

# GORDON CONWELL

## THEOLOGICAL SEMINARY

FINANCIAL STATEMENTS

June 30, 2025 and 2024

With Independent Auditor's Report





BDMP Assurance, LLP

## INDEPENDENT AUDITOR'S REPORT

Board of Trustees  
Gordon-Conwell Theological Seminary, Inc.

### Opinion

We have audited the accompanying financial statements of Gordon-Conwell Theological Seminary, Inc. (the Seminary), which comprise the statement of financial position as of June 30, 2025 and the related statements of activities, functional expenses and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the 2025 financial statements referred to above present fairly, in all material respects, the financial position of the Seminary as of June 30, 2025, 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 (U.S. GAAP).

### Basis for Opinion

We conducted our audit in accordance with U.S. generally accepted auditing standards (U.S. GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Seminary 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.

### Prior Period Financial Statements

The financial statements of the Seminary as of and for the year ended June 30, 2024 were audited by Berry, Dunn, McNeil & Parker, LLC whose report, dated October 30, 2024, expressed an unmodified opinion on those statements.

### Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with U.S. GAAP, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

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

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's 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 U.S. 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 financial statements.

In performing an audit in accordance with U.S. GAAS we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the 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 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 Seminary'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 financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Seminary'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.

*BSP Assurance, LLP*

Portland, Maine  
October 15, 2025

**GORDON-CONWELL THEOLOGICAL SEMINARY, INC.**

**Statements of Financial Position**

**June 30, 2025 and 2024**

	<u>2025</u>	<u>2024</u>
<b>ASSETS</b>		
Cash and cash equivalents	\$ 1,715,137	\$ 1,636,387
Accounts receivable (less allowance for credit losses of \$993,398 in 2025 and \$1,097,297 in 2024)	1,309,163	1,870,940
Student loans receivable	114,996	143,317
Pledges receivable (less present value discount and allowance for uncollectible pledges of \$96,296 in 2025 and \$119,914 in 2024), at fair value	1,703,704	1,284,486
Prepaid expenses and other	838,976	860,320
Notes receivable	1,893,100	1,693,100
Beneficial interest in charitable remainder trusts	3,153,356	3,096,906
Investments	71,510,789	68,362,469
Land, buildings and equipment, net	<u>31,098,705</u>	<u>31,347,600</u>
Total assets	<u>\$113,337,926</u>	<u>\$110,295,525</u>
<b>LIABILITIES AND NET ASSETS</b>		
Liabilities		
Accounts payable and accrued expenses	\$ 825,509	\$ 779,969
Accrued payroll and employee benefits	847,395	875,799
Deferred income and student deposits	1,182,260	1,046,219
Line of credit	6,500,000	6,500,000
Notes payable	2,424,873	2,641,272
Annuities payable and trust obligations	1,721,339	1,683,999
Advances from government for federal student loans	<u>200,408</u>	<u>167,697</u>
Total liabilities	<u>13,701,784</u>	<u>13,694,955</u>
Net assets		
Without donor restrictions	12,645,945	13,863,284
With donor restrictions	<u>86,990,197</u>	<u>82,737,286</u>
Total net assets	<u>99,636,142</u>	<u>96,600,570</u>
Total liabilities and net assets	<u>\$113,337,926</u>	<u>\$110,295,525</u>

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The accompanying notes are an integral part of these financial statements.

**GORDON-CONWELL THEOLOGICAL SEMINARY, INC.**

**Statement of Activities**

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

	<u>2025</u>			<u>2024</u>
	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>	<u>Total</u>
Revenues, gains and other support				
Student tuition and fees, net of student aid of \$7,321,147 in 2025 and \$6,986,586 in 2024	\$ 8,673,912	\$ -	\$ 8,673,912	\$ 8,495,853
Private gifts and grants	6,162,052	3,356,002	9,518,054	8,416,737
Government grants and contracts	60,298	-	60,298	107,782
Auxiliary enterprises	2,101,976	-	2,101,976	2,363,008
Other income	266,686	-	266,686	320,041
Net appreciation in fair value of investments, net of endowment support for operations	417,511	3,797,520	4,215,031	3,583,586
Change in value of trusts and annuities payable	13,999	(130,230)	(116,231)	480,511
Net assets released from restrictions for operations	2,770,381	(2,770,381)	-	-
Endowment support for operations	<u>3,098,465</u>	<u>-</u>	<u>3,098,465</u>	<u>3,062,906</u>
Total revenues, gains and other support	<u>23,565,280</u>	<u>4,252,911</u>	<u>27,818,191</u>	<u>26,830,424</u>
Expenses				
Salaries and wages	12,488,922	-	12,488,922	12,255,281
Employee benefits	<u>1,895,171</u>	<u>-</u>	<u>1,895,171</u>	<u>1,660,561</u>
Total salaries, wages and benefits	14,384,093	-	14,384,093	13,915,842
Services purchased	3,327,010	-	3,327,010	3,292,420
Occupancy and maintenance	2,333,068	-	2,333,068	2,210,652
Office expense, travel and other	2,715,609	-	2,715,609	2,762,675
Depreciation	1,268,343	-	1,268,343	1,374,607
Interest	<u>754,496</u>	<u>-</u>	<u>754,496</u>	<u>807,564</u>
Total expenses	<u>24,782,619</u>	<u>-</u>	<u>24,782,619</u>	<u>24,363,760</u>
Change in net assets	(1,217,339)	4,252,911	3,035,572	2,466,664
Net assets, beginning of year	<u>13,863,284</u>	<u>82,737,286</u>	<u>96,600,570</u>	<u>94,133,906</u>
Net assets, end of year	<u>\$ 12,645,945</u>	<u>\$ 86,990,197</u>	<u>\$ 99,636,142</u>	<u>\$ 96,600,570</u>

The accompanying notes are an integral part of these financial statements.

