



WAKE FOREST UNIVERSITY

Consolidated Financial Statements

June 30, 2024

(With Independent Auditors' Report Thereon)



KPMG LLP
Suite 800
500 W 5th St
Winston-Salem, NC 27101

Independent Auditors' Report

The Board of Trustees
Wake Forest University:

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of Wake Forest University (the University), which comprise the consolidated balance sheet as of June 30, 2024, and the related consolidated statements of activities and cash flows for the year 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 financial position of the University as of June 30, 2024, and the changes in its net assets and its cash flows for the year then ended in accordance with U.S. generally accepted accounting principles.

Basis for Opinion

We conducted our audit 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 audit. 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 U.S. generally accepted accounting principles, 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 for one year after the date that the consolidated 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.

Report on Summarized Comparative Information

We have previously audited the University's 2023 consolidated financial statements, and we expressed an unmodified audit opinion on those audited consolidated financial statements in our report dated November 7, 2023. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2023, is consistent, in all material respects, with the audited consolidated financial statements from which it has been derived.

Other Matter

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The supplementary information included in the consolidated balance sheet, consolidated statement of activities, consolidated statement of cash flows, and the accompanying notes related to the College of Arts and Sciences, Schools of Law, Business, and Divinity, and Reynolda House, Inc. (collectively, Reynolda Campus); and Wake Forest University Health Sciences (WFUHS) is presented for purposes of additional analysis and is not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the consolidated financial statements as a whole.

KPMG LLP

Winston-Salem, North Carolina
October 22, 2024

WAKE FOREST UNIVERSITY

Consolidated Balance Sheet

June 30, 2024

(with summarized comparative financial information as of June 30, 2023)

(Dollars in thousands)

Supplementary information				
	Reynolda Campus	WFUHS	2024	2023
Assets:				
Cash and cash equivalents	\$ 38,455	18,462	56,917	86,738
Accounts receivable, net	25,466	152,815	178,281	222,536
Patient receivables	—	111,327	111,327	84,928
Contributions receivable, net	117,609	8,013	125,622	124,710
Notes receivable, net	6,599	247	6,846	8,079
Investments	1,884,253	1,291,535	3,175,788	3,004,974
Direct investments in real estate	9,669	—	9,669	10,203
Other assets	12,387	26,975	39,362	37,158
Right-of-use assets-operating	20,512	106,932	127,444	135,001
Land, buildings, and equipment, net	757,760	358,145	1,115,905	1,081,124
Total assets	\$ 2,872,710	2,074,451	4,947,161	4,795,451
Liabilities:				
Accounts payable and accruals	\$ 51,193	393,650	444,843	411,663
Other liabilities and deferrals	137,257	174,073	311,330	370,238
Annuities payable	17,958	2,975	20,933	22,140
Operating lease obligations	19,422	110,567	129,989	138,664
Notes payable and finance leases	65,643	3,023	68,666	100,376
Bonds payable	515,820	108,479	624,299	641,933
Postretirement benefits	11,497	16,118	27,615	30,962
Total liabilities	818,790	808,885	1,627,675	1,715,976
Net assets:				
Without donor restrictions	975,591	859,190	1,834,781	1,722,587
Noncontrolling interest in affiliate	999	885	1,884	1,508
With donor restrictions	1,077,330	405,491	1,482,821	1,355,380
Total net assets	2,053,920	1,265,566	3,319,486	3,079,475
Total liabilities and net assets	\$ 2,872,710	2,074,451	4,947,161	4,795,451

See accompanying notes to consolidated financial statements.

WAKE FOREST UNIVERSITY

Consolidated Statement of Activities

Year ended June 30, 2024

(with summarized comparative financial information for the year ended June 30, 2023)

(Dollars in thousands)

	Without donor restrictions	With donor restrictions	2024	2023
Operating revenues:				
Student tuition and fees	\$ 357,779	—	357,779	350,623
Government grants and contracts	261,450	—	261,450	243,636
Private grants and contracts	20,689	113,064	133,753	69,733
Contributions	29,131	30,669	59,800	57,694
Investment return designated for current operations	82,395	52,318	134,713	113,102
Patient revenue	817,925	—	817,925	786,474
Other	521,673	(825)	520,848	373,772
Sales and services of auxiliary enterprises	122,020	—	122,020	122,977
Net assets released from restrictions	124,096	(124,096)	—	—
Total operating revenues	2,337,158	71,130	2,408,288	2,118,011
Operating expenses:				
Salaries and wages	1,226,086	—	1,226,086	1,123,087
Employee benefits	288,427	—	288,427	244,972
Student aid	17,799	—	17,799	13,429
Services	314,547	—	314,547	295,617
Clinical and laboratory supplies	117,850	—	117,850	111,314
Other operating expenses	184,452	—	184,452	163,456
Depreciation and amortization	87,688	—	87,688	89,650
Interest on debt	23,788	—	23,788	26,758
Total operating expenses	2,260,637	—	2,260,637	2,068,283
Operating (deficit)/excess	76,521	71,130	147,651	49,728
Nonoperating activities:				
Restricted contributions	—	46,052	46,052	13,579
Net assets released from restriction	33,378	(33,378)	—	—
Investment return in excess of/(less than) amounts designated for current operations	53,094	35,153	88,247	(1,059)
Actuarial losses on annuity obligations	—	(787)	(787)	(607)
Unrealized gains on interest rate swaps	2,289	—	2,289	4,444
Postretirement related changes other than service costs	(169)	—	(169)	902
(Losses)/Gains from affiliates, equity method	(57,133)	—	(57,133)	39,685
Equity transfer from affiliate	—	10,000	10,000	10,000
Other, net	4,214	(729)	3,485	5,801
Change from nonoperating activities	35,673	56,311	91,984	72,745
Change in net assets	112,194	127,441	239,635	122,473
Change in net assets attributable to noncontrolling interest	376	—	376	112
Net assets attributable to noncontrolling interest at beginning of year	1,507	—	1,507	1,395
Net assets at beginning of year	1,722,588	1,355,380	3,077,968	2,955,495
Net assets at end of year	\$ 1,836,665	1,482,821	3,319,486	3,079,475

See accompanying notes to consolidated financial statements.

WAKE FOREST UNIVERSITY

Consolidated Statement of Activities

College of Arts and Sciences, Schools of Law, Business, and Divinity, and Reynolda House, Inc.
(Supplementary Information)

Year ended June 30, 2024

(Dollars in thousands)

	Without donor restrictions	With donor restrictions	Total
Operating revenues:			
Student tuition and fees	\$ 316,946	—	316,946
Government grants and contracts	14,984	—	14,984
Private grants and contracts	10,727	—	10,727
Contributions	25,655	27,834	53,489
Investment return designated for current operations	48,026	31,223	79,249
Other	14,580	—	14,580
Sales and services of auxiliary enterprises	122,020	—	122,020
Net assets released from restrictions	52,845	(52,845)	—
Total operating revenues	605,783	6,212	611,995
Operating expenses:			
Salaries and wages	264,413	—	264,413
Employee benefits	70,504	—	70,504
Student aid	4,555	—	4,555
Services	80,184	—	80,184
Other operating expenses	72,415	—	72,415
Depreciation and amortization	55,755	—	55,755
Interest on debt	19,495	—	19,495
Total operating expenses	567,321	—	567,321
Operating excess	38,462	6,212	44,674
Nonoperating activities:			
Restricted contributions	—	36,394	36,394
Net assets released from restriction	33,378	(33,378)	—
Investment return in excess of amounts designated for current operations	33,692	34,068	67,760
Actuarial losses on annuity obligations	—	(1,028)	(1,028)
Unrealized gains on interest rate swaps	1,995	—	1,995
Postretirement related changes other than service costs	281	—	281
Other, net	(3,978)	(169)	(4,147)
Change from nonoperating activities	65,368	35,887	101,255
Change in net assets	103,830	42,099	145,929
Change in net assets attributable to noncontrolling interest	432	—	432
Net assets attributable to noncontrolling interest at beginning of year	566	—	566
Net assets at beginning of year	871,762	1,035,231	1,906,993
Net assets at end of year	\$ 976,590	1,077,330	2,053,920

See accompanying notes to consolidated financial statements.

WAKE FOREST UNIVERSITY
Consolidated Statement of Activities
Wake Forest University Health Sciences
(Supplementary Information)
Year ended June 30, 2024
(Dollars in thousands)

	Without donor restrictions	With donor restrictions	Total
Operating revenues:			
Student tuition and fees	\$ 40,833	—	40,833
Government grants and contracts	246,466	—	246,466
Private grants and contracts	9,962	113,064	123,026
Contributions	3,476	2,835	6,311
Investment return designated for current operations	34,369	21,095	55,464
Patient service revenue	817,925	—	817,925
Other	507,093	(825)	506,268
Net assets released from restrictions	71,251	(71,251)	—
Total operating revenues	<u>1,731,375</u>	<u>64,918</u>	<u>1,796,293</u>
Operating expenses:			
Salaries and wages	961,673	—	961,673
Employee benefits	217,923	—	217,923
Student aid	13,244	—	13,244
Services	234,363	—	234,363
Clinical and laboratory supplies	117,850	—	117,850
Other operating expenses	112,037	—	112,037
Depreciation and amortization	31,933	—	31,933
Interest on debt	4,293	—	4,293
Total operating expenses	<u>1,693,316</u>	<u>—</u>	<u>1,693,316</u>
Operating (deficit) / excess	<u>38,059</u>	<u>64,918</u>	<u>102,977</u>
Nonoperating activities:			
Restricted contributions	—	9,658	9,658
Investment return in excess of amounts designated for current operations	19,402	1,085	20,487
Actuarial gains on annuity obligations	—	241	241
Unrealized gains on interest rate swaps	294	—	294
Postretirement related changes other than service costs	(450)	—	(450)
Losses from affiliates, equity method	(57,133)	—	(57,133)
Equity transfer from affiliate	—	10,000	10,000
Other, net	8,192	(560)	7,632
Change from nonoperating activities	<u>(29,695)</u>	<u>20,424</u>	<u>(9,271)</u>
Change in net assets	8,364	85,342	93,706
Change in net assets attributable to noncontrolling interest	(56)	—	(56)
Net assets attributable to noncontrolling interest at beginning of year	941	—	941
Net assets at beginning of year	<u>850,826</u>	<u>320,149</u>	<u>1,170,975</u>
Net assets at end of year	<u>\$ 860,075</u>	<u>405,491</u>	<u>1,265,566</u>

See accompanying notes to consolidated financial statements.

WAKE FOREST UNIVERSITY

Consolidated Statement of Cash Flows

Year ended June 30, 2024

(with summarized comparative financial information for the year ended June 30, 2023)

(Dollars in thousands)

	Supplementary information			
	Reynolda Campus	WFUHS	2024	2023
Cash flows from operating activities:				
Change in net assets	\$ 146,361	93,650	240,011	122,585
Adjustments to reconcile change in net assets to net cash provided by operating activities:				
Depreciation and amortization	50,125	31,933	82,058	88,135
Amortization of debt related costs	(132)	(1,138)	(1,270)	(2,107)
Amortization of right-of-use operating assets	4,370	26,011	30,381	38,411
Net gains on investments	(111,968)	(31,676)	(143,644)	(80,593)
Private gifts restricted for capital and long-term investment	(36,451)	(9,658)	(46,109)	(6,257)
Losses (gains) on disposals of property and equipment	3,576	(3,682)	(106)	1,022
Losses on impairment of property held for sale	4,661	—	4,661	487
Losses (gains) from equity method affiliates	—	57,133	57,133	(39,685)
Unrealized gains on interest rate swaps	(1,995)	(294)	(2,289)	(4,444)
Bad debt expense and change in allowance for contributions receivable	601	4,154	4,755	(2,084)
Changes in operating assets and liabilities:				
Accounts and patient receivables	(1,683)	15,129	13,446	(20,323)
Contributions receivable	(2,576)	1,307	(1,269)	24,746
Notes receivable	—	12	12	17
Operating lease right-of-use assets, net	(1,482)	(21,342)	(22,824)	(20,640)
Other assets and other liabilities and deferrals	17,550	(76,200)	(58,650)	161,629
Accounts payable and accruals	(1,391)	11,135	9,744	(63,441)
Operating lease liabilities	(2,938)	(5,736)	(8,674)	(18,079)
Postretirement benefits	(52)	(3,295)	(3,347)	(1,882)
Annuities payable	(966)	(241)	(1,207)	2,034
Net cash provided by operating activities	<u>65,610</u>	<u>87,202</u>	<u>152,812</u>	<u>179,531</u>
Cash flows from investing activities:				
Purchases of land, buildings, and equipment and investments in real estate	(79,500)	(42,619)	(122,119)	(89,297)
Proceeds from sale of land, buildings, and equipment	(64)	—	(64)	508
Disbursements of loans to students and other	(180)	—	(180)	(180)
Repayments of loans to students and other	1,408	—	1,408	2,168
Purchases of investments	(432,866)	(54,316)	(487,182)	(458,623)
Net proceeds from sales and maturities of investments	<u>385,597</u>	<u>40,384</u>	<u>425,981</u>	<u>399,057</u>
Net cash used in investing activities	<u>(125,605)</u>	<u>(56,551)</u>	<u>(182,156)</u>	<u>(146,367)</u>
Cash flows from financing activities:				
Proceeds from notes payable	7,319	—	7,319	1,104
Principal payments on notes payable	(2,396)	(1,208)	(3,604)	(12,030)
Principal payments on bonds payable	(6,465)	(9,195)	(15,660)	(8,400)
Bond issuance costs	—	—	—	132
Proceeds from finance lease obligations	3,117	—	3,117	3,286
Payments on finance lease obligations	(1,851)	(36,427)	(38,278)	(4,047)
Proceeds from private gifts restricted for long-term investment	36,461	9,658	46,119	6,257
Other revenue restricted for long-term investment	—	—	—	(4,774)
Net cash provided by (used in) financing activities	<u>36,185</u>	<u>(37,172)</u>	<u>(987)</u>	<u>(18,472)</u>
Net (decrease) increase in cash, cash equivalents and restricted cash	<u>(23,810)</u>	<u>(6,521)</u>	<u>(30,331)</u>	<u>14,692</u>
Cash, cash equivalents and restricted cash at beginning of year	<u>62,265</u>	<u>25,723</u>	<u>87,988</u>	<u>73,296</u>
Cash, cash equivalents and restricted cash at end of year	\$ <u>38,455</u>	\$ <u>19,202</u>	\$ <u>57,657</u>	\$ <u>87,988</u>
Cash and cash equivalents	\$ 38,455	18,462	56,917	86,738
Restricted cash	—	740	740	1,250
Total cash, cash equivalents, and restricted cash	\$ <u>38,455</u>	\$ <u>19,202</u>	\$ <u>57,657</u>	\$ <u>87,988</u>
Supplemental disclosures of cash flow information:				
Cash paid for interest, net of amounts capitalized	\$ 20,271	5,204	25,475	28,218
Capital expenditures included in account payable	14,352	1,462	15,814	15,676
Operating cash flows from finance leases	2,853	324	3,177	5,009
Operating cash flows from operating leases	3,938	30,274	34,212	32,541
Financing cash flows from finance leases	1,591	234	1,825	3,480
Income taxes paid	97	775	872	1,061

See accompanying notes to consolidated financial statements.

