532)	(6,577)
Acquisition of endowment	1,175	15,874	17,049
Endowment net assets, end of year	<u>\$ 21,965</u>	<u>\$ 145,398</u>	<u>\$ 167,363</u>

Moravian University and Subsidiary

Notes to Consolidated Financial Statements
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(In Thousands)

Funds With Deficiencies

The fair value of assets associated with individual donor-restricted endowment funds may fall below the level that the donor or the relevant state law requires the University to retain as a fund of perpetual duration. There were no such deficiencies reported at June 30, 2025 or 2024.

Return Objectives and Risk Parameters

The University has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowments while seeking to maintain the purchasing power of the endowment assets. Endowment assets include those assets of donor-restricted funds that the University must hold in perpetuity or for a donor-specified period as well as board-designated funds. Under this policy, as approved by the Board of Trustees, the endowment assets are invested in a manner that is intended to produce results that exceed the spending policy rate plus the expected inflation rate. The University expects its endowment fund, over time, to provide an average rate of return of approximately 7.0% annually. Actual returns in any given year may vary from this amount.

Strategies Employed for Achieving Objectives

The University 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 University targets a diversified asset allocation that places a greater emphasis on equity-based investments to achieve its long-term return objectives within prudent risk constraints.

Endowment Spending Policy and How the Investment Objectives Relate to the Spending Policy

The University has a total return policy of appropriating for distribution each year a percentage of its endowment fund's average fair value over the past twelve calendar quarters. This percentage was 5% for 2025 and 2024. If the spending policy distribution amount exceeds the actual earnings of the endowment funds in any one year, then the amount needed to fund such excess will be taken from accumulated excess earnings and net capital gains from prior years. Conversely, any undistributed income after the allocation of the spending policy distribution is added back to net assets with donor restriction. In establishing this policy, the University considered the long-term expected return on its endowment. Accordingly, over the long term, the University expects to allow its endowment to return an average rate of 7.0% annually prior to any distributions (spending policy). This is consistent with the University'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.

14. Contingencies and Commitments

In connection with several ongoing projects on campus, the University has commitments to several vendors totaling approximately \$11,440,000 and \$32,819,000 as of June 30, 2025 and 2024, respectively. The University is using the 2024 bond proceeds and operating cash to fund these projects.

Amounts received and expended by the University under various federal and state programs (principally related to student financial aid) are subject to audit by governmental agencies. In the opinion of management, audit adjustments, if any, will not have a significant effect on the consolidated statements of financial position or results of activities of the University.

Moravian University and Subsidiary

Notes to Consolidated Financial Statements
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The University owns several buildings constructed prior to the passage of the Clean Air Act that contain encapsulated asbestos material. Current law requires that this asbestos be removed in an environmentally safe manner prior to demolition or renovation of the buildings. The University has not recognized the asset retirement obligation for asbestos removal in its consolidated financial statements because it currently has no plans to demolish or renovate these buildings and, as such, cannot reasonably estimate the fair value of the obligation. If plans change with respect to the use of the buildings and sufficient information becomes available to estimate the liability, it will be recognized at that time.

15. Liquidity and Availability of Resources

The University's financial assets available within one year of the consolidated statement of financial position date for general expenditure are as follows at June 30:

	2025	2024
Cash and cash equivalents (net of cash restricted for capital and balance requirements)	\$ 6,301	\$ 10,603
Accounts receivable, net	2,561	4,094
Planned appropriation of endowment	<u>7,696</u>	<u>7,625</u>
Financial assets available to meet cash needs for general expenditures within one year	<u>\$ 16,558</u>	<u>\$ 22,322</u>

As part of the University's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities and other obligations come due. In the event of an unanticipated liquidity-need, the University could draw upon \$7,000,000 from an available line of credit. In addition, the University has a board-designated endowment of approximately \$23,767,000. Although the University does not intend to spend from its board-designated endowment other than amounts appropriated for general expenditure as part of its annual budget approval and appropriation process, amounts from the University board-designated endowment could be made available, if necessary. However, both the board-designated endowment and donor-restricted endowments contain investments with lock-up provisions that would reduce the total investments that could be made available.

16. Functional Classification of Expenses

The costs of providing program services and supporting services of the University have been summarized on a functional basis in the following schedule. The University allocates expenses for benefits, interest and the physical plant based on salaries, the use of debt proceeds and square footage.