**GORDON-CONWELL THEOLOGICAL SEMINARY, INC.**

**Statement of Activities**

**Year Ended June 30, 2024**

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
<b>Revenues, gains and other support</b>			
Student tuition and fees, net of student aid of \$6,986,586	\$ 8,495,853	\$ -	\$ 8,495,853
Private gifts and grants	4,184,406	4,232,331	8,416,737
Government grants and contracts	107,782	-	107,782
Auxiliary enterprises	2,363,008	-	2,363,008
Other income	320,041	-	320,041
Net appreciation in fair value of investments, net of endowment support for operations	333,795	3,249,791	3,583,586
Change in value of trusts and annuities payable	(3,968)	484,479	480,511
Net assets released from restrictions for operations	4,038,389	(4,038,389)	-
Endowment support for operations	<u>3,062,906</u>	<u>-</u>	<u>3,062,906</u>
Total revenues, gains and other support	<u>22,902,212</u>	<u>3,928,212</u>	<u>26,830,424</u>
<b>Expenses</b>			
Salaries and wages	12,255,281	-	12,255,281
Employee benefits	<u>1,660,561</u>	<u>-</u>	<u>1,660,561</u>
Total salaries, wages and benefits	13,915,842	-	13,915,842
Services purchased	3,292,420	-	3,292,420
Occupancy and maintenance	2,210,652	-	2,210,652
Office expense, travel and other	2,762,675	-	2,762,675
Depreciation	1,374,607	-	1,374,607
Interest	<u>807,564</u>	<u>-</u>	<u>807,564</u>
Total expenses	<u>24,363,760</u>	<u>-</u>	<u>24,363,760</u>
Change in net assets	(1,461,548)	3,928,212	2,466,664
Net assets, beginning of year	<u>15,324,832</u>	<u>78,809,074</u>	<u>94,133,906</u>
Net assets, end of year	<u>\$ 13,863,284</u>	<u>\$ 82,737,286</u>	<u>\$ 96,600,570</u>

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The accompanying notes are an integral part of these financial statements.

**GORDON-CONWELL THEOLOGICAL SEMINARY, INC.**

**Statement of Functional Expenses**

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

	<u>Program Activities</u>				<u>Support Activities</u>			<u>2025 Total</u>	<u>2024 Total</u>
	<u>Instruction</u>	<u>Academic Support</u>	<u>Student Services</u>	<u>Auxiliary Enterprises</u>	<u>Facilities Operation &amp; Maintenance</u>	<u>Institutional Support</u>	<u>Fundraising</u>		
Salaries and wages	\$5,213,136	\$ 1,559,495	\$1,793,354	\$ 179,175	\$ 810,285	\$ 2,113,391	\$ 820,086	\$12,488,922	\$12,255,281
Employee benefits	<u>589,488</u>	<u>325,930</u>	<u>389,902</u>	<u>13,011</u>	<u>186,930</u>	<u>275,257</u>	<u>114,653</u>	<u>1,895,171</u>	<u>1,660,561</u>
Total salaries, wages and benefits	<b>5,802,624</b>	<b>1,885,425</b>	<b>2,183,256</b>	<b>192,186</b>	<b>997,215</b>	<b>2,388,648</b>	<b>934,739</b>	<b>14,384,093</b>	13,915,842
Services purchased	356,314	285,203	19,664	746,698	1,138,759	764,563	15,809	3,327,010	3,292,420
Occupancy and maintenance	21,433	10,709	9,568	566,572	1,705,244	15,562	3,980	2,333,068	2,210,652
Office expense, travel and other	594,220	447,036	208,997	66,941	84,860	1,134,798	178,757	2,715,609	2,762,675
Depreciation	309,428	72,932	38,105	397,290	119,512	331,076	-	1,268,343	1,374,607
Interest	<u>-</u>	<u>723,377</u>	<u>-</u>	<u>-</u>	<u>31,119</u>	<u>-</u>	<u>-</u>	<u>754,496</u>	<u>807,564</u>
	<b>7,084,019</b>	<b>3,424,682</b>	<b>2,459,590</b>	<b>1,969,687</b>	<b>4,076,709</b>	<b>4,634,647</b>	<b>1,133,285</b>	<b>24,782,619</b>	24,363,760
Facilities operation & maintenance allocation	<u>803,195</u>	<u>594,055</u>	<u>112,840</u>	<u>2,382,053</u>	<u>(4,076,709)</u>	<u>184,566</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenses	<b><u>\$7,887,214</u></b>	<b><u>\$ 4,018,737</u></b>	<b><u>\$2,572,430</u></b>	<b><u>\$ 4,351,740</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 4,819,213</u></b>	<b><u>\$ 1,133,285</u></b>	<b><u>\$24,782,619</u></b>	<b><u>\$24,363,760</u></b>

The accompanying notes are an integral part of these financial statements.

**GORDON-CONWELL THEOLOGICAL SEMINARY, INC.**

**Statement of Functional Expenses**

**Year Ended June 30, 2024**

	Program Activities				Support Activities			Total
	Instruction	Academic Support	Student Services	Auxiliary Enterprises	Facilities Operation & Maintenance	Institutional Support	Fundraising	
Salaries and wages	\$ 4,888,362	\$ 1,905,464	\$ 1,686,441	\$ 159,084	\$ 697,582	\$ 2,129,100	\$ 789,248	\$ 12,255,281
Employee benefits	<u>487,433</u>	<u>345,966</u>	<u>306,877</u>	<u>12,710</u>	<u>136,205</u>	<u>265,357</u>	<u>106,013</u>	<u>1,660,561</u>
Total salaries, wages and benefits	5,375,795	2,251,430	1,993,318	171,794	833,787	2,394,457	895,261	13,915,842
Services purchased	490,541	356,590	20,114	623,173	872,509	876,104	53,389	3,292,420
Occupancy and maintenance	20,900	15,387	9,565	627,951	1,520,746	11,803	4,300	2,210,652
Office expense, travel and other	579,792	622,684	170,357	70,425	99,143	1,033,244	187,030	2,762,675
Depreciation	314,464	74,957	37,951	332,533	112,570	502,132	-	1,374,607
Interest	<u>-</u>	<u>772,867</u>	<u>-</u>	<u>-</u>	<u>34,697</u>	<u>-</u>	<u>-</u>	<u>807,564</u>
	6,781,492	4,093,915	2,231,305	1,825,876	3,473,452	4,817,740	1,139,980	24,363,760
Facilities operation & maintenance allocation	<u>684,341</u>	<u>506,149</u>	<u>96,143</u>	<u>2,029,564</u>	<u>(3,473,452)</u>	<u>157,255</u>	<u>-</u>	<u>-</u>
Total expenses	<u>\$ 7,465,833</u>	<u>\$ 4,600,064</u>	<u>\$ 2,327,448</u>	<u>\$ 3,855,440</u>	<u>\$ -</u>	<u>\$ 4,974,995</u>	<u>\$ 1,139,980</u>	<u>\$ 24,363,760</u>

The accompanying notes are an integral part of these financial statements.