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

(1) Organization and Summary of Significant Accounting Policies

(a) Description of Wake Forest University

Wake Forest University (the University) is a private, coeducational, not-for-profit institution of higher education and research located in Winston-Salem, North Carolina. The consolidated financial statements of the University include the consolidated subsidiaries of the University, such as Verger Capital Management, LLC (VCM), Reynolda House, Inc., and Wake Forest University Health Sciences (WFUHS), and all entities over which the University has control, including all of the subsidiaries of WFUHS.

WFUHS is a wholly owned subsidiary of the University and is a North Carolina nonprofit corporation with the University as its sole member. WFUHS operates the Wake Forest University School of Medicine, educating medical students and others, providing patient care in a variety of clinical, hospital, and other healthcare settings, and conducting biomedical research. Wholly owned affiliates of WFUHS are the Dialysis Centers of Wake Forest University, Wake Forest Innovation Quarter Development Co., Wake Forest Innovation Quarter CDC, Innovation Quarter (f/k/a Wake Forest Innovation Quarter Management Co.), WFIQ Holdings, LLC, WFIQ Holdings II, LLC, WFIQ Holdings III, LLC, Seed Stage Associates, LLC, Park IMP 1, LLC, BRF – A1, LLC, BRF Deck 1, LLC, BRF – A1a, LLC, Childress Institute for Pediatric Trauma, Wake Forest Emergency Providers, North District Owners Association, and RegenMed Development Organization.

Effective July 1, 2010, the governing boards of the University, WFUHS, North Carolina Baptist Hospital (NCBH), and Wake Forest University Baptist Medical Center (WFUBMC) approved a Medical Center Integration Agreement (MCIA) whereby an integrated academic medical center was created that combined clinical care, medical education and research under the delegated operational management and oversight of WFUBMC.

Pursuant to a health system integration agreement among the University, WFUBMC, WFUHS, NCBH, and the Charlotte Mecklenburg Hospital Authority ("CMHA"), a North Carolina hospital authority that operates a multi-state integrated healthcare system in the southeastern United States, effective on October 9, 2020, WFUBMC and CMHA became participants in a single, integrated healthcare delivery and academic system (the "Enterprise") managed and overseen by Atrium Health, Inc., a new joint operating company without members ("Atrium"). Atrium's 16 person board of directors (the "Atrium Board") initially consists of 13 CMHA designees and three WFUBMC designees. The health system integration transaction's objectives include fostering the mission of the School of Medicine through its relationship with Atrium and the continued flourishing of the Medical Center. As a result of the health system integration agreement, the MCIA was amended to include Atrium as a third member of WFUBMC and the WFUBMC Board was reconstituted to include seventeen voting directors of whom the University designates six, NCBH designates six, Atrium designates three, and the WFUBMC board elects two. Additionally, the Medical Center (including WFUHS and the School of Medicine) was established as the academic core of the Enterprise responsible for its academic and research activities.

Under this arrangement, each Enterprise participant and its affiliates will maintain its separate legal existence and continue to own its assets and retain all power, authorities, rights and remedies

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

necessary or appropriate to allow it to comply with its pre existing debt instruments and any new debt instruments; all debt and other liabilities of each Enterprise participant will remain the debt and liabilities of such Enterprise participant regardless of when incurred (unless otherwise agreed); and no Enterprise participant assumes or guarantees the debt or other liabilities of any other Enterprise participant.

WFUBMC and CMHA delegated authority to Atrium to manage and oversee their activities and operations, subject to the authority of the University, WFUHS, and WFUBMC over academic and research matters, the exercise of certain reserved powers, and the carrying out of certain responsibilities by the WFUBMC Board and the CMHA Board of Commissioners.

The reserved powers of each Enterprise participant include the power to approve a change in its fundamental business or mission and, subject to the Atrium Board's approval, to develop its strategic plans (which will be generally consistent with those of the entire Enterprise) and its capital and operating budgets.

The School of Medicine continues as an academic unit owned and operated by the University through WFUHS. The Chief Academic Officer (CAO) reports exclusively to the President of the University on School of Medicine related academic matters and the President must consent to the appointment of the Dean of the School of Medicine by the CAO. The University, generally through the School of Medicine, continues to be responsible for, and have the authority regarding, all academic functions of the School of Medicine, including: managing research activities and support; compliance with regulatory and accreditation standards; medical curriculum and academic programs and classes; standards and processes for appointing, compensating, evaluating, promoting, granting tenure to and dismissing faculty; requirements, standards and processes relating to student admission, matriculation, conduct, evaluation/grading, promotion, and graduation (including awarding degrees in the School of Medicine); student clinical rotations, including assignments; processing and administering financial aid and student support services; administration and support of research; grant processing, and research performed by faculty, staff, and students of the School of Medicine; and other customary academic functions associated with the operation of medical schools and health science related programs. As such, the University shall continue to hold and exercise, at minimum, the degree of academic and academically related administrative authority over WFUBMC, the School of Medicine, and WFUHS that the University exercised prior to the creation of the Enterprise.

In addition to forming a unified health system, a second medical school campus of the School of Medicine will be established in Charlotte and will operate under the authority of the University as stated above and will be affiliated with Atrium. This campus is scheduled to open to first year M.D. students in 2025. The addition of the second campus is expected to approximately double the enrollment of the School of Medicine.

The University is not obligated for repayment of indebtedness issued by or for the performance of obligations of NCBH, WFUHS, the Medical Center, the School of Medicine, CMHA, Atrium or any other affiliate. The assets of the University have not been pledged to secure obligations of NCBH, WFUHS, the Medical Center, the School of Medicine, CMHA, Atrium or any other affiliate. Similarly,

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

neither NCBH, WFUHS, the Medical Center, the School of Medicine, CMHA, Atrium nor any other affiliate is obligated for the repayment of indebtedness issued by or for the performance of obligations of the University.

Effective December 2022, Atrium and Advocate Aurora Health, Inc., a Delaware nonprofit corporation (Advocate Aurora), entered into a joint operating agreement to create a leading health and wellness delivery system to best meet patients' needs by redefining how, when and where care is delivered (the combination). Advocate Aurora, which serves nearly 3 million patients annually in Illinois and Wisconsin, is one of the 12 largest not-for-profit, integrated health systems in the United States and a national leader in clinical innovation, health outcomes, consumer experience and value-based care. As part of this agreement, the Enterprise and Advocate Aurora created a joint operating company known as Advocate Health, Inc. (Advocate Health). Atrium and Advocate Aurora are the sole corporate members of Advocate Health, which manages and oversees the combined organization. Advocate Health is governed by a board of directors comprising an equal number of members from the Enterprise and Advocate Aurora. The Enterprise and Advocate Aurora continue to own their respective assets. No assets were transferred as part of the combination, and the Enterprise and its related entities and Advocate Aurora and its related entities maintain their separate legal existence and licensure status of their respective facilities.

The overarching effect of the combination is that Advocate Health replaced Atrium as the management entity of the expanded Advocate Health System (including the Enterprise); but, as with the October 2020 Enterprise transaction, the University shall continue to hold and exercise, at a minimum, the degree of academic and academically-related administrative authority over WFUBMC, the School of Medicine, and WFUHS that the University exercised prior to the combination.

All significant intercompany balances and transactions have been eliminated in consolidation.

(b) Basis of Presentation

The consolidated financial statements have been prepared on the accrual basis in conformity with Generally Accepted Accounting Principles (GAAP).

Net assets are reported based on the existence or absence of donor-imposed restrictions and serve as the foundation of the accompanying consolidated financial statements.

Accordingly, net assets of the University and changes therein are classified and reported as follows:

- *Net Assets without donor restrictions* – Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the organization.

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

- *Net Assets with donor restrictions* – Net assets subject to donor-imposed stipulations. Some donor restrictions are temporary in nature; those restrictions will be met by actions of the University and/or by the passage of time. Other donor restrictions are perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity; generally, the donors of these assets permit the University to use all or part of the income earned on related investments for general or specific purposes.

Revenues are reported as increases in net assets without donor restrictions unless their use is limited by donor-imposed restrictions. Donor-restricted contributions are reported as increases in net assets with donor restrictions. Expenses are reported as decreases in net assets without donor restrictions. Gains and losses on investments and other assets or liabilities are reported as increases or decreases, respectively, in net assets without donor restrictions unless their use is restricted by explicit donor stipulations or by law. Expirations of restrictions on net assets (i.e., the donor-stipulated purpose has been fulfilled and/or the stipulated time period has elapsed) are reported as reclassifications from net assets with donor restrictions to net assets without donor restrictions in the consolidated statement of activities. For gifts of long-lived assets, these releases of restrictions are treated as nonoperating.

(c) Operating Excess

Revenues earned, expenses incurred, and returns made available for the University's operating purposes of teaching, research, patient care, and other programs and services are components of the operating excess or deficiency presented in the consolidated statement of activities. The University considers the following items to be nonoperating activities: restricted contributions for capital and long-term investment and the related net assets released from restriction, investment return (less than) in excess of amounts designated for current operations, actuarial gain or loss on annuity obligations, unrealized gain on interest rate swaps, postretirement related changes other than service cost, gain from affiliates (equity method), donor designation changes, estimates for one-time legal settlements and other, net.

(d) Fair Value Measurements

The fair value hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to measurements involving significant unobservable inputs (Level 3 measurements). The hierarchy requires the use of observable market data when available. The three levels of the fair value hierarchy are as follows:

Level 1 – Valuations for assets and liabilities traded in active exchange markets as of the reporting date. Valuations are obtained from readily available pricing sources for market transactions involving identical assets or liabilities.

Level 2 – Valuations for assets and liabilities are determined through direct or indirect observations other than quoted market prices.

Level 3 – Valuations for assets and liabilities that are derived from other valuation methodologies including discounted cash flow models and similar techniques, and not based on market exchange, dealer or broker traded transactions.

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

Net asset value (NAV) – Certain investments that are measured at fair value using the net asset value per share (or its equivalent) practical expedient have not been categorized in the fair value hierarchy.

In the event that changes in the inputs used in the fair value measurement of an asset or liability result in a transfer of the fair value measurement to a different categorization (e.g., from Level 3 to Level 2), such transfers between fair value categories are recognized at the end of the reporting period.

(e) Cash and Cash Equivalents

Cash equivalents include highly liquid investments with original maturities at date of purchase of three months or less. Such assets, reported at fair value, primarily consist of depository account balances, and money market funds. The University maintains bank accounts at various financial institutions covered by the Federal Depository Insurance Corporation (FDIC). At various times throughout the year, the University may maintain bank accounts in excess of the FDIC-insured limit. Management believes that the risk associated with these bank accounts is minimal.

Cash and cash equivalents that are managed as part of the University's unitized endowment are reported within investments on the consolidated balance sheet and excluded from cash in the consolidated statement of cash flows as these funds are not used for operating needs.

(f) Restricted Cash

The University maintains separate accounts to hold unspent tax-exempt bond proceeds which are restricted for capital purposes and to satisfy collateral posting requirements.

(g) Contributions Receivable

Pledges that represent unconditional promises to give are recognized at fair value as contributions with donor restrictions in the period such promises are made by donors. Pledges are recorded after discounting, using rates ranging from 2.77% – 5.74% in order to derive the present value of future cash flows. An allowance for uncollectible contributions receivable is provided based upon management's judgement, considering such factors as prior collection history, type of contribution, relationship with donor, and nature of fund-raising activity.