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Notes to Consolidated Financial Statements

June 30, 2025 and 2024

(In Thousands)

Functional expenses by natural classification consist of the following as of June 30, 2025 and 2024:

	2025										Total Expenses
	Salaries	Benefits	Depreciation	Equipment and Maintenance	Professional Fees	Interest	Other				
Resident instruction	\$ 21,227	\$ 5,640	\$ 5,418	\$ 3,131	\$ 296	\$ 1,271	\$ 6,886				\$ 43,869
Academics support	1,463	361	356	873	-	-	1,825				4,878
Student services	5,468	1,386	69	218	364	69	2,533				10,107
Athletics	2,305	597	1,423	283	-	106	3,175				7,889
Institutional support	5,227	1,410	897	1,483	996	115	3,619				13,747
Fundraising	1,631	436	-	29	133	-	553				2,782
Auxiliary expenses	1,628	320	2,929	243	-	1,460	6,110				12,690
Plant allocations	2,596	685	495	5,456	14	-	(9,246)				-
Total	\$ 41,545	\$ 10,835	\$ 11,587	\$ 11,716	\$ 1,803	\$ 3,021	\$ 15,455	\$ 95,962			
2024											
	2024										Total Expenses
	Salaries	Benefits	Depreciation	Equipment and Maintenance	Professional Fees	Interest	Other				
Resident instruction	\$ 19,463	\$ 6,844	\$ 4,520	\$ 1,705	\$ 168	\$ 1,315	\$ 6,342				\$ 40,357
Academics support	1,741	583	336	657	-	-	1,292				4,609
Student services	4,880	1,644	140	309	251	72	2,672				9,968
Athletics	2,123	729	1,373	267	-	111	3,391				7,994
Institutional support	4,803	1,682	622	1,273	1,313	126	1,507				11,326
Fundraising	1,485	520	-	9	120	-	854				2,988
Auxiliary expenses	1,635	425	2,528	652	-	655	6,295				12,190
Other	-	-	-	-	-	-	132				132
Plant allocations	2,391	852	536	3,962	19	-	(7,760)				-
Total	\$ 38,521	\$ 13,279	\$ 10,055	\$ 8,834	\$ 1,871	\$ 2,279	\$ 14,725	\$ 89,564			

17. Related-Party Transactions

The University conducts transactions with related parties on terms equivalent to those that prevail in arm's length transactions. Transactions between the University and its Board of Trustees, officers or key employees are subject to the University's conflict of interest policies, which require disclosure of conflicting interests and abstention by the conflicted persons from the University's decision making.

Contributions from related parties totaled approximately \$919,000 and \$948,000 for the years ended June 30, 2025 and 2024, respectively. Contributions receivable from related parties total approximately \$2,482,000 and \$2,624,000 at June 30, 2025 and 2024, respectively.

18. Title IV Requirements

The University participates in student financial assistance programs (Title IV) administered by the ED for the payment of student tuition. A substantial number of University students are dependent upon the University's continued participation in the Title IV programs.

Institutions participating in Title IV programs are also required by ED to demonstrate financial responsibility. ED determines an institution's financial responsibility through the calculation of a composite score based upon certain financial ratios as defined in regulations. Institutions receiving a composite score of 1.5 or greater are considered fully financially responsible. Institutions receiving a composite score between 1.0 and 1.5 are subject to additional monitoring and institutions receiving a score below 1.0 are required to submit financial guarantees in order to continue participation in the Title IV programs. The University's composite score exceeded 1.5 in 2025 and 2024.

Moravian University and Subsidiary

Consolidating Schedule of Financial Position

June 30, 2025

(In Thousands)