**GORDON-CONWELL THEOLOGICAL SEMINARY, INC.**

**Statements of Cash Flows**

**Years Ended June 30, 2025 and 2024**

	<u>2025</u>	<u>2024</u>
<b>OPERATING ACTIVITIES</b>		
Cash received from student tuition and fees	\$ 9,338,853	\$ 8,231,866
Cash received from donors	7,160,901	5,556,172
Cash collected from auxiliary enterprises	2,105,642	2,368,766
Cash collected from government grants and contracts	63,191	91,650
Interest and dividend income	2,133,988	1,815,145
Miscellaneous receipts	409,010	553,843
Cash paid to employees	(14,331,442)	(13,740,463)
Cash paid to vendors	(8,256,074)	(8,398,098)
Interest paid	<u>(715,049)</u>	<u>(778,679)</u>
Net cash used for operating activities	<u>(2,090,980)</u>	<u>(4,299,798)</u>
<b>INVESTING ACTIVITIES</b>		
Purchase of investments	(1,659,129)	(4,226,059)
Investment proceeds distributed, net of operations	3,663,995	5,520,061
Student loans collected	50,542	139,856
Notes receivable issued	(200,000)	-
Equipment purchases and building renovations	<u>(1,019,451)</u>	<u>(566,034)</u>
Net cash provided by investing activities	<u>835,957</u>	<u>867,824</u>
<b>FINANCING ACTIVITIES</b>		
Net change in line of credit	-	1,600,000
Restricted funds received for capital acquisitions	251,087	490,248
Receipt of gifts for other long-term restricted purposes	1,659,129	2,527,619
Payments on annuity and trust obligations	(317,164)	(391,456)
Net change in advances from government for federal student loans	(42,880)	(140,742)
Payment on notes payable	<u>(216,399)</u>	<u>(206,005)</u>
Net cash provided by financing activities	<u>1,333,773</u>	<u>3,879,664</u>
Net increase in cash and cash equivalents	78,750	447,690
Cash and cash equivalents, beginning of year	<u>1,636,387</u>	<u>1,188,697</u>
Cash and cash equivalents, end of year	<u>\$ 1,715,137</u>	<u>\$ 1,636,387</u>

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The accompanying notes are an integral part of these financial statements.

# GORDON-CONWELL THEOLOGICAL SEMINARY, INC.

## Notes to Financial Statements

June 30, 2025 and 2024

### NOTE A - ORGANIZATIONAL INFORMATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### Organization

Gordon-Conwell Theological Seminary, Inc. (the Seminary) is a multi-denominational, educational institution with a mission to train students, in cooperation with the Evangelical Church, to become skilled in ministry. The Seminary offers eight separate masters and doctoral degree programs. The Seminary also offers non-degree certificate programs for individuals seeking adult continuing education without a degree. The Seminary's campuses are located in Hamilton and Boston, Massachusetts; Charlotte, North Carolina; and Jacksonville, Florida.

The Seminary participates in student financial aid programs sponsored by the U.S. Department of Education, which facilitate the payment of tuition and other expenses for certain students.

#### Financial Statement Presentation

The financial statements of the Seminary have been prepared on the accrual basis of accounting.

The accompanying financial statements have been prepared to focus on the Seminary as a whole and to present balances and transactions according to the existence or absence of donor-imposed restrictions. The Seminary's transactions are categorized 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 furthering the Seminary's educational mission. These net assets may be used at the discretion of the Seminary's management and the Board of Trustees.

***Net assets with donor restrictions:*** Net assets subject to stipulations imposed by donors. Some donor restrictions are temporary in nature; those restrictions will be met by actions of the Seminary or by passage of time. Other donor-imposed stipulations are perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity.

#### Contributions

The Seminary reports gifts of cash and other assets as revenues with donor restrictions if they are received with donor stipulations that limit the use of the donated assets. As donor-stipulated time restrictions end or purpose restrictions are accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions.

Contributions, including unconditional promises to give, are recognized as revenues in the period received. Conditional promises to give are not recognized until the conditions on which they depend are substantially met. Contributions of assets other than cash are recorded at their estimated fair value at the date received.

# GORDON-CONWELL THEOLOGICAL SEMINARY, INC.

## Notes to Financial Statements

June 30, 2025 and 2024

Contributions to be received after one year are discounted using a rate of interest commensurate with the risk involved for instruments of similar duration. Amortization of the discount is recorded as additional contribution revenue in accordance with donor-imposed restrictions, if any, on the contributions. An allowance for uncollectible contributions receivable is provided based upon management's judgment, including such factors as prior collection history, type of contribution and nature of fundraising activity.

The Seminary reports gifts of land, buildings, and equipment as support without donor restrictions, unless explicit donor stipulations specify how the donated assets must be used. Gifts of long-lived assets with explicit restrictions that specify how the assets are to be used and gifts of cash or other assets that must be used to acquire long-lived assets are reported as support with donor restrictions. The Seminary reports expirations of donor restrictions when the donated or acquired long-lived assets are placed in service.

### **Accounts Receivable**

Accounts receivable are stated at the amount management expects to collect from outstanding balances at year-end. Based on management's assessment of the credit history with customers having outstanding balances, current relationships with them, and reasonable and supportable forecasts, it has concluded that realization of losses on balances outstanding at year-end are expected to be minimal.

### **Student Loans Receivable**

The balance of student loans receivable represents funds advanced to the Seminary by the U.S. Department of Education under the Federal Perkins Loan Program. Repayments of principal and interest on student loans receivable generally do not commence until after the borrower graduates or otherwise ceases enrollment. The Federal Perkins Loan Program has provisions for deferment, forbearance, and cancellation of the individual loans. Principal payments, interest, and losses due to cancellation are shared by the Seminary and the U.S. Government in proportion to their share of funds provided. Amounts advanced by the U.S. Government under this program are ultimately refundable and are classified as advances from government for federal student loans. Student loans receivable are stated at their unpaid principal balances. Management has evaluated the student loans and feels they are all collectible and, therefore, has not reserved for these balances.

### **Beneficial Interest in Charitable Remainder Trusts**

Charitable remainder trusts were valued based on quoted market prices of the underlying investments and the actuarial expected lives of beneficiaries present valued using a 8% and 7% discount rate for the years ended June 30, 2025 and 2024, respectively.

### **Notes Receivable**

Notes receivable consist of junior mortgage loans to faculty and staff members collateralized by their primary residences. These loans do not require the payment of annual interest. Rather, interest is calculated and paid based on the shared appreciation on the underlying property, but limited to no more than 9% per annum.

# GORDON-CONWELL THEOLOGICAL SEMINARY, INC.

## Notes to Financial Statements

June 30, 2025 and 2024

### **Investments**

Investments are reported at fair value. All of the Seminary's investments are in securities for which a readily determinable fair value exists. The net appreciation in fair value of investments is included in the statements of activities in the appropriate net asset classification.

### **Land, Buildings and Equipment**

Land, buildings and equipment are stated at cost less accumulated depreciation. Contributions of property and equipment are recorded at fair market value on the date of the contribution. Depreciation is recorded on the straight-line basis over the estimated useful lives of buildings and improvements (20 to 50 years), furniture and equipment (10 years) and computer equipment (5 years). Estimated salvage values of 25% of original cost are used in computing depreciation for buildings.