(h) Notes Receivable

Notes receivable, which are recorded at face value, principally represent amounts due from students under the Perkins Loan Program. A general allowance is made for uncollectible student loans after considering long-term collection experience and current trends. Other notes receivable are evaluated individually for impairment, with allowances based on management's expectations given facts and circumstances related to each note.

The University assigns loans receivable from students under governmental loan programs, also carried at cost, to the federal government. The University classifies refundable advances from the federal government as liabilities in the consolidated statement of financial position. Outstanding loans cancelled under a governmental program result in a reduction of the funds available for loan and a decrease in the liability to the government.

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

(i) Investments

The University's Board of Trustees created an asset management company, VCM, that provides research, advice, counsel and management with respect to the University's long-term investment portfolio. VCM manages the investment funds of Verger Capital Fund, LLC (Master Fund), Verger Fund I, LLC (Verger Fund I), and Verger Fund II, LLC (Verger Fund II). The Master Fund is controlled by the University and provides investment services for Verger Fund I and Verger Fund II. Verger Fund I was created to hold the Reynolda Campus long-term endowment and working capital pool and Verger Fund II was created to hold the WFUHS and Reynolda House long-term endowment and working capital pools. VCM also manages long-term investments for the University outside of the Verger Fund I and Verger Fund II portfolios.

Certain investments, however, are held in specific instruments outside of VCM to comply with donor restrictions or other considerations.

Valuation – Investments are recorded at fair value in the consolidated balance sheet. Investments in readily marketable debt and equity securities are stated at their fair values, which are determined based on quoted market prices. For shares in mutual funds, the University considers fair value based on share prices reported by the funds as of the last business day of the fiscal year. Investments in private equity and absolute return funds are generally reported at the net asset value (NAV) reported by fund managers and these values are reviewed and evaluated by the University's investment management company. Unless it is probable that all or a portion of the investment will be sold for an amount other than NAV, the University has concluded, as a practical expedient, that the NAV approximates fair value. Additionally, the University's interest in both Verger Fund I and Verger Fund II are included at NAV in investments on the consolidated balance sheet. Investments in joint ventures are accounted for using the equity method.

Risks – Investments are exposed to several risks, including interest rate, currency, market and credit risks. Due to the level of risk associated with certain investments, it is at least possible that changes in the values of the investments will occur in the near term and that such changes could materially affect the amounts reported in the University's consolidated financial statements.

Reporting – Investment transactions are accounted for on a trade date basis. Short and Intermediate term investment income is reported as investment return included in operating revenues and realized and unrealized gains (losses) are reported as nonoperating revenues. Long-term investment spending rate distribution (see Note 9) is reported as operating revenues and any excess (deficiency) of income and realized and unrealized gains (losses) earned on investments above (below) spending rate, including split-interest agreements are reported as nonoperating revenues. Investment management fees are netted against investment return.

(j) Investments in Real Estate

Investments in real estate are primarily comprised of rental properties of the University and are valued at the lower of net book value or market. The University records depreciation on rental properties over 40 years or the life of the asset. Depreciation is calculated using the straight-line method. Real estate gifts held for sale are recorded at fair value, based on periodic external appraisals.

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

(k) *Interests in Perpetual Trusts Held by Others and Split-Interest Agreements*

The University's split-interest agreements with donors consist primarily of irrevocable charitable remainder trusts for which the University serves as trustee and charitable gift annuities. Assets held in these trusts are stated at fair value and are included in investments. Contribution revenue is recognized at the dates the trusts are established. The University recognizes the change in value of split-interest agreements according to the fair value of assets that are associated with each trust and recalculates the liability for the present value of annuity obligations. Any change in fair value is recognized in the consolidated statement of activities.

The University is also the beneficiary of certain trusts and other assets held and administered by others. The University's share of these assets is recognized in investments at fair value.

(l) *Other Assets*

Other assets are primarily comprised of prepaid expenses, intangible assets, deferred expenses, and inventories. Inventories are valued at the lower of average cost or net realizable value.

(m) *Land, Buildings, and Equipment*

Land, buildings, and equipment are recorded at cost at date of acquisition or estimated fair value on the date received for donated items. Depreciation is calculated using the straight-line method over the estimated useful life of each class or component of depreciable asset. Estimated lives range from 3 to 60 years. Depreciation is not calculated on land and construction in progress. Gains or losses on the disposal of land, buildings, and equipment are included in the consolidated statement of activities. Interest cost incurred on borrowed funds during the period of construction of capital assets is capitalized as a component of the cost of constructing these assets.

(n) *Impairment of Long-Lived Assets*

The University periodically assesses the realizability of its long-lived assets and evaluates such assets for impairment whenever events or changes in circumstances indicate the carrying amount of an asset may not be recoverable. For assets to be held, impairment is determined to exist if estimated future cash flows, undiscounted and without interest charges, are less than the carrying amount. The University recognizes an impairment charge when the fair value of the asset or group of assets is less than the carrying value.

(o) *Asset Retirement Obligations*

The University has asset retirement obligations (AROs) arising from regulatory requirements to perform certain asset retirement activities at the time that certain buildings and equipment are disposed of or renovated. The liability was initially measured at fair value and subsequently is adjusted for accretion expense and changes in the amount or timing of the estimated cash flows. The corresponding asset retirement costs are capitalized as part of the carrying amount of the related long-lived asset and depreciated over the asset's useful life. The University revalues asset retirement obligations as remediation costs are incurred or as additional cost information becomes available.

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

(p) Leases

The University has operating and finance leases for real estate and equipment. The University determines if an arrangement is a lease at inception. The University has both leases under which it is obligated as a lessee and leases for which it is a lessor. Operating leases as a lessee are included in right-of-use assets operating and operating lease obligations in the consolidated balance sheet. Finance leases as a lessee are included in land, building, and equipment, net, and notes payable and finance leases in the consolidated balance sheet.

Right-of-use assets represent the University's right to use an underlying asset for the lease term. Lease obligations represent the University's liability to make lease payments arising from the lease. Operating and finance lease right-of-use assets and related obligations are recognized at the commencement date based on the net present value of lease payments over the lease term discounted using an appropriate incremental borrowing rate. As most of the University's leases do not provide an implicit rate, the University uses its incremental borrowing rate which is based on the information available at commencement date in determining the present value of lease payments. The University considers recent debt issuances, as well as publicly available data for instruments with similar characteristics when calculating its incremental borrowing rates. The value of an option to extend or terminate a lease is reflected to the extent it is reasonably certain management will exercise the option. Lease expense for lease payments is recognized on a straight-line basis over the lease term. Interest expense is recognized as a component of the lease payment for finance leases.

Rental income arising from operating leases as a lessor is included in operating revenue in sales and services of auxiliary enterprises in the consolidated statement of activities.

(q) Derivative Instruments

The University holds certain interest rate swap agreements to manage the fixed/variable mix of its debt portfolio. The notional amounts of the agreements dictate the payments between the counterparties based on agreed-upon rates as determined in the agreements. The University records all derivative instruments on the consolidated balance sheet at their respective fair values. All changes in fair value are reflected in the consolidated statement of activities. Cash payments and receipts are included in interest on debt.

(r) Postretirement Plans

The University records annual amounts relating to its postretirement plans based on calculations that incorporate various actuarial and other assumptions including discount rates, mortality, retirement rates, and healthcare cost trend rates. The University reviews its assumptions on an annual basis and makes modifications to the assumptions based on current rates and trends when it is appropriate to do so. The effect of modifications to those assumptions is recorded as a change in net assets without donor restriction and amortized to net periodic benefit cost over future periods using the corridor method. The University believes that the assumptions utilized in recording its obligations under its plans are reasonable based on its experience and market conditions. The net periodic benefit costs are recognized as employees render the services necessary to earn the postretirement benefits. The University records the service cost component of net benefit cost in the employee benefits expense line item and all other costs associated with net benefit costs are reflected in nonoperating activities.

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

(s) Revenue Recognition

The University's significant revenue recognition policies are as follows:

Student tuition and fees – Student tuition and fees for instruction and other educational services, net of scholarships and fellowships, are substantially billed and collected prior to the end of each semester. Revenues are earned and recognized over the course of each semester as education services are delivered. Student tuition and fees received in advance of services to be rendered are recorded as deferred revenue. Student aid provided by the University is reflected as a reduction in student tuition and fee revenue up to the tuition and mandatory fees. Student financial aid in excess of the tuition and mandatory fees is reflected as a reduction in auxiliary revenue. Student aid does not include payments made to students for services rendered to the University.

Grants and contracts – Grants for basic research and other sponsored programs are generally subject to restrictions and conditions that must be met before the University is entitled to funding. Accordingly, advances from granting agencies are generally considered refundable in the unlikely event specified services are not performed. The University recognizes revenues on grants for basic research and other sponsored programs as the awards for such programs are expended, since expenditures in accordance with award terms typically results in the release of restrictions and conditions imposed by the grantor. Revenue from exchange contracts for applied research is recognized as the University's contractual performance obligations are substantially met. Indirect cost recovery by the University on U.S. government grants and contracts is based upon a predetermined negotiated rate and is recorded as private grants and contracts revenue and government grants and contracts revenue.

Contributions – Contributions, including unconditional promises to give, are recognized in the period the contributions or promise is made. Contributions of assets other than cash are recorded at their estimated fair value. Unconditional promises expected to be collected in future years are recorded at the present value of expected future cash flows discounted at an appropriate discount rate commensurate with the risks involved. Amortization of discounts is recorded as additional contribution revenue in accordance with donor-imposed restrictions, if any, on the contributions. Conditional promises to give are not recognized until they become unconditional, that is, when the conditions on which they depend are met.

Patient revenue – Patient revenue is reported at the amount that reflects the consideration to which WFUHS expects to be entitled for providing patient care. These amounts are due from patients, third party payers, and others, and includes variable consideration for retroactive revenue adjustments due to settlement of reviews and audits. Revenue is recognized as performance obligations are satisfied.

Performance obligations are determined based on the nature of the services provided by WFUHS. Revenue for performance obligations satisfied over time is recognized based on actual charges incurred in relation to total expected or actual charges. WFUHS believes that this method provides a reasonable depiction of the transfer of services over the term of the performance obligation based on the inputs needed to satisfy the obligation. Generally, performance obligations satisfied over time relate to patients receiving inpatient acute care services. WFUHS measures the

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

performance obligation from admission into the hospital to the point when it is no longer required to provide services to that patient, which is generally at the time of discharge. These services are considered to be a single performance obligation. Revenue for performance obligations satisfied at a point in time is recognized when services are provided and WFUHS does not believe it is required to provide additional services to the patient. Generally, performance obligations satisfied at a point in time relate to outpatient services and pharmacy revenue.

Because all of its performance obligations relate to contracts with a duration of less than one year, WFUHS has elected to apply the optional exemption provided in GAAP and, therefore, is not required to disclose the aggregate amount of the transaction price allocated to performance obligations that are unsatisfied or partially unsatisfied at the end of the reporting period. The unsatisfied or partially unsatisfied performance obligations referred to above are primarily related to inpatient acute care services at the end of the reporting period. The performance obligations for these contracts are generally completed when the patients are discharged, which generally occurs within days or weeks of the end of the reporting period.

WFUHS is utilizing the portfolio approach practical expedient for contracts related to net patient service revenue. WFUHS accounts for the contracts within each portfolio as a collective group, rather than individual contracts, based on the payment pattern expected in each portfolio category and the similar nature and characteristics of the patients within each portfolio. The portfolios consist of major payer classes for inpatient revenue and outpatient revenue. Based on historical collection trends and other analyses, WFUHS has concluded that revenue for a given portfolio would not be materially different than if accounting for revenue on a contract-by-contract basis.

WFUHS has agreements with third party payers that provide for payments to WFUHS at amounts different from its established rates. Payment arrangements include prospectively determined rates per discharge, reimbursed costs, discounted charges, and per diem payments. For uninsured patients who do not qualify for charity care, WFUHS recognizes revenue based on established rates, subject to certain discounts and implicit price concessions as determined by WFUHS. WFUHS determines the transaction price based on standard charges for services provided, reduced by explicit price concessions provided to third party payers, discounts provided to uninsured patients in accordance with WFUHS's policy, and implicit price concessions provided to uninsured patients. Explicit price concessions are based on contractual agreements, discount policies, and historical experience. Implicit price concessions represent differences between amounts billed and the estimated consideration WFUHS expects to receive from patients, which are determined based on historical collection experience, current market conditions, and other factors.

Generally, patients who are covered by third party payers are responsible for patient responsibility balances, including deductibles and coinsurance, which vary in amount. WFUHS estimates the transaction price for patients with deductibles and coinsurance based on historical experience and current market conditions. The initial estimate of the transaction price is determined by reducing the standard charge by any explicit price concessions, discounts, and implicit price concessions. Subsequent changes to the estimate of the transaction price are generally recorded as adjustments to patient service revenue in the period of the change. Adjustments arising from a change in the

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

transaction price were not significant in fiscal year 2024 or 2023. Subsequent changes that are determined to be the result of an adverse change in the patient's ability to pay are recorded as bad debt expense. Bad debt expense for the years ended June 30, 2024 and 2023 was not material to the consolidated statement of activities.

Under the Medicare and Medicaid programs, WFUHS is entitled to reimbursement for billed current procedural terminology codes at fee schedule rates determined by federal and state governments. Differences between established billing rates and reimbursements from these programs are recorded as contractual adjustments to arrive at net patient service revenue.