	Moravian University	MUHI Standalone	MUHI Purchase Accounting	MUHI Total	Eliminations	Consolidated Total
Assets						
Current Assets						
Cash and cash equivalents	\$ 4,137	\$ 3,058	\$ -	\$ 3,058	\$ -	\$ 7,195
Accounts receivable, net	2,773	65	-	65	(277)	2,561
Contributions receivable	2,432	-	-	-	-	2,432
Prepays and other	3,636	-	-	-	(1,284)	2,352
Deposits with trustee under debt agreements	1,329	-	-	-	-	1,329
Total current assets	14,307	3,123	-	3,123	(1,561)	15,869
Noncurrent Assets						
Contributions receivables, net	5,596	-	-	-	-	5,596
Deposits with trustee under debt agreements	11,148	-	-	-	-	11,148
Note receivable, related party	1,000	-	-	-	(1,000)	-
Investments	185,493	-	-	-	-	185,493
Investment in MCHI	5,073	-	-	-	(5,073)	-
Split-interest agreements	6,823	-	-	-	-	6,823
Student loans receivable, net	252	-	-	-	-	252
Other noncurrent assets	-	346	-	346	-	346
Land, buildings and equipment, net	162,456	13,034	6,679	19,713	-	182,169
Total noncurrent assets	377,841	13,380	6,679	20,059	(6,073)	391,827
Total assets	\$ 392,148	\$ 16,503	\$ 6,679	\$ 23,182	\$ (7,634)	\$ 407,696
Liabilities and Net Assets						
Current Liabilities						
Long-term debt	\$ 3,494	\$ 830	\$ -	\$ 830	\$ -	\$ 4,324
Accounts payable	8,762	231	-	231	(277)	8,716
Accrued interest	1,008	37	-	37	-	1,045
Accrued expenses and other liabilities	4,160	-	-	-	-	4,160
Deferred revenue	5,253	670	-	670	(670)	5,253
Finance lease obligations	1,279	-	-	-	-	1,279
Total current liabilities	23,956	1,768	-	1,768	(947)	24,777
Noncurrent Liabilities						
Annuities payable	1,302	-	-	-	-	1,302
Long-term debt	86,919	12,860	-	12,860	-	99,779
Finance lease obligations	1,540	-	-	-	-	1,540
Note payable, related party	-	1,614	-	1,614	(1,614)	-
Refundable federal grants and loan funds	319	-	-	-	-	319
Other liabilities	1,353	-	-	-	-	1,353
Total liabilities	115,389	16,242	-	16,242	(2,561)	129,070
Net Assets						
Without donor restriction	86,660	261	6,679	6,940	(5,073)	88,527
With donor restriction	190,099	-	-	-	-	190,099
Total net assets	276,759	261	6,679	6,940	(5,073)	278,626
Total liabilities and net assets	\$ 392,148	\$ 16,503	\$ 6,679	\$ 23,182	\$ (7,634)	\$ 407,696

Moravian University and Subsidiary

Consolidating Schedule of Activities

Year Ended June 30, 2025

(In Thousands)

	Moravian University	MUH Standalone	MUH Purchase Accounting	MUH Total	Eliminations	Consolidated Total
Operating Revenues and Other Additions						
Tuition and fees (net of student scholarships of \$56,763)	\$ 58,910	\$ -	\$ -	\$ -	\$ -	\$ 58,910
Private gifts and grants	9,805	19	-	19	-	9,824
Investment income, net	3,211	-	-	-	(40)	3,171
Federal grants and contracts	1,343	-	-	-	-	1,343
State grants	511	-	-	-	-	511
Contributions of nonfinancial assets	36	-	-	-	-	36
Auxiliary enterprises	15,716	2,169	-	2,169	(75)	17,810
Other sources	2,380	-	-	-	-	2,380
Total operating revenues and other additions	91,912	2,188	-	2,188	(115)	93,985
Operating Expenses						
Instruction	43,869	-	-	-	-	43,869
Academics support	4,878	-	-	-	-	4,878
Student services	10,107	-	-	-	-	10,107
Athletics	7,889	-	-	-	-	7,889
Institutional support	13,747	-	-	-	-	13,747
Fundraising	2,782	-	-	-	-	2,782
Auxiliary enterprises	10,887	1,658	260	1,918	(115)	12,690
Total operating expenses	94,159	1,658	260	1,918	(115)	95,962
Change in net assets from operating activities	(2,247)	530	(260)	270	-	(1,977)
Nonoperating						
Realized and unrealized net gain on investments	16,209	-	-	-	-	16,209
Loss on disposal of assets	(66)	-	-	-	-	(66)
Loss on interest rate swaps	-	(309)	-	(309)	-	(309)
Change in value of split-interest agreements	277	-	-	-	-	277
Change in net assets from nonoperating activities	16,420	(309)	-	(309)	-	16,111
Change in net assets	14,173	221	(260)	(39)	-	14,134
Net Assets, Beginning	<u>\$ 262,586</u>	<u>\$ 40</u>	<u>\$ 6,939</u>	<u>\$ 6,979</u>	<u>\$ (5,073)</u>	<u>\$ 264,492</u>
Net Assets, Ending	<u>\$ 276,759</u>	<u>\$ 261</u>	<u>\$ 6,679</u>	<u>\$ 6,940</u>	<u>\$ (5,073)</u>	<u>\$ 278,626</u>