### **Deferred Income and Student Deposits**

Deferred income and student deposits generally represent tuition paid in advance, which is recognized as income when the related educational services are provided.

### **Annuities Payable and Trust Obligations**

The annuities payable and trust obligations related to the charitable remainder trusts and pooled income funds are valued based on the actuarial expected lives of beneficiaries and 8% and 7% was used as the interest rate basis to determine present value for the years ended June 30, 2025 and 2024, respectively.

### **Tuition and Fees**

The Seminary has adopted Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) Topic 606, *Revenue from Contracts with Customers* (Topic 606), and related guidance, which provides guidance for revenue recognition under U.S. generally accepted accounting principles (U.S. GAAP). Topic 606 requires the disclosure of contract assets and liabilities as of the beginning of the earliest year presented.

Tuition and fees are recognized pro rata over the term in which the academic programs are delivered. A contract is entered into with a student and covers a course or semester. Revenue recognition occurs when a student starts attending a course. Auxiliary revenues are recognized as services are performed, net of discounts. The Seminary has elected the short-term contract exemption with respect to its performance obligations under its contracts with students as all such contracts have original terms of less than one year.

# GORDON-CONWELL THEOLOGICAL SEMINARY, INC.

## Notes to Financial Statements

June 30, 2025 and 2024

Institutional scholarships awarded to students reduce the amount of revenue recognized. In addition, students who adjust their course load or withdraw completely within the time specified in the Seminary's refund policy may receive a full or partial refund. Refunds issued reduce the amount of revenue recognized. Payments for tuition are due approximately three weeks after the start of the start of the academic term.

The Seminary recognized deferred revenue for summer terms beginning during the following fiscal year and pre-payments for the fall semester. The balance of deferred revenue at June 30, 2025, 2024, less any refunds issued, is recognized as services over the applicable term are rendered. As of June 30, 2025, 2024 and 2023, deferred revenue amounted to \$1,182,260, \$1,046,219 and \$1,377,233, respectively.

### **Income Tax Status**

The Seminary is exempt from income taxes under Section 501(c)(3) and 509(a)(1) of the Internal Revenue Code (IRC).

### **Use of Estimates**

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

### **Functional Expense Allocation**

Expenses are reported in the statement of functional expenses in categories recommended by the National Association of College and University Business Officers. The Seminary's primary program service is instruction. Expenses reported as academic support, student services, auxiliary enterprises, facilities operation and maintenance, institutional support and fundraising are incurred in support of this primary program service. The allocation of expenses to these categories is based on effort, usage and other criteria. Expenses associated with the operation and maintenance of the Seminary plant assets, including interest and depreciation expense, are allocated on the basis of square footage utilized by the programs, as described in the functional categories.

### **Risks and Uncertainties**

Investment securities are exposed to various risks, such as interest rate, market and credit risks. Due to the level of risk associated with certain investment securities and the level of uncertainty related to the changes in the value of investment securities, it is at least reasonably possible that changes in the near term would materially affect the amounts reported in the statements of financial position.

**GORDON-CONWELL THEOLOGICAL SEMINARY, INC.**

**Notes to Financial Statements**

**June 30, 2025 and 2024**

**NOTE B - AVAILABLE RESOURCES AND LIQUIDITY**

The Seminary regularly monitors liquidity required to meet its operating needs and other contractual commitments, while also striving to optimize the investment of its available funds. The Seminary has various sources of liquidity at its disposal, including cash and cash equivalents, investments and a line of credit.

For purposes of analyzing resources available to meet general expenditures over a 12-month period, the Seminary considers all expenditures related to its ongoing activities of instruction, academic, and student services, as well as the conduct of services undertaken to support those activities. Student loans receivable are not included in the analysis as principal and interest on these loans are not available to meet current operating needs.

As of June 30, the following financial assets are expected to be available within one year of the statements of financial position date:

	<u>2025</u>	<u>2024</u>
Cash and cash equivalents, excluding Federal Perkins Loan Program cash and cash reserved for capital purposes	\$ 1,227,714	\$ 969,542
Accounts receivable, net	1,309,163	1,870,940
Approved appropriation of donor-restricted endowed funds for use over the next 12 months	3,543,360	3,419,990
Approved appropriation of board-designated endowed funds for use over the next 12 months	<u>118,600</u>	<u>112,700</u>
	<u>\$ 6,198,837</u>	<u>\$ 6,373,172</u>

The financial assets that are expected to be available within one year are included in the following categories:

	<u>2025</u>	<u>2024</u>
Board-designated endowment funds	\$ 2,081,394	\$ 1,966,533
Not subject to board or donor restrictions	<u>4,117,443</u>	<u>4,406,639</u>
	<u>\$ 6,198,837</u>	<u>\$ 6,373,172</u>

The Seminary also has a line of credit available to meet short-term needs. See Note J for information about this arrangement.

**GORDON-CONWELL THEOLOGICAL SEMINARY, INC.**

**Notes to Financial Statements**

**June 30, 2025 and 2024**

The Seminary has incurred significant operating losses and used a significant amount of cash and cash equivalents for operating activities in recent years. In response to these losses, management has developed several initiatives they believe will improve the financial condition of the Seminary over the next 12 months, including increasing enrollment and annual giving, expanding revenue opportunities, and simplifying structure, policies and procedures in an effort to reduce expenses.

**NOTE C - PLEDGES RECEIVABLE**

The Seminary has pledges receivable with expected payments to be collected as follows at June 30:

	<u>2025</u>	<u>2024</u>
Due within one year	\$ <b>1,800,000</b>	\$ 1,387,500
One to five years	<u>-</u>	<u>16,900</u>
Total gross pledges receivable	<b>1,800,000</b>	1,404,400
Less present value discount (8.00% at June 30, 2025 and 9.00% at June 30, 2024)	<u>(96,296)</u>	<u>(119,914)</u>
Net pledges receivable	<u><b>\$ 1,703,704</b></u>	<u>\$ 1,284,486</u>

Management has elected to record pledges at fair value by evaluating and adjusting, if necessary, the discount rate annually.