Charity care – WFUHS cares for patients who meet certain criteria under its charity care policy without charge or at amounts less than its established rates. WFUHS does not pursue collection of amounts determined to qualify as charity care, and accordingly, such amounts are not recognized as revenue.

Sales and services of auxiliary enterprises – Sales and services of auxiliary enterprises primarily consist of revenues from athletics, residence halls, dining services, parking, real estate, and retail stores, which furnish goods and services to students, faculty, staff, and in some cases, the general public. Fee charges are directly related to the cost of goods provided or services rendered and are recognized accordingly. Student aid provided by the University in excess of tuition and mandatory fees is reflected as a reduction of sales and services of auxiliary enterprises.

Certain auxiliary revenues arise from contracts. Revenues from intercollegiate athletics ticket sales, media rights, licensing and royalties and other contracts are received and recognized concurrent with event-based obligations or the passage of contract terms, but typically within the fiscal year. However, season ticket proceeds received prior to the report date for events scheduled in the upcoming fiscal year are recorded as deferred revenue and recognized as the associated events are completed. Charges to students for campus residence, and dining are substantially billed and collected prior to the end of each semester. Associated revenues are earned and recognized over the course of each semester as these services are delivered. Accounts receivable from students are typically insignificant at the end of each fiscal year.

(t) Use of Estimates

The University prepares its consolidated financial statements in accordance with GAAP that requires management to make estimates and assumptions relating to the reporting 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. Significant items subject to such estimates and assumptions include the carrying amount of right of use assets – operating, land, buildings, and equipment, the valuation of non-readily marketable investments, investments in real estate, allowances for receivables, third-party payer settlements, and any other implicit price concessions, AROs, professional liabilities, operating lease obligations, interest rate swap obligations and obligations related to employee benefits. Actual results could differ from those estimates.

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

(u) *Income Taxes*

The University is a tax-exempt organization as described in Section 501(c)(3) of the Internal Revenue Code (the Code) and is generally exempt from federal income taxes on related income pursuant to Section 501(a) of the Code. If applicable, unrelated business income is reported by all member and subsidiary organizations on IRS Form 990-T. Fiscal years ending on or after June 30, 2021 remain subject to examination by federal and state tax authorities. The University has evaluated uncertain tax positions for the year ended June 30, 2024, including a quantification of tax risks in areas such as unrelated business income and taxation of its for-profit subsidiaries. This evaluation did not identify any material items that affect the consolidated financial statements for the year ended June 30, 2024.

(v) *Comparative Financial Information*

The consolidated financial statements include certain prior year information for comparative purposes, which does not include sufficient detail to constitute a presentation in conformity with GAAP. Accordingly, such information should be read in conjunction with the University's consolidated financial statements for the year ended June 30, 2023 from which this information was derived.

(w) *New Accounting Pronouncements*

In June 2016, the FASB issued ASU 2016-13, Financial Instruments – Credit Losses (Topic 326) Measurement of Credit Losses on Financial Statements. Based on updated guidance, ASU 2016-13 is effective for fiscal years beginning after December 15, 2022. In fiscal year 2024 the University implemented the new standard and evaluated its impact. There is no material impact to the financial statements or related disclosures.

(2) *Liquidity and Availability*

Financial assets available for general expenditure within one year of June 30 are as follows:

2024				
	Reynolda Campus	WFUHS	Total	2023
Cash and cash equivalents	\$ 38,455	18,462	56,917	83,954
Accounts receivable, net	25,466	152,815	178,281	222,536
Patient receivables	—	111,327	111,327	84,928
Investments available to be liquidated	539,101	587,217	1,126,318	1,030,366
Total financial assets available within one year	\$ <u>603,022</u>	<u>869,821</u>	<u>1,472,843</u>	<u>1,421,784</u>

For Wake Forest University Health Sciences, the investments above include \$151,066 of endowment funds available to be liquidated.

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

In addition to amounts included above, as part of the University's liquidity management, it invests cash in excess of daily requirements in short-term investments. To help manage unanticipated liquidity needs, Reynolda Campus and WFUHS have committed lines of credit with a total borrowing capacity of \$150,000 and \$300,000, respectively, at June 30, 2024 and, 2023, which could be drawn upon. Additionally, Reynolda Campus and WFUHS have board-designated endowment funds of \$261,644 and \$516,576, respectively at June 30, 2024 and \$259,831 and \$498,483 at June 30, 2023, respectively. Although the University does not intend to spend from the board-designated endowment funds other than amounts appropriated for general expenditures as part of its annual budget approval and appropriation, amounts from the board-designated endowment funds could be made available, subject to certain lock-up provisions that reduce the total investments that could be made available if necessary.

(3) Accounts Receivable

The following is an analysis of accounts receivable at June 30, 2024 and 2023:

	2024			2023
	Reynolda Campus	WFUHS	Total	Total
Accounts receivable	\$ 20,199	47,958	68,157	136,068
Grants receivable	5,921	105,949	111,870	88,106
Total accounts receivable	26,120	153,907	180,027	224,174
Less allowance for bad debts	(654)	(1,092)	(1,746)	(1,638)
Accounts receivable, net	\$ 25,466	152,815	178,281	222,536

(4) Student Services Revenue

Student services revenue consists of revenue for tuition and fees, housing, and dining. The revenue is determined based on published rates for such services less any institutional financial aid awarded by the University to qualifying students. The University's policy attributes aid first to tuition and fees and any excess to auxiliary services, for financial reporting purposes.

	2024						2023					
	Reynolda Campus			WFUHS			Reynolda Campus			WFUHS		
	Published rates	Financial aid	Net revenue	Published rates	Financial aid	Net revenue	Published rates	Financial aid	Net revenue	Published rates	Financial aid	Net revenue
Student tuition and fees	\$ 438,817	(121,871)	316,946	63,404	(22,571)	40,833	421,855	(112,622)	309,233	60,322	(18,932)	41,390
Housing and dining	53,710	(16,409)	37,301	—	—	—	51,638	(13,575)	38,063	—	—	—
Total	\$ 492,527	(138,280)	354,247	63,404	(22,571)	40,833	473,493	(126,197)	347,296	60,322	(18,932)	41,390

WAKE FOREST UNIVERSITY
Notes to Consolidated Financial Statements
June 30, 2024
(Dollars in Thousands)

(5) Patient Revenue and Patient Receivables

Patient revenue by major payer source, net of price concessions, is as follows for the years ended June 30:

	2024		2023	
Medicare	\$ 273,388	34 %	\$ 267,580	34 %
Medicaid	95,309	12	91,064	12
Managed care and commercial insurance	415,447	50	391,423	50
Self-pay, after insurance	1,477	—	2,691	—
Self-pay, uninsured	5,284	1	6,624	1
Other	27,020	3	27,092	3
Patient service revenue	<u>\$ 817,925</u>	<u>100 %</u>	<u>\$ 786,474</u>	<u>100 %</u>

Concentration of Credit Risk

WFUHS grants credit without collateral to its patients, most of whom are insured under third-party payer agreements. The mix of receivables from patients and third-party payers was as follows as of June 30:

	2024	2023
Medicare	29 %	27 %
Medicaid	20	21
Managed care and commercial insurance	29	26
Self-pay, after insurance	12	13
Self-pay, uninsured	3	5
Other	7	8
	<u>100 %</u>	<u>100 %</u>

The majority of WFUHS' provision for bad debts is recorded as a direct reduction to patient revenue instead of being presented as a separate line on the consolidated statement of activities.

WFUHS maintains records to identify and monitor the level of charity care it provides. These records include the amount of charges foregone and estimated costs incurred for services and supplies furnished under its charity care policy and equivalent service statistics. Costs incurred are estimated based on the ratio of total operating expenses to gross charges applied to charity care charges foregone. The amounts of direct and indirect costs incurred for services and supplies furnished under WFUHS' charity care policy totaled \$10,527 and \$8,274 in 2024 and 2023, respectively.

WAKE FOREST UNIVERSITY
Notes to Consolidated Financial Statements
June 30, 2024
(Dollars in Thousands)

(6) Contributions Receivable

The following is an analysis of the maturities of the University's contributions receivable at June 30, 2024 and 2023:

		2024			2023
		Reynolda Campus	WFUHS	Total	Total
One year or less	\$	40,214	7,009	47,223	44,784
Between one and five years		58,938	2,085	61,023	58,943
More than five years		84,210	—	84,210	87,418
Contributions receivable, gross		183,362	9,094	192,456	191,145
Estimated uncollectible amounts		(8,785)	(913)	(9,698)	(9,517)
Discount to present value		(56,968)	(168)	(57,136)	(56,918)
Contributions receivable, net	\$	<u>117,609</u>	<u>8,013</u>	<u>125,622</u>	<u>124,710</u>

Contributions receivable are discounted at a rate commensurate with the scheduled timing of receipt. Such amounts outstanding as of June 30, 2024, and 2023, were discounted at rates ranging from 2.77% to 3.14% for Reynolda Campus, respectively, and 5.74% to 5.77% for WFUHS, respectively.

Contributions receivable, net for Reynolda Campus included significant pledges from a few donors and perpetual commitments from a foundation with a long-standing history of support to the University. These long-term unconditional promises to give represented 41% and 43% of Reynolda Campus' net contributions receivable as of June 30, 2024 and 2023, respectively, a portion of which are from related parties.

WAKE FOREST UNIVERSITY
Notes to Consolidated Financial Statements
June 30, 2024
(Dollars in Thousands)

(7) Notes Receivable

The following is an analysis of notes receivable at June 30, 2024 and 2023:

	2024			2023
	Reynolda Campus	WFUHS	Total	Total
Student loans receivable	\$ 4,049	281	4,330	5,696
Other notes receivable	3,112	6	3,118	3,227
Total notes receivable	7,161	287	7,448	8,923
Less estimated uncollectible amounts	(562)	(40)	(602)	(844)
Notes receivable, net	\$ <u>6,599</u>	<u>247</u>	<u>6,846</u>	<u>8,079</u>

The University makes uncollateralized loans to students based on financial need. Student loans are funded through Federal government loan programs or institutional resources. At June 30, 2024 and 2023, student loans receivable consisted of Federal loan programs of \$3,770 and \$5,093, respectively, and institutional loan programs of \$560 and \$603, respectively. The University participates in the Perkins federal revolving loan program. Cumulative funds advanced by the Federal government of \$0 at June 30, 2024 and 2023, have been refunded to the federal government. The University is in the process of refunding the accumulated interest income related to the Federal Perkins Loan Program. The Federal Perkins Loan Program expired on September 30, 2017, and the University has implemented procedures to wind-down the program. The University plans to continue servicing the Perkins loan portfolio during the wind-down period until it is no longer administratively feasible. Based on review of the prior collection history the University has recorded an allowance for uncollectible Perkins loan amounts of \$445 for June 30, 2024 and 2023. Allowances for uncollectible institutional student loans are based on prior collection experience and current economic factors, which, in management's judgment, could influence the ability of loan recipients to repay the amounts per the loan terms. Institutional student loan balances are written off only when they are deemed to be permanently uncollectible. At June 30, 2024 and 2023, the allowance for uncollectible institutional student loan amounts was \$151 and \$155, respectively.

WAKE FOREST UNIVERSITY
Notes to Consolidated Financial Statements
June 30, 2024
(Dollars in Thousands)

(8) Investments

Investments at June 30, 2024 and 2023 consist of the following:

	<u>2024</u>	<u>2023</u>
Short-term investments ^(a)	\$ 18,499	19,348
Absolute return ^(b)	2,053,446	1,936,782
Commodities ^(c)	32,131	27,091
Fixed income: ^(d)		
Domestic	478,429	430,367
International	9,800	9,354
Private equity ^(e)	350	962
Public equity: ^(f)		
Domestic	76,440	63,994
International	66,871	57,396
Real estate ^(g)	18,851	15,732
Beneficial interest in perpetual trusts and assets held by others ^(h)	38,994	30,956
Other ⁽ⁱ⁾	381,977	412,992
Total investments	<u>\$ 3,175,788</u>	<u>3,004,974</u>

(a) Includes short duration U.S. Treasury debt securities and other short-term, higher quality debt securities, cash and money market mutual funds.

(b) Includes investments in hedge funds and hedge fund-of-funds that invest both long and short on a global basis primarily in: equity securities (common stocks), credit securities (both investment grade and noninvestment grade), commodities, and currencies. In aggregate, the expectation is that the returns of this segment should not be highly correlated to the broad equity market. Includes \$2,048,626 and \$1,929,778 of funds managed by Verger valued under the NAV practical expedient in fiscal years 2024 and 2023, respectively, whose underlying investments were comprised of 55.3% and 55.0% of equities, 13.4% and 13.7% of real assets, 19.9% and 18.7% of absolute return, and 11.4% and 12.6% fixed income in fiscal years 2024 and 2023, respectively.

(c) Includes primarily funds that invest in timberland, oil and gas properties, and water rights and entitlements held through limited partnership interests. While many of the investments are U.S. focused, some are more global. The category also includes more liquid allocations made to commodity (precious metals, industrial materials, and energy) mutual funds.

(d) Includes long only, hedge strategies, and illiquid investments in various fixed income strategies (both U.S. and non-U.S.) including: investment grade securities, noninvestment grade securities, mortgage backed securities, asset backed securities, Treasury Inflation Protected Securities (TIPS), distressed

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

debt, senior loans, and bank loans. The long only position also includes mutual funds that have daily liquidity in U.S. and non-U.S. fixed income markets.

- (e) Includes illiquid investments primarily in buyout, growth equity, and venture capital (both U.S. and non-U.S.) held through limited partnership interests.
- (f) Includes investments primarily in U.S. and non-U.S. common stocks (including emerging markets) as well as funds that invest in U.S. and non-U.S. common stocks (including emerging markets), mutual funds, and exchange traded funds. While most of the assets are invested long only, some assets are invested on a hedged basis (both long and short).
- (g) Includes illiquid investments in commercial real estate, residential real estate, and farmland held through limited partnership interests. While many of the investments are U.S. focused, some are more global. The category also includes real estate mutual funds and exchange traded funds and real estate held for sale.
- (h) Includes trusts and certain other assets held and administered by others which the University has an unconditional right to receive all or a portion of the specified cash flows.
- (i) Includes primarily equity method investments and funds held under retirement and benefit plans which are held in readily marketable securities.

In addition to the long-term pool, the University also manages other investment portfolios. Generally, these portfolios are invested in mutual funds, U.S. Treasury debt securities, and fixed income securities with daily liquidity. Each portfolio's asset allocation is customized based upon the return and risk objectives and distribution requirements of the portfolio.

(9) Endowment

The University's unitized pooled endowment (endowment) was established for a variety of purposes including 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. Separately managed long-term investments, planned giving investments, beneficial interest in perpetual trusts and assets held by others, and contributions receivable are not considered components of the endowment.

The Board of Trustees has interpreted the Uniform Prudent Management of Institutional Funds Act (UPMIFA) as allowing the University to appropriate for expenditure or accumulate so much of an endowment fund as the University determines is prudent for the uses, benefits, purposes, and duration for which the endowment fund is established, subject to the intent of the donor as expressed in the gift instrument. As a result of this interpretation, the University's policy is to report as donor restricted net assets (a) the original value of gifts donated to the donor restricted endowment, (b) the original value of subsequent gifts to the donor restricted endowment, and (c) accumulations to the donor restricted endowment until those amounts meet the donor's restriction and are appropriated for expenditure.

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

In accordance with UPMIFA, the board of trustees 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 the appreciation of investments
6. Other resources of the University
7. The investment policies of the University

The University has adopted investment and spending policies for endowment assets that support the objectives of optimizing long-term returns and providing a sustainable level of endowment income distribution to support the University's activities through the annual operating budget while preserving the real (inflation adjusted) purchasing power of the endowment. The University's primary investment objective is to maximize total return within reasonable and prudent levels of risk while maintaining sufficient liquidity to meet disbursement needs. The endowment spending rate is calculated as a percentage of the average of the previous three-year semiannual moving market value per unit and subject to a 10% maximum annual growth or decline in per-unit spending. The endowment spending rate for the years ended June 30, 2024 and 2023, was 4.5% for Reynolda Campus, and 5.3% for WFUHS.

The portfolio is constructed on a foundation of modern portfolio theory and strategic asset allocation. Under the direction of VCM the University diversifies its investments among various asset classes incorporating multiple strategies and investment advisors to help manage risk. Management and investment decisions are not made in isolation, but in the context of the portfolio of investments as a whole and as part of the overall investment strategy.

The University invests the majority of these assets in Verger Capital Fund. The University has established three individual unitized endowment pools for Reynolda Campus, Reynolda House, and WFUHS. The internal long-term pools are reported on a fair value basis, with each individual fund subscribing to or disposing of units based on the fair value per unit at the beginning of each quarter after which the transaction took place.

WAKE FOREST UNIVERSITY
Notes to Consolidated Financial Statements
June 30, 2024
(Dollars in Thousands)

Endowment net assets consist of the following at June 30, 2024 and 2023:

	2024			2023
	Without donor restriction	With donor restriction	Total	Total
Reynolda Campus:				
Donor-restricted endowment funds:				
Historical value	\$ —	543,801	543,801	521,062
Appreciation	—	334,431	334,431	304,724
Underwater endowments	—	(1,680)	(1,680)	(2,119)
Total donor-restricted endowment funds	—	876,552	876,552	823,667
Board-designated endowment funds	261,644	—	261,644	259,831
Total endowment net assets	\$ 261,644	876,552	1,138,196	1,083,498
WFUHS:				
Donor-restricted endowment funds:				
Historical value	\$ —	247,772	247,772	237,762
Appreciation	—	63,474	63,474	52,117
Underwater endowments	—	(472)	(472)	(594)
Total donor-restricted endowment funds	—	310,774	310,774	289,285
Board-designated endowment funds	516,576	—	516,576	498,483
Other non-pooled endowment funds	164	31,590	31,754	29,183
Total endowment net assets	\$ 516,740	342,364	859,104	816,951

Included above for Wake Forest University Health Sciences are endowment assets totaling \$51,697,662 received for a conditional gift which has not yet been recognized as revenue.

WAKE FOREST UNIVERSITY
Notes to Consolidated Financial Statements
June 30, 2024
(Dollars in Thousands)

Changes in endowment net assets for the years ended June 30, 2024 and 2023 are as follows:

	2024			2023
	Without donor restriction	With donor restriction	Total	Total
Reynolda Campus:				
Endowment, beginning of year	\$ 259,831	823,667	1,083,498	1,064,652
Investment returns, net	20,769	64,607	85,376	39,588
Contributions	228	22,422	22,650	22,762
Transfers	(8,300)	88	(8,212)	2
Appropriation for expenditure	<u>(10,884)</u>	<u>(34,232)</u>	<u>(45,116)</u>	<u>(43,506)</u>
Endowment, end of year	<u>\$ 261,644</u>	<u>876,552</u>	<u>1,138,196</u>	<u>1,083,498</u>
WFUHS:				
Endowment, beginning of year	\$ 498,647	318,304	816,951	755,124
Investment returns, net	41,237	24,099	65,336	35,088
Contributions	—	9,968	9,968	56,764
Transfers	2,858	—	2,858	2,946
Appropriation for expenditure	<u>(26,002)</u>	<u>(10,007)</u>	<u>(36,009)</u>	<u>(32,971)</u>
Endowment, end of year	<u>\$ 516,740</u>	<u>342,364</u>	<u>859,104</u>	<u>816,951</u>

A donor-restricted endowment fund is considered to be underwater if the fair value of the fund is less than either the original gift amount or the amount required by law. At times, the University may have individual donor-restricted endowment funds that are underwater. The University has a policy that permits spending from underwater funds depending on the degree to which the fund is underwater, unless specifically prohibited by the donor or relevant laws and regulations. At June 30, 2024, and 2023 the amount by which funds were underwater was calculated as follows:

	2024			2023
	Reynolda Campus	WFUHS	Total	Total
Aggregate original gift amount	\$ 16,480	4,406	20,886	32,268
Aggregate fair value	<u>14,800</u>	<u>3,934</u>	<u>18,734</u>	<u>29,555</u>
Aggregate deficiency	<u>\$ (1,680)</u>	<u>(472)</u>	<u>(2,152)</u>	<u>(2,713)</u>

WAKE FOREST UNIVERSITY
Notes to Consolidated Financial Statements
June 30, 2024
(Dollars in Thousands)

The purpose of endowed net assets as of June 30, 2024 and 2023 are as follows:

		2024			2023
		Without donor restriction	With donor restriction	Total	Total
Reynolda Campus:					
Instruction and research	\$	9,226	224,208	233,434	220,414
Student aid		24,002	589,349	613,351	574,173
Program support		228,416	62,995	291,411	288,911
Total endowment net assets	\$	<u>261,644</u>	<u>876,552</u>	<u>1,138,196</u>	<u>1,083,498</u>
WFUHS:					
Instruction and research	\$	207,349	136,479	343,828	328,424
Student aid		5,554	74,080	79,634	70,027
Healthcare services		12,431	1,768	14,199	13,322
Program support		291,406	130,037	421,443	405,178
Total endowment net assets	\$	<u>516,740</u>	<u>342,364</u>	<u>859,104</u>	<u>816,951</u>

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

(10) Fair Values of Financial Instruments

The following table summarizes the valuation of the University's financial assets and liabilities within the fair value hierarchy levels as of June 30:

	2024				
	Level 1	Level 2	Level 3	NAV	Total
Financial assets:					
Cash and cash equivalents	\$ 56,917	—	—	—	56,917
Investments:					
Short-term investments	18,499	—	—	—	18,499
Absolute return	4,820	—	—	2,048,626	2,053,446
Commodities	32,131	—	—	—	32,131
Fixed income:					
Domestic	478,429	—	—	—	478,429
International	9,800	—	—	—	9,800
Private equity	—	—	350	—	350
Public equity:					
Domestic	76,440	—	—	—	76,440
International	66,871	—	—	—	66,871
Real estate	18,851	—	—	—	18,851
Beneficial interest in perpetual trusts and assets held by others	—	—	38,994	—	38,994
Other	—	158,994	—	222,983	381,977
Total assets	\$ 762,758	158,994	39,344	2,271,609	3,232,705
Financial liabilities:					
Other liabilities and deferrals:					
Interest rate swap agreements	\$ —	5,713	—	—	5,713
Total liabilities	\$ —	5,713	—	—	5,713

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

	2023				
	Level 1	Level 2	Level 3	NAV	Total
Financial assets:					
Cash and cash equivalents	\$ 86,738	—	—	—	86,738
Investments:					
Short-term investments	19,348	—	—	—	19,348
Absolute return	7,004	—	—	1,929,778	1,936,782
Commodities	27,091	—	—	—	27,091
Fixed income:					
Domestic	430,367	—	—	—	430,367
International	9,354	—	—	—	9,354
Private equity	—	—	862	100	962
Public equity:					
Domestic	63,994	—	—	—	63,994
International	57,396	—	—	—	57,396
Real estate	15,732	—	—	—	15,732
Beneficial interest in perpetual trusts and assets held by others	—	—	30,956	—	30,956
Other	—	132,653	—	280,339	412,992
Total assets	\$ 717,024	132,653	31,818	2,210,217	3,091,712
Financial liabilities:					
Other liabilities and deferrals:					
Interest rate swap agreements	\$ —	8,003	—	—	8,003
Total liabilities	\$ —	8,003	—	—	8,003

The classification of investments in the fair value hierarchy is not necessarily an indication of the risks or liquidity of each investment's underlying assets and liabilities. In general, for Level 2 and Level 3 investments, the University utilizes the investment manager to provide a valuation estimate based on disclosed techniques and processes, which have been reviewed for propriety and consistency with consideration given to type and investment strategy.

The University's policy is to recognize transfers into and out of Levels 1, 2, and 3 as of the end of the year or when a change in level becomes known. There were no transfers between Level 1 and Level 2 securities during the years ended June 30, 2024 or 2023. Transfers into and out of Level 3 are typically the result of a change in observation of significant valuation inputs required by various models.

Fair value for interest rate swaps is determined using a relative price approach, by discounting the future expected cash flows at the market discount rate. For the variable leg of a swap, the expected cash flows are based on implied market forward rates for the appropriate underlying index. A credit value adjustment is applied to the total market value of the swap and quantifies the default risk of a counterparty using a default probability assumption based on the counterparty's credit default swap pricing at year-end.

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

The following tables present the reconciliation of Level 3 assets measured at fair value for the years ended June 30, 2024 and June 30, 2023, respectively. Both observable and unobservable inputs may be used to determine the fair value of positions that the University has classified as Level 3.

	Balances as of June 30, 2023	Total realized and unrealized (losses) gains	Purchases	Sales	Net transfers out of Level 3	June 30, 2024
Investments:						
Private equity	\$ 862	—	—	(512)	—	350
Beneficial interest in perpetual trusts and assets held by others	30,956	1,554	7,133	(649)	—	38,994
Total Level 3 investments	<u>\$ 31,818</u>	<u>1,554</u>	<u>7,133</u>	<u>(1,161)</u>	<u>—</u>	<u>39,344</u>
	Balances as of June 30, 2022	Total realized and unrealized (losses) gains	Purchases	Sales	Net transfers out of Level 3	June 30, 2023
Investments:						
Private equity	\$ 902	—	—	(40)	—	862
Beneficial interest in perpetual trusts and assets held by others	30,225	770	2,047	(2,086)	—	30,956
Total Level 3 investments	<u>\$ 31,127</u>	<u>770</u>	<u>2,047</u>	<u>(2,126)</u>	<u>—</u>	<u>31,818</u>

Private investments are generally made through limited partnership agreements where the University is normally one of many limited partners. Under the terms of such agreements, the University is required to provide funding, up to the total amount committed by the University, when fund managers make capital calls. These partnerships have a stated maturity date, but can provide for annual extensions for the purpose of disposing remaining portfolio positions and returning capital to investors. Alternatively, the fund may dispose of all portfolio investments and return all capital to investors before the stated maturity date. While the timing and amount of future capital calls and distributions in any particular year are inherently uncertain, the University considers these factors when allocating funds to private investments and believes that it has adequate liquidity to meet its obligations.