**NOTE D - ACCOUNTS RECEIVABLE AND DEFERRED INCOME AND STUDENT DEPOSITS**

The opening and closing balances in accounts receivable and deferred income and student deposits consisted of the following at June 30:

	<u>Accounts Receivable</u>	<u>Deferred Income and Student Deposits</u>
July 1, 2023	\$ 2,041,809	\$ 1,377,233
June 30, 2024	1,870,940	1,046,219
<b>June 30, 2025</b>	<b>1,309,163</b>	<b>1,182,260</b>

**GORDON-CONWELL THEOLOGICAL SEMINARY, INC.**

**Notes to Financial Statements**

**June 30, 2025 and 2024**

**NOTE E - LAND, BUILDINGS AND EQUIPMENT**

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

	<u>2025</u>	<u>2024</u>
Land and improvements	\$ 2,275,412	\$ 2,275,412
Buildings and improvements	55,265,238	54,312,492
Furniture and equipment	<u>9,896,337</u>	<u>9,829,634</u>
	<b>67,436,987</b>	66,417,538
Less accumulated depreciation	<u>(36,338,282)</u>	<u>(35,069,938)</u>
Total	<u>\$ 31,098,705</u>	<u>\$ 31,347,600</u>

**NOTE F - INVESTMENTS**

Investments by type and corresponding fair value consisted of the following at June 30:

	<u>2025</u>	<u>2024</u>
Pooled assets		
Cash and cash equivalents	\$ 2,875,432	\$ 3,887,316
Equity investments	28,242,972	27,514,598
Fixed income investments	<u>13,581,525</u>	<u>12,003,577</u>
	<u>44,699,929</u>	<u>43,405,491</u>
Nonpooled assets		
Cash and cash equivalents	878,977	728,333
Equity investments	18,685,512	17,598,797
Fixed income investments	7,227,600	6,611,074
Other	<u>18,771</u>	<u>18,774</u>
	<u>26,810,860</u>	<u>24,956,978</u>
	<u>\$ 71,510,789</u>	<u>\$ 68,362,469</u>

Corporate bonds and notes (included in fixed income investments above) have varying maturities through 2052.

# GORDON-CONWELL THEOLOGICAL SEMINARY, INC.

## Notes to Financial Statements

June 30, 2025 and 2024

### NOTE G - ENDOWMENT

#### General

The Seminary's endowment consists of two major endowment accounts. The largest account is a pooled fund (approximately 125 individual funds established for a variety of purposes), substantially all of which is donor-restricted. As required by U.S. GAAP and the Board of Trustees' interpretation of the Uniform Prudent Management of Institutional Funds Act (UPMIFA), the following net assets associated with the pooled endowment funds are normally classified as funds of perpetual duration: (1) the original gift corpus and (2) accumulations to the gifts to be maintained in perpetuity made in accordance with the direction of the applicable gift instrument at the time the accumulation is added to the fund. If the donor-restricted endowment assets earn investment returns beyond the amount necessary to maintain the endowment assets' contributed value, that excess is included in net assets with donor restrictions until appropriated by the Board of Trustees and, if applicable, expended in accordance with the donors' restrictions. Funds designated by the Board of Trustees to function as endowments are classified as net assets without donor restrictions.

The other major endowment fund was established as a separate account because of unique donor restrictions requiring that all capital gains be accumulated as additions to the original gift corpus, with only dividends and interest appropriated for operations. The contributed amount and capital gains of this endowment account are classified as funds of perpetual duration.

#### Funds with Deficiencies

From time to time, the fair value of assets associated with individual donor-restricted endowment funds may fall below the level that the donor or UPMIFA requires the Seminary to retain as a fund of perpetual duration. There were no such endowment funds with deficiencies of this nature as of June 30, 2025 and 2024. The Seminary's spending policy permits spending from funds with deficiencies in accordance with the prudent measures required under UPMIFA.

#### Interpretation of Relevant Law

The Seminary's endowment is subject to the general provisions of UPMIFA as adopted by the Commonwealth of Massachusetts. The method by which the Seminary classifies endowment net assets is in conformity with the Seminary's interpretation of UPMIFA legislation.

In managing and investing the endowment funds, the Seminary's Board of Trustees considers the following, along with other factors not listed:

1. The role that each investment or course of action plays within the overall investment portfolio of the fund;
2. General economic conditions;
3. The possible effect of inflation and deflation;

# GORDON-CONWELL THEOLOGICAL SEMINARY, INC.

## Notes to Financial Statements

June 30, 2025 and 2024

4. The expected total return from income and the appreciation of investments;
5. Other resources of the Seminary;
6. The needs of the Seminary and the fund to make distributions and to preserve capital; and
7. An asset's special relationship or special value, if any, to the charitable purposes of the Seminary.

### **Spending Policy**

The Seminary's Board of Trustees utilizes an Investment Committee to develop and adopt investment and spending policies that are approved and periodically reviewed by the entire Board of Trustees. As deemed prudent and not in violation of specific endowment restrictions, the Investment Committee has adopted a general guideline of spending 6% of a three-year moving market value average (calculated as of the prior three fiscal year-ends) of its pooled endowment funds in 2025 and 6% in 2024. As there may be special circumstances requiring a higher percentage level of spending from endowment assets in order to assure the short-term economic health of the Seminary, the Investment Committee is authorized, with the approval of the Finance Committee and the Board of Trustees, to increase the spending rate as necessary, but not so as to be in violation of fund restrictions and/or the laws of Massachusetts.

Over the long-term, the Seminary's objective is to provide a reliable revenue stream for operations but also to maintain the purchasing power of the endowment assets held in perpetuity. The Seminary's goal is to provide real growth through new gifts and investment return in excess of funds appropriated for operations. In order to ensure a reliable revenue stream for operations, the Board has determined that the total return method of the designated spending rule will be generally used for all accounts except those requiring special distribution methods based on unique donor restrictions.

### **Return Objectives, Strategies for Achieving Objectives and Risk Parameters**

The investment policy is designed to maintain the purchasing power of the endowment funds while providing for a reliable revenue stream for operations through a prudent spending policy. To satisfy its long-term rate-of-return objectives, the Seminary relies on a total return strategy in which investment returns are achieved through both capital appreciation (realized and unrealized) and current income (dividends and interest). Therefore, the asset mix of the endowment funds and other investments is reviewed and adjusted periodically by the Investment Committee in order to achieve the Seminary's investment objectives.

In its investment decisions, the Seminary maintains a prudent investment posture with an appropriate emphasis on portfolio quality. The Seminary's policies refrain from speculation and, by prudent management, prevent exposure to undue and unnecessary risk.

**GORDON-CONWELL THEOLOGICAL SEMINARY, INC.**

**Notes to Financial Statements**

**June 30, 2025 and 2024**

Guidelines on the percentage of long-term debt and equity securities holdings are defined from time to time by the Investment Committee in response to changing market conditions and in accordance with the overall income and capital appreciation objectives of the endowment accounts. Under the guidelines, the portfolio shall consist of securities representing a reasonable diversification of economic groupings and industry representations. Investment in the securities of any one corporation shall not be in excess of 2% of the total issued and outstanding securities of the corporation. Investment in the common stock of a single corporation shall not be in excess of 5% of the total market value of the equity assets under management. Investment in debt obligations of a single issuer shall not be in excess of 5% of the total market value of the fixed income assets under management, with the exception of Treasuries and other instrumentalities of the U.S. Government.

By policy, the following transactions are prohibited without written approval of the Investment Committee: (1) making short sales, naked option writing or over-writing programs; (2) entering into margin purchases or other forms of stock borrowing; (3) buying privately placed or other non-marketable securities; (4) buying common stocks not listed on the New York or American Stock Exchanges or NASDAQ (over-the-counter markets); (5) buying options, including the purchase, sale or writing of options unless such options are covered by equity or debt securities; (6) investing in commodities or futures; or (7) making venture capital investments.

Based on cash flow requirements for operations, the Seminary utilizes the endowment fund for working capital needs. At June 30, 2025 and 2024, the balance of this interfund loan totaled \$6,272,205 and \$4,826,628, respectively. Endowment funds without donor restrictions, as presented in the following tables, also represents interfund loans for working capital needs. This loan was covered in part by the Seminary's interest in a trust whose future use has no donor restrictions and the available amount on the line of credit. At June 30, 2025 and 2024, the trust had a fair value of \$1,922,392 and \$1,892,801, respectively, and the funds available on the line of credit totaled \$2,000,000. Interest expense for the interfund loan charged to operations was approximately \$85,000 in 2025 and 2024.

**Endowment Net Asset Composition by Type of Fund**

As of June 30, 2025, the endowment net asset composition was as follows:

	<b>Without</b>	<b>With Donor Restrictions</b>			
	<b>Donor</b>	<b>Funds Held</b>	<b>Accumulated</b>	<b>Total With</b>	
	<b>Restrictions</b>	<b>in Perpetuity</b>	<b>Gains and</b>	<b>Donor</b>	<b>Total Funds</b>
			<b>Other</b>	<b>Restrictions</b>	
Donor-restricted funds					
Pooled funds	\$ -	\$ 45,475,458	\$ 10,498,550	\$ 55,974,008	\$ 55,974,008
Nonpooled funds	-	20,428,564	-	20,428,564	20,428,564
Board-designated funds	<u>2,081,394</u>	-	-	-	<u>2,081,394</u>
Total funds	<u>\$ 2,081,394</u>	<u>\$ 65,904,022</u>	<u>\$ 10,498,550</u>	<u>\$ 76,402,572</u>	<u>\$ 78,483,966</u>

**GORDON-CONWELL THEOLOGICAL SEMINARY, INC.**

**Notes to Financial Statements**

**June 30, 2025 and 2024**

As of June 30, 2024, the endowment net asset composition was as follows:

	Without Donor Restrictions	With Donor Restrictions			Total Funds
		Funds Held in Perpetuity	Accumulated Gains and Other	Total With Donor Restrictions	
Donor-restricted funds					
Pooled funds	\$ -	\$ 43,816,328	\$ 8,773,411	\$ 52,589,739	\$ 52,589,739
Nonpooled funds	-	19,151,916	-	19,151,916	19,151,916
Board-designated funds	<u>1,966,533</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,966,533</u>
Total funds	<u>\$ 1,966,533</u>	<u>\$ 62,968,244</u>	<u>\$ 8,773,411</u>	<u>\$ 71,741,655</u>	<u>\$ 73,708,188</u>

At June 30, 2025, investments of \$71,510,789 included \$65,147,415 in endowment investments with donor restrictions and \$6,363,374 related to investments in annuities, trusts and charitable remainder unitrust (CRUT) agreements for which the Seminary is the trustee. At June 30, 2024, investments of \$68,362,469 included \$62,524,387 in endowment investments with donor restrictions and \$5,838,082 related to investments in annuities, trusts and CRUT agreements for which the Seminary is the trustee.

At June 2025, endowment net assets with donor restrictions of \$76,402,572 consisted of \$65,147,415 in endowment investments funds, \$3,071,079 in annuity investments available to be transferred to the endowment, \$1,911,874 in notes receivable collateralized by home mortgages and collectibles, and \$6,272,205 in interfund loans for working capital. At June 30, 2024, endowment net assets with donor restrictions of \$71,741,655 consisted of \$62,524,387 in endowment investments funds, \$2,678,765 in annuity investments available to be transferred to the endowment, \$1,711,874 in notes receivable collateralized by home mortgages and collectibles, and \$4,826,628 in interfund loans for working capital.

**GORDON-CONWELL THEOLOGICAL SEMINARY, INC.**

**Notes to Financial Statements**

**June 30, 2025 and 2024**

For the fiscal year ended June 30, 2025, the following activities resulted in the change in net assets by fund:

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>			<u>Total Funds</u>
		<u>Funds Held in Perpetuity</u>	<u>Accumulated Gains and Other</u>	<u>Total With Donor Restrictions</u>	
Endowment net assets at June 30, 2024	\$ <u>1,966,533</u>	\$ <u>62,968,244</u>	\$ <u>8,773,411</u>	\$ <u>71,741,655</u>	\$ <u>73,708,188</u>
Total investment return	168,076	1,276,649	5,187,264	6,463,913	6,631,989
Contributions to endowment	59,485	1,659,129	-	1,659,129	1,718,614
Appropriations for operations	(98,100)	-	(3,000,365)	(3,000,365)	(3,098,465)
Appropriations for restricted purposes	<u>(14,600)</u>	<u>-</u>	<u>(461,760)</u>	<u>(461,760)</u>	<u>(476,360)</u>
Total change in endowment net assets	<u>114,861</u>	<u>2,935,778</u>	<u>1,725,139</u>	<u>4,660,917</u>	<u>4,775,778</u>
Endowment net assets at June 30, 2025	\$ <u>2,081,394</u>	\$ <u>65,904,022</u>	\$ <u>10,498,550</u>	\$ <u>76,402,572</u>	\$ <u>78,483,966</u>

For the fiscal year ended June 30, 2024, the following activities resulted in the change in net assets by fund:

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>			<u>Total Funds</u>
		<u>Funds Held in Perpetuity</u>	<u>Accumulated Gains and Other</u>	<u>Total With Donor Restrictions</u>	
Endowment net assets at June 30, 2023	\$ <u>1,870,169</u>	\$ <u>57,672,814</u>	\$ <u>7,429,040</u>	\$ <u>65,101,854</u>	\$ <u>66,972,023</u>
Total investment return	151,195	1,069,371	4,693,167	5,762,538	5,913,733
Contributions to endowment	58,269	4,226,059	-	4,226,059	4,284,328
Appropriations to operations	(98,500)	-	(2,964,406)	(2,964,406)	(3,062,906)
Appropriations for restricted purposes	<u>(14,600)</u>	<u>-</u>	<u>(384,390)</u>	<u>(384,390)</u>	<u>(398,990)</u>
Total change in endowment net assets	<u>96,364</u>	<u>5,295,430</u>	<u>1,344,371</u>	<u>6,639,801</u>	<u>6,736,165</u>
Endowment net assets at June 30, 2024	\$ <u>1,966,533</u>	\$ <u>62,968,244</u>	\$ <u>8,773,411</u>	\$ <u>71,741,655</u>	\$ <u>73,708,188</u>