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

As of June 30, 2024, redemption frequency and the corresponding notice period for all investments are as follows:

Category	Redemption frequency (in days) (if currently eligible)	Redemption notice period (in days)
Short-term investments	1 to 7 days	1 day
Absolute return	Daily to >365	1 to 90 days
Commodities	1 to N/A	1 to N/A
Fixed income:		
Domestic	1 to 180 days	Daily to monthly
International	N/A	N/A
Private equity	N/A	N/A
Public equity:		
Domestic	1 to 65 days	Daily to quarterly
International	90 days	Quarterly
Real estate	N/A	N/A
Beneficial interest in perpetual trusts and assets held by others	N/A	N/A
Other	N/A	N/A

(11) Land, Buildings, and Equipment

Land, buildings, and equipment are summarized as follows at June 30, 2024 and 2023:

	2024			2023
	Reynolda Campus	WFUHS	Total	Total
Land	\$ 54,393	112,902	167,295	164,123
Buildings and other improvements	1,099,397	533,974	1,633,371	1,574,512
Equipment and furnishings	164,719	240,671	405,390	472,433
Construction in progress	75,282	36,357	111,639	84,942
	1,393,791	923,904	2,317,695	2,296,010
Less accumulated depreciation	(636,031)	(565,759)	(1,201,790)	(1,214,886)
	\$ 757,760	358,145	1,115,905	1,081,124

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

Total depreciation expense on buildings, improvements, equipment, and furnishings was \$87,462 and \$89,650 for the years ended June 30, 2024 and 2023, respectively.

As of June 30, 2024, gross land, buildings, and equipment includes \$19,626 associated with land, building and equipment finance leases.

The University's policy is to capitalize interest cost incurred on debt during the construction of major projects exceeding one year. Interest cost of \$2,084 and \$1,060 was capitalized in the years ended June 30, 2024 and 2023, respectively.

The liabilities associated with AROs for the years ended June 30, 2024 and 2023 were \$3,917 and \$5,070, respectively, for Reynolda Campus, and \$2,659 and \$2,659, respectively, for WFUHS. These liabilities are reported in other liabilities and deferrals on the accompanying consolidated balance sheet.

(12) Leases

The University has operating and finance leases for real estate and equipment. The University leases with an initial term of twelve months or less are not recorded on the consolidated balance sheet.

The following table presents the components of the lease right-of-use assets and lease liabilities and their classification in the consolidated balance sheet at June 30, 2024.

Components of lease balances	Classification in consolidated balance sheet	Reynolda Campus	WFUHS	Total	2023 Total
Assets:					
Operating lease assets	Right-of-use assets-operating	\$ 20,512	106,932	127,444	135,001
Finance lease assets	Land, buildings, and equipment, net	5,553	210	5,763	37,451
Total leased assets		<u>26,065</u>	<u>107,142</u>	<u>133,207</u>	<u>172,452</u>
Liabilities:					
Operating lease liabilities	Operating lease obligations	19,422	110,567	129,989	138,664
Finance lease liabilities	Notes payable and finance leases	5,194	131	5,325	40,750
Total lease liabilities		<u>\$ 24,616</u>	<u>110,698</u>	<u>135,314</u>	<u>179,414</u>

WAKE FOREST UNIVERSITY
Notes to Consolidated Financial Statements
June 30, 2024
(Dollars in Thousands)

Components of lease expense	Classification in consolidated statement of activities	Reynolda Campus	WFUHS	Total	2023 Total
Operating lease expense	Other operating expenses	\$ 3,649	30,274	33,923	32,151
Finance lease expense:					
Amortization of leased assets	Depreciation and amortization	1,898	230	2,128	4,140
Interest on lease liabilities	Interest on debt	134	324	458	1,826
Total finance lease expense		2,032	554	2,586	5,966
Variable and short-term lease expense	Other operating expenses	—	6,449	6,449	3,846
Total lease expense		\$ 5,681	37,277	42,958	41,963

The University is committed to minimal annual rent payments under several long-term noncancellable operating and finance leases for equipment and space through fiscal year 2032.

Other information:

	2024		2023	
	Reynolda Campus	WFUHS	Reynolda Campus	WFUHS
Weighted average remaining lease term – finance leases	3.59 years	1.16 years	3.23 years	18.01 years
Weighted average remaining lease term – operating leases	7.09 years	4.00 years	7.96 years	4.80 years
Weighted average discount rate – finance leases	2.60 %	6.39 %	1.89 %	4.55 %
Weighted average discount rate – operating leases	2.09 %	3.27 %	2.04 %	2.87 %

WAKE FOREST UNIVERSITY
Notes to Consolidated Financial Statements
June 30, 2024
(Dollars in Thousands)

Payments due include options to extend finance leases through fiscal year 2028, are summarized below as of June 30, 2024:

	Reynolda Campus	WFUHS	Total
2025	\$ 2,127	104	2,231
2026	1,259	27	1,286
2027	1,233	—	1,233
2028	575	—	575
2029	—	—	—
In total thereafter	—	—	—
	<u>\$ 5,194</u>	<u>131</u>	<u>5,325</u>

Payments due include options to extend operating leases through fiscal year 2032, are summarized below as of June 30, 2024:

	Reynolda Campus	WFUHS	Total
2025	\$ 2,964	28,183	31,147
2026	2,449	28,103	30,552
2027	2,523	27,071	29,594
2028	2,415	13,941	16,356
2029	2,467	6,280	8,747
In total thereafter	6,604	6,989	13,593
	<u>\$ 19,422</u>	<u>110,567</u>	<u>129,989</u>

WAKE FOREST UNIVERSITY
Notes to Consolidated Financial Statements
June 30, 2024
(Dollars in Thousands)

The University maintains rental properties and has entered into long-term operating lease agreements for this real estate providing for future rental income as follows:

	<u>Reynolda Campus</u>	<u>WFUHS</u>	<u>Total</u>
Year ending June 30:			
2025	\$ 4,165	884	5,049
2026	3,717	375	4,092
2027	3,792	384	4,176
2028	3,386	349	3,735
2029	<u>3,035</u>	<u>88</u>	<u>3,123</u>
	\$ <u>18,095</u>	<u>2,080</u>	<u>20,175</u>

Total income from real estate was \$5,021 and \$7,152 for Reynolda Campus and \$1,275 and \$1,132 for WFUHS for the years ended June 30, 2024 and 2023, respectively.

WAKE FOREST UNIVERSITY
Notes to Consolidated Financial Statements
June 30, 2024
(Dollars in Thousands)

(13) Notes, Finance Leases, and Bonds Payable

Notes, finance leases, and bonds payable at June 30, 2024 and 2023 consist of the following:

Reynolda Campus	Years to nominal maturity	Interest rate at June 30, 2024		2024	2023
Notes payable and finance leases:					
Line of credit	>1	SOFR plus 0.56%	Variable	\$ 56,741	49,562
Promissory note	3	SOFR plus 0.11%	Variable	3,125	5,025
Finance leases	<1 to 5	0.37 to 3.14%	Fixed	5,195	4,192
Other installment loans	1 to 3	0.76% to 2.36%	Fixed	582	939
Total notes payable and finance leases				65,643	59,718
Bonds payable:					
2012 Series serial taxable	19	2.60% to 3.10%	Fixed	15,510	20,425
2012 Series term taxable	19	3.45% to 3.70%	Fixed	104,575	104,575
2016 Series serial tax-exempt	23	4.00% to 5.00%	Fixed	131,335	132,785
2016 Series term tax-exempt	23	2.75% to 3.00%	Fixed	22,370	22,370
2018 Series serial tax-exempt	25	4.47%	Fixed	12,000	12,100
2018 Series term tax-exempt	25	3.38% to 5.00%	Fixed	15,920	15,920
2018 Series term tax-exempt	25	3.50% to 5.00%	Fixed	69,950	69,950
2021 Series term taxable	28	2.91%	Fixed	25,000	25,000
2021 Series bullet taxable	28	3.01%	Fixed	100,000	100,000
Unamortized bond premium				22,097	23,065
Unamortized bond issuance costs				(2,937)	(3,069)
Total bonds payable				515,820	523,121
Total notes payable, finance leases, and bonds payable				\$ 581,463	582,839

The University adhered to the ISDA 2020 IBOR Fallbacks Protocol. As a result, any financing agreements which referenced LIBOR have been amended to reflect a transition to SOFR effective July 1, 2023.

Reynolda Campus entered into a restated capital projects financing agreement with Truist Bank that permits the University to borrow up to \$150,000. The line of credit is due on July 3, 2025 and bears interest at the SOFR plus 0.56%, 5.9% at June 30, 2024.

Reynolda Campus entered into a financing agreement with Truist Bank to finance the purchase and implementation of an enterprise resource planning program that permits the University to borrow up to \$12,000. The term loan is due on July 1, 2026. On March 23, 2023, the financing agreement was amended to reflect a benchmark replacement from LIBOR to SOFR. For the year ended June 30, 2024, it bears interest at one month SOFR plus 0.11%, 6.2%.

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

The Series 2012 taxable bonds are evidenced by a loan agreement dated August 2, 2012, by and between the University and Truist Bank, as trustee. The Series 2012 taxable bonds have final maturities of January 15, 2027 for the serial bonds and January 15, 2042 for the term bonds. The 2012 bonds maturing on January 15, 2032 and 2042 are subject to mandatory sinking fund redemptions through 2032 and 2042 in increasing annual amounts of \$5,445 to \$6,205 and \$6,405 to \$8,830, respectively. Interest is payable each January 15 and July 15. The University's obligation under the loan agreement is an unsecured, unconditional obligation. There are no related covenants underlying the bonds.

Reynolda Campus issued \$159,100 of tax exempt North Carolina Capital Facilities Finance Agency Educational Facilities Revenue and Revenue Refunding Bonds, Series 2016. The 2016 Series bonds were issued for the purpose of the current refunding and defeasance of the Series 2009 tax exempt bonds (\$110,000) and financing the costs of acquisition, construction, renovation and installation of capital assets of the Reynolda Campus. The Series 2016 tax exempt bonds are evidenced by a loan agreement dated July 1, 2016, by and between the University and Truist Bank, as trustee. The Series 2016 tax exempt bonds have final maturities of January 1, 2039 for the series bonds and January 1, 2041 and 2046 for the term bonds. The 2016 bonds maturing on January 1, 2040 and 2046 are subject to mandatory sinking fund redemptions through 2041 and 2046 with annual amounts of \$1,720 to \$2,930 and \$1,290 to \$3,485, respectively. Interest is payable each January 1 and July 1. The University's obligation under the loan agreement is an unsecured, unconditional obligation. There are no related covenants underlying the bonds and the University has complied with all continuing disclosure requirements.

Reynolda Campus issued \$97,900 of tax-exempt North Carolina Capital Facilities Finance Agency Educational Facilities Revenue and Revenue Refunding Bonds, Series 2018. The 2018 Series bonds were issued for the purpose of repaying a portion of the line of credit and financing the costs of acquisition, construction, renovation and installation of capital assets of the Reynolda Campus. The Series 2018 tax-exempt bonds are evidenced by a loan agreement dated July 1, 2018, by and between the University and Truist Bank, as trustee. The Series 2018 tax-exempt bonds have final maturities of January 1, 2039 for the series bonds and January 1, 2043 and 2048 for the term bonds. The 2018 bonds maturing on January 1, 2043 and 2048 are subject to mandatory sinking fund redemptions through 2043 and 2048 with annual amounts of \$875 to \$8,205 and \$4,870 to \$8,940, respectively. Interest is payable each January 1 and July 1. The University's obligation under the loan agreement is an unsecured, unconditional obligation.

The Series 2021 taxable bonds are evidenced by a loan agreement dated June 1, 2021, by and between the University and Truist Bank, as trustee. The Series 2021 taxable bonds have final maturities of January 1, 2044 for the term bonds and January 1, 2051 for the bullet bond. The 2021 bonds maturing on January 1, 2044 are subject to mandatory sinking fund redemptions from 2040 through 2044 with annual amounts of \$5,000. Interest is payable each January 1 and July 1. The University's obligation under the

WAKE FOREST UNIVERSITY
Notes to Consolidated Financial Statements
June 30, 2024
(Dollars in Thousands)

loan agreement is an unsecured, unconditional obligation. There are no related covenants underlying the bonds and the University has complied with all continuing disclosure requirements.

WFUHS	Years to nominal maturity	Interest rate at June 30, 2024		2024	2023
Notes payable and finance leases:					
Loan agreement	<1 to 2	1.88%	Fixed	\$ 2,144	2,852
Loan agreement	<1 to 1	SOFR plus 1.25%	Variable	748	1,248
Finance lease	N/A	N/A	N/A	—	36,308
Finance lease	1	4.25% to 6.16%	Fixed	131	250
Total notes payable				<u>3,023</u>	<u>40,658</u>
Bonds payable:					
Series 2019 A	<1 to 9	5.00 %	Fixed	30,920	34,935
Series 2012 B	<1 to 9	2.00% to 5.00%	Fixed	66,845	72,025
Unamortized bond premium				11,401	12,611
Unamortized bond issuance costs				(687)	(759)
Total bonds payable				<u>108,479</u>	<u>118,812</u>
Total notes payable, finance leases, and bonds payable				<u>\$ 111,502</u>	<u>159,470</u>

Effective March 26, 2011, NCBH, WFUHS, and WFUBMC formed a single obligated group (Obligated Group) under the existing NCBH Master Trust Indenture (MTI). New obligations were issued to WFUHS obligation holders under the NCBH MTI. In addition, substantially all of the subsidiaries of NCBH and WFUHS were included in the single credit group as Designated Members (Combined Group). Under the new credit structure, each member of the Obligated Group is jointly and severally liable for all debt and other obligations that are evidenced and secured under the MTI.