**GORDON-CONWELL THEOLOGICAL SEMINARY, INC.**

**Notes to Financial Statements**

**June 30, 2025 and 2024**

**NOTE H - FAIR VALUE MEASUREMENT**

Fair value is defined as the exchange price that would be received for an asset or paid to transfer a liability (an exit price) in the principal or most advantageous market for the asset or liability in an orderly transaction between market participants on the measurement date. U.S. GAAP establishes a fair value hierarchy which requires an entity to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value. The standard describes three levels of inputs that may be used to measure fair value:

Level 1: Quoted prices (unadjusted) or identical assets or liabilities in active markets that the entity has the ability to access as of the measurement date.

Level 2: Significant other observable inputs other than Level 1 prices, such as quoted prices for similar assets or liabilities, quoted prices in markets that are not active, and other inputs that are observable or can be corroborated by observable market data.

Level 3: Significant unobservable inputs that reflect the Seminary's own assumptions about the assumptions that market participants would use in pricing an asset or liability.

Assets and liabilities measured at fair value on a recurring basis are summarized below:

	<b>June 30, 2025</b>			
	<b><u>Total</u></b>	<b><u>Level 1</u></b>	<b><u>Level 2</u></b>	<b><u>Level 3</u></b>
<b>Assets</b>				
Pledges receivable	\$ <u>1,703,704</u>	\$ <u>          </u> -	\$ <u>          </u> -	\$ <u>1,703,704</u>
Beneficial interest in CRUTs	\$ <u>3,153,356</u>	\$ <u>          </u> -	\$ <u>3,153,356</u>	\$ <u>          </u> -
<b>Investments</b>				
Cash and cash equivalents	\$ 3,754,409	\$ 3,754,409	\$ -	\$ -
Equity investments	46,928,484	46,928,484	-	-
Fixed income investments	20,809,125	20,809,125	-	-
Other	<u>18,771</u>	<u>18,771</u>	<u>          </u> -	<u>          </u> -
Total investments	\$ <u>71,510,789</u>	\$ <u>71,510,789</u>	\$ <u>          </u> -	\$ <u>          </u> -
<b>Liabilities</b>				
Annuities payable and trust obligations	\$ <u>1,721,339</u>	\$ <u>          </u> -	\$ <u>1,721,339</u>	\$ <u>          </u> -

**GORDON-CONWELL THEOLOGICAL SEMINARY, INC.**

**Notes to Financial Statements**

**June 30, 2025 and 2024**

	June 30, 2024			
	<u>Total</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
<b>Assets</b>				
Pledges receivable	\$ <u>1,284,486</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>1,284,486</u>
Beneficial interest in CRUTs	\$ <u>3,096,906</u>	\$ <u>-</u>	\$ <u>3,096,906</u>	\$ <u>-</u>
<b>Investments</b>				
Cash and cash equivalents	\$ 4,615,649	\$ 4,615,649	\$ -	\$ -
Equity investments	45,113,395	45,113,395	-	-
Fixed income investments	18,614,651	18,614,651	-	-
Other	<u>18,774</u>	<u>18,774</u>	<u>-</u>	<u>-</u>
Total investments	\$ <u>68,362,469</u>	\$ <u>68,362,469</u>	\$ <u>-</u>	\$ <u>-</u>
<b>Liabilities</b>				
Annuities payable and trust obligations	\$ <u>1,683,999</u>	\$ <u>-</u>	\$ <u>1,683,999</u>	\$ <u>-</u>

The fair value for Level 3 pledges receivable is primarily based on an estimate of the present value of the underlying pledge, which is evaluated annually. Those techniques are significantly affected by the assumptions used, including the discount rate and estimates of future cash flows. Accordingly, the fair value estimates may not be realized in an immediate settlement of the instrument. Changes in pledges receivable for the years ended June 30 are as follows:

	<u>2025</u>	<u>2024</u>
Pledges receivable, beginning of year	\$ <b>1,284,486</b>	\$ 1,466,994
New pledges	<b>500,000</b>	-
Payments and adjustments on pledges	<b>(104,400)</b>	(330,000)
Change in discount and allowance for uncollectible pledges	<u><b>23,618</b></u>	<u>147,492</u>
Pledges receivable, end of year	\$ <u><b>1,703,704</b></u>	\$ <u>1,284,486</u>

The fair value for Level 2 beneficial interest in CRUTs and annuities payable and trust obligations is primarily based on an estimate of the market value of underlying securities invested in by the trusts and the actuarial expected lives of beneficiaries.

**GORDON-CONWELL THEOLOGICAL SEMINARY, INC.**

**Notes to Financial Statements**

**June 30, 2025 and 2024**

**NOTE I - NET ASSETS**

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

Funds maintained with donor restrictions temporary in nature:

	<u>2025</u>	<u>2024</u>
Unspent endowment gains:		
Academic and general	\$ 6,143,669	\$ 5,141,041
Financial aid	4,244,744	3,579,710
Operations and maintenance	<u>110,137</u>	<u>52,660</u>
	<u>10,498,550</u>	<u>8,773,411</u>
Gifts restricted for purpose:		
Academic and general	1,630,510	1,916,290
Financial aid	1,755,188	1,834,996
Operations and maintenance	111,658	117,474
Sponsored academic projects	1,181,026	1,386,044
Trusts restricted as to time	<u>2,172,443</u>	<u>2,095,918</u>
	<u>6,850,825</u>	<u>7,350,722</u>
Total funds maintained with donor restrictions temporary in nature	<u>17,349,375</u>	<u>16,124,133</u>
	<u>2025</u>	<u>2024</u>
Funds maintained in perpetuity:		
Endowment funds whose income is restricted for:		
Academic and general	41,782,020	39,253,021
Financial aid	23,263,605	23,107,913
Operations and maintenance	<u>858,397</u>	<u>607,310</u>
	<u>65,904,022</u>	<u>62,968,244</u>
Trust funds whose income is restricted for:		
Financial aid	2,015,644	1,983,505
Operations and maintenance	<u>517,452</u>	<u>468,743</u>
	<u>2,533,096</u>	<u>2,452,248</u>
Pledges receivable	<u>1,203,704</u>	<u>1,192,661</u>
Total funds maintained in perpetuity	<u>69,640,822</u>	<u>66,613,153</u>
Total net assets with donor restrictions	<u>\$ 86,990,197</u>	<u>\$ 82,737,286</u>