Bonds issued under the MTI are payable solely from the Obligated Group's revenues (as defined by the MTI). Additionally, the Combined Group must remain compliant with certain covenants and restrictions required by the MTI and loan agreements underlying the bonds. The Combined Group is subject to covenants under the MTI containing restrictions or limitations with respect to indebtedness, property encumbrance, consolidation or merger or transfer of assets. In addition, the Combined Group has agreed that it will not create any lien upon its property, accounts, or revenue now owned or thereafter acquired other than "permitted liens" as described in the MTI. WFUHS believes it is in compliance with such covenants and restrictions as of June 30, 2024. As of June 30, 2024, WFUHS is jointly and severally liable for \$679,809 of bonds payable borrowed by the other members of the Obligated Group and for \$19,199 and \$14,108, respectively, under WFUBMC's line of credit and notes payable. Because WFUHS does not expect to fund repayment of any of the amounts attributed to the other members of the Obligated Group

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

under the MTI, no portion of these amounts meets the criteria for liability recognition in the accompanying consolidated financial statements.

The Series 2019 Revenue Bonds represent bonds issued by Wake Forest Baptist Obligated Group, representing funds borrowed by the entities pursuant to loan agreements with the North Carolina Medical Care Commission (NCMCC). As a conduit issuer, the NCMCC loans the debt proceeds to the borrower and the bonds are issued by the NCMCC under a MTI structure. The MTI provides the flexibility for multiple parties to participate in debt issuances as part of an obligated group.

The Series 2019A bonds mature in full in fiscal year 2034. The fixed rate instruments bear interest at fixed coupon rates of 5.00%. Per the bond agreements, the principal payments on the bonds are due on December 1 of each year beginning in 2019 in annual amounts ranging from \$185 to \$4,505.

The Series 2012 Revenue Bonds represent bonds issued by Wake Forest Baptist Obligated Group, representing funds borrowed by the entities pursuant to loan agreements with the North Carolina Medical Care Commission (NCMCC). As a conduit issuer, the NCMCC loans the debt proceeds to the borrower and the bonds are issued by the NCMCC under a MTI structure. The MTI provides the flexibility for multiple parties to participate in debt issuances as part of an obligated group.

The Series 2012B bonds mature in full in fiscal year 2034. The fixed rate instruments bear interest at fixed coupon rates ranging from 2.00% to 5.00%. Per the bond agreements, the principal payments on the bonds are due on December 1 of each year beginning in 2014 and in increasing annual amounts ranging from \$3,385 to \$7,000.

WFUBMC entered into a taxable, unsecured loan agreement, with WFUHS and NCBH as Borrowers, with a fixed interest rate of 1.88% to refinance a previously outstanding loan agreement held by WFUHS and NCBH and owned subsidiaries. Principal payments and accrued interest are due monthly with a final maturity date of April 15, 2027.

Wake Forest Ambulatory Ventures, LLC entered into a notes payable obligation, with variable interest rates based on one month SOFR plus a premium of 1.05% and final maturities in 2025. The interest rate at June 30, 2024 was 6.49%.

WFUHS entered into a finance lease obligation of \$44,125 related to the Bowman Gray Center for Medical Education with an initial term of 15 years and additional renewal options. The obligation has a fixed interest rate of 4.50%. The finance lease was terminated on August 7, 2023 when WFUHS purchased the building previously leased.

Wake Forest Ambulatory Ventures, LLC entered into various finance lease obligations of \$538 related to equipment. The obligations have fixed interest rates ranging from 4.25% to 6.49% and final maturity dates through June 2025.

WFUBMC entered into an unsecured credit facility with a total borrowing capacity of \$100,000 to provide for the working capital needs of NCBH, WFUHS, and WFUBMC. The line of credit is due on June 2, 2025, and bears interest at daily simple SOFR plus 0.55%, which is 5.89% at June 30, 2024. The facility is

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

structured with WFUBMC as the Borrower and NCBH and WFUHS as Co-obligors. WFUHS had no outstanding balance on the facility at June 30, 2024 and 2023.

An additional unsecured credit facility with a total borrowing capacity of \$200,000 was entered into in June 2021 to provide for the working capital needs of NCBH, WFUHS, and WFUBMC. The line of credit is due on May 23, 2025, and bears interest at the term SOFR rate plus 0.55%, which is 4.90% at June 30, 2024. The facility is structured with NCBH, WFUHS and WFUBMC as Co-borrowers. There was no outstanding balance on the facility at June 30, 2024 and 2023.

Aggregate annual maturities of notes, finance leases, and bonds payable for each of the five fiscal years subsequent to June 30, 2024 and thereafter are as follows:

	Reynolda Campus	WFUHS	Total
2025	\$ 15,640	11,087	26,727
2026	67,350	9,179	76,529
2027	13,612	9,231	22,843
2028	14,296	8,940	23,236
2029	14,270	9,340	23,610
In total thereafter	437,135	53,011	490,146
	<u>\$ 562,303</u>	<u>100,788</u>	<u>663,091</u>

Costs related to the registration and issuance of bonds, totaling \$19,160 and \$10,714, respectively, for Reynolda Campus and WFUHS, are carried at cost less accumulated amortization and are amortized over the life of the bonds on a method that approximates the effective-interest method and are included in bonds payable on the accompanying consolidated balance sheet. Total amortization expense for issue costs and premium is included in interest expense in the consolidated statements of activities for Reynolda Campus and WFUHS totaled \$837 and \$1,138, respectively, for 2024 and \$837 and \$1,138, respectively, for 2023.

(14) Interest Rate Swap Agreements

To manage the fixed/variable allocation of its debt portfolio, including hedging exposure to increasing interest expense from variable rate debt, the University utilizes interest rate swap agreements. The University has only limited involvement with derivative instruments and does not use them for trading purposes.

The University has adhered to the ISDA 2020 IBOR Fallbacks Protocol. As a result, any interest rate swap agreements which referenced LIBOR have been amended to reflect a transition to SOFR effective July 1, 2023.

Parties to interest rate swap agreements are subject to market risk for changes in interest rates as well as credit loss in the event of nonperformance by the counterparty. To minimize this exposure, the University verifies that the counterparties for these swap transactions are major financial institutions that meet the

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

University's criteria for financial stability and creditworthiness. Additionally, the University is exposed to tax basis risk since a change in tax rate environments will change the level of correlation between the interest rate payments made on the variable rate bonds and the percentage of SOFR payments being received from the counterparties.

The following table summarizes the general terms for each of the University's swap agreements:

	Reynolda Campus		WFUHS
	October 2008 interest rate swap	July 2018 interest rate swap	August 2002 interest rate swap
Notional amount	\$ 50,000	3,125	16,279
Effective date	October 1, 2008	July 2, 2018	August 20, 2002
Maturity date	January 1, 2038	July 1, 2026	July 1, 2034
Rate received	67% of one-month SOFR	67% of one-month SOFR	67% of one-month SOFR
Rate paid	3.61 %	2.44 %	3.67 %
Collateral provisions	100% liability if > \$20,000	None	100% asset/ liability – \$250 min
Settlement frequency	Monthly	Monthly	Weekly

The University records all interest rate swap agreements in other liabilities and deferrals on the consolidated balance sheet at their respective fair values. The estimated amount the University would pay to terminate the swap agreements at the reporting date, taking into account current forward interest rates and the current forward creditworthiness of the swap counterparties, approximates the fair value of the interest rate swap. All changes in fair value are reflected as a gain or loss in nonoperating activities in the consolidated statement of activities. Periodic net cash settlement amounts with counterparties are accounted for as adjustments to interest expense on the related debt and collateral to support the swaps is included in investments on the consolidated balance sheet. Collateral held by counterparties at June 30, 2024 and 2023, was \$0 for Reynolda Campus, and \$740 and \$1,250, respectively, for WFUHS.

WAKE FOREST UNIVERSITY
Notes to Consolidated Financial Statements
June 30, 2024
(Dollars in Thousands)

The related financial information on each of these instruments is as follows:

		2024		2023	
		Fair value	Gain (Loss)	Fair value	Gain (Loss)
Reynolda Campus:					
October 2008 interest rate swap	\$	(4,929)	1,906	(6,835)	3,618
July 2018 interest rate swap		<u>(82)</u>	<u>89</u>	<u>(171)</u>	<u>(119)</u>
Total		(5,011)	1,995	(7,006)	3,499
WFUHS:					
August 2002 interest rate swap		<u>(702)</u>	<u>294</u>	<u>(996)</u>	<u>945</u>
Grand total	\$	<u><u>(5,713)</u></u>	<u><u>2,289</u></u>	<u><u>(8,002)</u></u>	<u><u>4,444</u></u>

As of June 30, 2024, the University's adjusted debt portfolio, after taking into account the aforementioned swap agreements, was approximately 100% fixed or synthetically fixed rate for both the Reynolda Campus and WFUHS.

WAKE FOREST UNIVERSITY
Notes to Consolidated Financial Statements
June 30, 2024
(Dollars in Thousands)

(15) Net Assets

The following is a summary of net assets at June 30:

	2024		
	Without donor restriction	With donor restriction	Total
Reynolda Campus:			
Operating	\$ 513,336	—	513,336
Endowment	261,644	876,552	1,138,196
Investment in plant, net	201,610	—	201,610
Donor pledges and gifts	—	176,988	176,988
Trust (annuity, perpetual, split-interest) and loan agreements	—	23,790	23,790
Total net assets	<u>\$ 976,590</u>	<u>1,077,330</u>	<u>2,053,920</u>
WFUHS:			
Operating	\$ 70,657	—	70,657
Endowment	516,740	295,364	812,104
Investment in plant, net	272,678	—	272,678
Donor pledges and gifts	—	88,273	88,273
Trust (annuity, perpetual, split-interest) and loan agreements	—	21,854	21,854
Total net assets	<u>\$ 860,075</u>	<u>405,491</u>	<u>1,265,566</u>

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

	2023		
	Without donor restriction	With donor restriction	Total
Reynolda Campus:			
Operating	\$ 429,226	—	429,226
Endowment	259,831	823,667	1,083,498
Investment in plant, net	183,271	—	183,271
Donor pledges and gifts	—	192,476	192,476
Trust (annuity, perpetual, split-interest) and loan agreements	—	19,088	19,088
Total net assets	<u>\$ 872,328</u>	<u>1,035,231</u>	<u>1,907,559</u>
WFUHS:			
Operating	\$ 139,450	—	139,450
Endowment	498,647	270,463	769,110
Investment in plant, net	213,670	—	213,670
Donor pledges and gifts	—	29,716	29,716
Trust (annuity, perpetual, split-interest) and loan agreements	—	19,970	19,970
Total net assets	<u>\$ 851,767</u>	<u>320,149</u>	<u>1,171,916</u>

(16) Functional Expenses

Expenses are presented by functional classification in accordance with the overall mission of the University. The University's primary program services are academic, instruction and research, and health care and related services. Expenses for auxiliary enterprises, library, and student services are incurred in support of academic instruction and research, and as such are included therein. Plant operation and maintenance expense is allocated to program and supporting activities based upon direct costing or allocated using a variety of allocation techniques such as square footage. The amounts allocated in 2024 and 2023 were \$168,619 and \$159,091, respectively.

WAKE FOREST UNIVERSITY
Notes to Consolidated Financial Statements
June 30, 2024
(Dollars in Thousands)

Expenses are reported in the consolidated statements of activities in natural categories. Functional expenses for the years ended June 30, 2024 and 2023 are categorized as follows:

2024								
	Academic, instruction, and research		Health care and other related services		Administration and other institutional support		Total	
	Reynolda Campus	WFUHS	Reynolda Campus	WFUHS	Reynolda Campus	WFUHS	Reynolda Campus	WFUHS
Salaries and wages	\$ 227,980	244,494	—	713,348	36,433	3,831	264,413	961,673
Employee benefits	61,990	57,271	—	160,060	8,514	592	70,504	217,923
Student aid	4,555	13,244	—	—	—	—	4,555	13,244
Services	68,972	81,053	—	98,552	11,212	54,758	80,184	234,363
Clinical and laboratory supplies	—	18,654	—	99,196	—	—	—	117,850
Other operating expenses	70,154	37,853	—	66,233	2,261	7,951	72,415	112,037
Depreciation and amortization	50,460	8,528	—	16,146	5,295	7,259	55,755	31,933
Interest on debt	18,742	1,614	—	1,866	753	813	19,495	4,293
Total expenses	\$ 502,853	462,711	—	1,155,401	64,468	75,204	567,321	1,693,316

2023								
	Academic, instruction, and research		Health care and other related services		Administration and other institutional support		Total	
	Reynolda Campus	WFUHS	Reynolda Campus	WFUHS	Reynolda Campus	WFUHS	Reynolda Campus	WFUHS
Salaries and wages	\$ 212,494	202,274	—	672,521	31,988	3,810	244,482	878,605
Employee benefits	58,048	40,058	—	140,353	5,619	894	63,667	181,305
Student aid	4,084	9,345	—	—	—	—	4,084	9,345
Services	65,710	64,317	—	115,659	10,949	38,982	76,659	218,958
Clinical and laboratory supplies	—	18,085	—	93,229	—	—	—	111,314
Other operating expenses	69,251	31,512	—	58,439	2,717	1,537	71,968	91,488
Depreciation and amortization	46,421	12,661	—	18,426	5,762	6,380	52,183	37,467
Interest on debt	19,361	2,536	—	2,836	747	1,278	20,108	6,650
Total expenses	\$ 475,369	380,788	—	1,101,463	57,782	52,881	533,151	1,535,132

(17) Contingencies and Other Commitments

The estimated cost to complete construction in progress at June 30, 2024 and 2023, respectively, were \$63,562 and \$81,638 for Reynolda Campus, and \$46,301 and \$40,735 for WFUHS.

Expenditures related to federal and state grants and contracts are subject to adjustment based upon review by the granting agencies. Amounts of expenditures that granting agencies might disallow cannot be determined at this time. These amounts affect government grants and contracts revenue as well as facilities and administrative cost recovery. The University would not expect these costs to influence the consolidated financial position significantly.

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

The University is self-insured for dental benefits, self-insured or fully insured for retiree medical benefits (depending on retiree benefit elections), and self-insured for active employees receiving medical benefits. The University provides an accrual for actual claims reported but not paid and a provision for incurred but not reported claims based on historical trends. Accrued employee health and dental costs, including estimated claims incurred but not reported, amounted to approximately \$2,699 and \$2,504 at June 30, 2024 and 2023, respectively, for Reynolda Campus and \$10,727 and \$8,655 at June 30, 2024 and 2023, respectively, for WFUHS and are included in other liabilities and deferrals in the accompanying consolidated balance sheet.

The University self-insures workers' compensation liability with excess commercial insurance providing per loss and aggregate annual coverage. The University provides an accrual for actual claims reported but not paid and a provision for incurred but not reported claims based on historical trends, which is included in other liabilities and deferrals on the accompanying consolidated balance sheet.

The estimated liability for self-insurance and workers' compensation claims will be significantly affected if current and future claims differ from historical trends. While management monitors reported claims closely and considers potential outcomes as estimated by its actuaries when determining its self-insurance liability accruals, the complexity of the claims, the extended period of time to settle the claims and the wide range of potential outcomes complicate the estimation. In the opinion of management, adequate provision has been made for this related risk.

Under the Health Insurance Portability and Accountability Act of 1996 (HIPPA), the federal government has authority to complete fraud and abuse investigations. HIPPA has established substantial fines and penalties for offenders. WFUHS maintains policies, procedures and requires regular training sessions to employers to monitor compliance with HIPPA, as well as other applicable local, state and federal statutes and regulations.

The University is involved in various legal matters arising in the normal course of activities. Management, after taking into consideration advice of legal counsel, believes that the matters will not have a materially adverse effect, individually or in the aggregate, upon the University's consolidated financial statements.

(18) Sale-Leaseback Agreement

In 2006, WFUHS entered into a sale-leaseback agreement to sell and lease back certain assets. The initial lease term is 20 years with four 5-year renewal options. The lease is classified as an operating lease. Operating lease expected payments in each year from 2025 to 2027 are \$8,302, \$8,385, and \$7,229 respectively.

In 2010, WFUHS entered into another sale-leaseback agreement to sell and lease back certain assets. The initial lease term is 16 years with three 5-year renewal options. The lease is classified as an operating lease. Operating lease payments are due monthly and expected payments each year from 2025 to 2027 are \$6,702, \$6,870 and \$7,041, respectively.

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

WFUHS has a deferred gain related to the sale and leaseback of certain assets, which is amortized over the remaining lease term using the straight-line method. The deferred gain was \$5,556 and \$7,502 at June 30, 2024 and 2023, respectively, and is included in other liabilities and deferrals in the accompanying consolidated balance sheet.

(19) Retirement Plans

All employees of the University, unless they are part of an excluded class, are eligible to participate in the 403(b) Wake Forest University Retirement Plan, which is a defined contribution benefit plan. They may contribute on a pre – and/or post-tax basis immediately upon hire. Contributions for the years ended June 30, 2024 and 2023, respectively, were \$17,035 and \$16,183 for Reynolda Campus and \$67,202 and \$65,071 for WFUHS.

Certain employees of the University and WFUHS are eligible to participate in a 457(b) defined contribution plan. The Reynolda Campus and WFUHS have accrued \$22,410 and \$136,584 at June 30, 2024, respectively, and \$19,368 and \$113,285 at June 30, 2023, respectively, for liabilities associated with this plan.

Certain employees of the University are eligible to participate in other benefit plans including a defined supplemental executive retirement plan, deferred compensation arrangements, and supplemental retirement agreements. The Reynolda Campus and WFUHS have accrued \$1,577 and \$2,983 at June 30, 2024, respectively, and \$983 and \$3,474 at June 30, 2023, respectively, for liabilities associated with these plans. These liabilities are included in other liabilities and deferrals on the consolidated balance sheet.

(20) Postretirement Benefits

The University sponsors postretirement medical and dental plans that cover all of its full-time employees who elect coverage and satisfy the plans' eligibility requirements when they retire. In addition, Reynolda Campus sponsors a death benefit plan, which pays a \$2 benefit for each retiree. To be eligible, retired employees of Reynolda Campus must be at least 62 years of age with ten or more years of service or be at least 65 years of age with five or more years of service.

WFUHS sponsors a defined benefit postretirement medical and dental plan that covers all WFUHS full-time employees who elect coverage and satisfy the plan eligibility requirements when they retire. On June 2, 2011, the Board of WFUHS approved that effective as of January 1, 2012, the defined benefit postretirement plan would be discontinued for most future retirees and the minimum age required for postretirement benefits will increase from 60 to 62. However, the additional requirement of the Rule of 75 (age and years of service) remains unchanged. All current retirees and currently eligible employees previously grandfathered will continue to be eligible for benefits under this plan. Any WFUHS employee who is within 5 years of meeting the new retirement eligibility of age 62 with combined age and years of service equal to at least 75 as of January 1, 2012 will be grandfathered into this benefit.

The measurement date for the defined postretirement benefit plan is June 30.

WAKE FOREST UNIVERSITY
Notes to Consolidated Financial Statements
June 30, 2024
(Dollars in Thousands)

The following table provides a reconciliation of the changes in each plan's benefit obligation, fair value of plan assets, and funded status for the years ended June 30, 2024 and 2023:

	2024			2023
	Reynolda Campus	WFUHS	Total	Total
Change in benefit obligation:				
Benefit obligation at beginning of year	\$ 11,549	19,413	30,962	32,844
Service cost	456	—	456	445
Interest cost	577	900	1,477	1,342
Participants' contributions	563	117	680	661
Actuarial (gain)	(326)	(2,371)	(2,697)	(1,266)
Benefits paid	(1,322)	(1,941)	(3,263)	(3,064)
Benefit obligation at end of year	<u>11,497</u>	<u>16,118</u>	<u>27,615</u>	<u>30,962</u>
Change in plan assets:				
Fair value of plan assets at beginning of year	—	—	—	—
Employer's contributions	759	1,824	2,583	2,403
Participants' contributions	563	117	680	661
Benefits paid	(1,322)	(1,941)	(3,263)	(3,064)
Fair value of plan assets at end of year	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Total liability	\$ <u>(11,497)</u>	<u>(16,118)</u>	<u>(27,615)</u>	<u>(30,962)</u>
Amounts recognized in unrestricted net assets:				
Prior service cost	\$ (1,552)	(8)	(1,560)	(1,950)
Net actuarial (gain) loss	(6,791)	(5,693)	(12,484)	(13,031)
Total increase	\$ <u>(8,343)</u>	<u>(5,701)</u>	<u>(14,044)</u>	<u>(14,981)</u>

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

The following table provides the components of net periodic benefit cost for the years ended June 30, 2024 and 2023:

	2024			2023
	Reynolda Campus	WFUHS	Total	Total
Service cost	\$ 456	—	456	445
Interest cost	577	900	1,477	1,342
Amortization of prior service credit	(374)	(16)	(390)	(390)
Amortization of net actuarial (gain) loss	(407)	(2,838)	(3,245)	(2,340)
Net periodic benefit cost (gain)	\$ 252	(1,954)	(1,702)	(943)

The prior service costs are amortized on a straight-line basis over the average remaining service period of active participants. Gains in excess of 10% of the greater of the benefit obligation and the market-related value of assets are amortized over the average remaining service period of active participants.

The weighted average discount rate used to determine the accumulated postretirement benefit obligation at June 30, 2024 for Reynolda Campus and WFUHS, respectively, was 5.45% and 5.57%, and at June 30, 2023 was 5.15% and 5.07%, respectively. The discount rate reflects the current yield curve results as of June 30, 2024 and 2023. Reynolda Campus used 8.70% and 8.20%, and WFUHS used 7.10% and 7.10% for 2024 and 2023, respectively, for the annual rate of increase in the per capita cost of covered healthcare benefits for the first year, and a 4.50% rate was assumed in each year as the ultimate rate.

Aggregate benefits expected to be paid by the University, net of participant contributions, for the postretirement benefits plans are as follows:

	Reynolda Campus	WFUHS	Total
2025	\$ 747	1,790	2,537
2026	779	1,744	2,523
2027	835	1,698	2,533
2028	878	1,633	2,511
2029	927	1,562	2,489
Five years thereafter	4,970	6,501	11,471

The expected benefits to be paid are based on the same assumptions used to measure the University's benefit obligation at June 30, 2024 and include estimated future employee service.

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

(21) Related-Party Transactions

WFUHS and NCBH each incur expenses in the course of managing WFB as an integrated academic medical center. These expenses are aggregated and allocated between WFUHS and NCBH such that each individual entity bears a share of the expenses that is proportionate to the benefit received by each entity. Additionally, WFUHS and NCBH share certain facilities, provide various services, and incur certain expenses on behalf of each other. These transactions are recorded at fair value and the costs associated with operating and maintaining jointly occupied facilities are ultimately paid by the party having beneficial occupancy.

These transactions are recorded as follows in the consolidated financial statements:

	<u>2024</u>	<u>2023</u>
Revenue from MCIA	\$ 459,085	312,774
Corporate service allocation, net	116,311	37,233
Other professional fees, net	<u>(2,592)</u>	<u>45,644</u>
Total net revenue from NCBH	<u>\$ 572,804</u>	<u>395,651</u>
Accounts receivable from NCBH	\$ 284,159	136,354

In 2015, WFUBMC entered into an unsecured, taxable line of credit with a total borrowing capacity of \$125,000 that is guaranteed by both NCBH and WFUHS. In 2019, WFUBMC exercised an accordion feature on the line of credit, bringing its total borrowing capacity to \$150,000. In 2020, the line of credit was amended to increase the borrowing capacity to \$200,000. WFUBMC's outstanding balance on the line of credit was \$19,199 as of June 30, 2024 and 2023; WFUHS had no outstanding liability under the line of credit as of June 30, 2024 and 2023.

An additional unsecured credit facility with a total borrowing capacity of \$200,000 was entered into in June 2021 to provide for the working capital needs of NCBH, WFUHS, and WFUBMC. The line of credit is due on May 23, 2025, and bears interest at the term SOFR rate plus 0.55%, which is 4.90% at June 30, 2024. The facility is structured with NCBH, WFUHS, and WFUBMC as co borrowers. There is no outstanding balance on the facility at June 30, 2024 and 2023.

WAKE FOREST UNIVERSITY

Notes to Consolidated Financial Statements

June 30, 2024

(Dollars in Thousands)

As part of the master agreement between the Enterprise and Advocate Aurora, CMHA contributed \$47,000 to WFUHS in fiscal year 2023 to create an academic endowment to be used to support academic enrichment activities such as recruitment of academic and research faculty, bridge funding for researchers, new or enhanced academic programs, and related development of flagship/destination clinical programs (the New Academic Endowment). The agreement stipulates that the New Academic Endowment should be invested without distribution until January 1, 2028, at which time and continuing each year thereafter, 4.75% of the prior year ending balance of the New Academic Endowment shall be made available in equal quarterly installments to WFUBMC. Additionally, the agreement has a "right of return" clause that states that if WFUBMC terminates its participation in the new Advocate Enterprise within the first ten years, the New Academic Endowment must be returned to CMHA within thirty days following the effective date of such termination. Because of this condition upon the contribution, WFUHS recorded the \$47,000 to other liabilities and deferrals upon receipt in February 2023. The funds are invested similarly to WFUHS' traditional endowments, but the \$47,000 will not be moved from other liabilities and deferrals to restricted contributions until May 2032, when the "right of return" clause will expire.

(22) Professional Liability Insurance

WFUHS maintains professional liability coverage, which included a \$6,000 per occurrence self-insured retention (no aggregate), plus \$2,000 per loss buffer layer and \$6,000 aggregate buffer layer for the year ended June 30, 2024. The primary policy's aggregate of coverage was \$10,000 with tower of coverage through nine other carriers extending up to total of \$95,000 of coverage for the year ended June 30, 2024. WFUHS estimates its professional liability on an actuarial basis. WFUHS' accrued professional liability costs, including estimated claims incurred but not reported, totaled \$26,412 and \$51,258 at June 30, 2024 and 2023, respectively, and are included in other liabilities and deferrals in the accompanying consolidated balance sheets. In the opinion of management, adequate provision has been made for the related risk.

The estimated liability for self-insurance claims will be significantly affected if current and future claims differ from historical trends. While management monitors reported claims closely and considers potential outcomes as estimated by its actuaries when determining its self-insurance liability accruals, the complexity of the claims, the extended period of time to settle the claims and the wide range of potential outcomes complicate the estimation. In the opinion of management, adequate provision has been made for this related risk.

(23) Subsequent Events

Management has evaluated subsequent events from June 30, 2024 through October 22, 2024, the date the financial statements were issued, and determined that there are no items to disclose.