**GORDON-CONWELL THEOLOGICAL SEMINARY, INC.**

**Notes to Financial Statements**

**June 30, 2025 and 2024**

Net assets released from restrictions, excluding endowment support for operations, consisted of the following:

	<u>2025</u>	<u>2024</u>
Academic and general	\$ 1,114,641	\$ 1,431,791
Sponsored academic projects	343,046	742,203
Operations and maintenance	84,861	360,602
Financial aid	<u>1,227,833</u>	<u>1,503,793</u>
Total	<u>\$ 2,770,381</u>	<u>\$ 4,038,389</u>

**NOTE J - NOTES PAYABLE AND LINE OF CREDIT AGREEMENT**

The following is a summary of the Seminary's notes payable outstanding at June 30:

	<u>2025</u>	<u>2024</u>
<u>Roxbury Building Loan</u>		
Collateralized by a mortgage on the Center for Urban Ministerial Education building in Roxbury, Massachusetts. The loan was refinanced on April 21, 2022 with a five-year term that includes a fixed interest rate of 4.70% with fixed monthly principal and interest payments of \$8,852, with a final balloon payment due on April 21, 2027.	\$ 611,974	\$ 687,075
<u>Cass Bank \$3 Million Loan</u>		
The loan was refinanced on May 1, 2022 with a five-year term that includes a fixed interest rate of 4.70% with fixed monthly principal and interest payments of \$19,281, with a final balloon payment due on May 1, 2027. The loan is collateralized by the Seminary's real estate assets in Hamilton, Massachusetts. The Seminary agrees to keep its real estate assets in Charlotte, North Carolina free of all mortgages, liens and encumbrances. In addition, the Seminary is prohibited from additional borrowings in excess of \$100,000 per year without consent of the bank.	<u>1,812,899</u>	<u>1,954,197</u>
	<u>\$ 2,424,873</u>	<u>\$ 2,641,272</u>

**GORDON-CONWELL THEOLOGICAL SEMINARY, INC.**

**Notes to Financial Statements**

**June 30, 2025 and 2024**

Future maturities of the notes payable are as follows:

Years ending June 30	
2026	\$ 226,938
2027	<u>2,197,935</u>
	<u>\$ 2,424,873</u>

The Roxbury Building Loan and Cass Bank \$3 Million Loan terms include covenants that require the Seminary to maintain a minimum level of "Total Net Assets" of at least \$60 million and maintain a maximum level of "Total Liabilities" of \$25 million.

As of June 1, 2024, the existing long-term line of credit agreement was renewed with a new long-term line of credit agreement with the same maximum borrowing limit of \$8,500,000, which expired June 1, 2025. Interest payments are due monthly with one payment of all outstanding principal due upon maturity. The interest rate is the Wall Street Journal Prime Rate, floating, plus 0.50%, with a floor of 4.25% (9.00% at June 30, 2024). As of June 1, 2025, the existing long-term line of credit agreement was renewed with a new long-term line of credit agreement with the same maximum borrowing limit of \$8,500,000, which expires June 1, 2026. Interest payments are due monthly with one payment of all outstanding principal due upon maturity. The interest rate is the Wall Street Journal Prime Rate, floating, plus 0.50%, with a floor of 4.25% (8.00% at June 30, 2025). The line is collateralized by a portion of the real estate assets on the Hamilton, Massachusetts campus. The outstanding balance on the line of credit was \$6,500,000 as of June 30, 2025 and 2024.

Interest expense for notes payable and the line of credit charged to operations was \$669,446 and \$722,515 in 2025 and 2024, respectively.

**NOTE K - EMPLOYEE BENEFITS**

The Seminary's retirement plan (the Plan) is a defined contribution plan that operates under Section 403(b) of the IRC. The purpose of the Plan is to provide retirement benefits for participating employees. Benefits are provided through the fund sponsors. Teachers Insurance and Annuity Association (TIAA) provides a traditional annuity and variable annuity through its real estate account, and College Retirement Equities Fund, which is TIAA's companion institution, provides variable annuities. All eligible employees may elect to participate in the Plan and receive contributions based upon a percentage of their base compensation.

The Seminary makes a basic contribution of 3% as well as a matching contribution of 2%. Retirement plan expense was \$414,822 and \$420,644 for the years ended June 30, 2025 and 2024, respectively. Contributions may not exceed the limits imposed by the IRC. New eligible employees are immediately vested in their voluntary salary reduction contributions (i.e., elective deferrals); however, the Seminary's basic contributions and matching contributions do not become vested until the employee completes two years of service.

# GORDON-CONWELL THEOLOGICAL SEMINARY, INC.

## Notes to Financial Statements

June 30, 2025 and 2024

The Seminary sponsors a 403(b)(9) retirement savings plan for the current President, administered by Fidelity Investments, with all employer and employee contributions immediately vested. Employer contributions totaled \$21,375 for the years ended June 30, 2025 and 2024.

### NOTE L - RELATED PARTY DISCLOSURES REQUIRED BY THE U.S. DEPARTMENT OF EDUCATION

The Seminary's Board of Trustees and senior management may, from time to time, be associated either directly or indirectly, with conducting business with the Seminary. All members of the Seminary's Board of Trustees are required to submit a conflict-of-interest report on an annual basis. Senior administrators and all employees are annually required to review the Seminary's Codes of Conduct/COI policies and report conflict of interests to their immediate supervisor/senior administration for resolution. Declared trustee conflicts are reported to the Board of Trustees officers for determination and proper resolution of the conflict. Should an issue arise in which a trustee has a direct conflict resulting in potential personal benefit, that trustee would be required to recuse themselves from any and all Board of Trustees activities related to the conflict.

The following list of related party transactions consisting of contributions is provided solely to comply with the Financial Responsibility, Administrative Capability, Certification Procedures, Ability to Benefit regulation promulgated by the U.S. Department of Education for the years ended June 30:

	<u>2025</u>	<u>2024</u>
Board of Trustees	\$ 2,364,098	\$ 546,811
Senior management	<u>11,616</u>	<u>10,600</u>
	<u>\$ 2,375,714</u>	<u>\$ 557,411</u>

### NOTE M - SUBSEQUENT EVENTS

For the purposes of the presentation of these financial statements in conformity with U.S. GAAP, management has considered transactions or events occurring through October 15, 2025, which is the date that the financial statements were available to be issued. Management has not evaluated subsequent events after that date for inclusion in the financial statements.