GT Reilly & Company
CPAs and Advisors

Audited Financial Statements

Pope St. John XXIII National Seminary, Inc.

June 30, 2023

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Independent Auditors' Report

To the Trustees
Pope St. John XXIII National Seminary, Inc.

Opinion

We have audited the accompanying financial statements of Pope St. John XXIII National Seminary, Inc. (a nonprofit organization), which comprise the statements of financial position as of June 30, 2023 and 2022, and the related statements of activities and changes in net assets, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Pope St. John XXIII National Seminary, Inc. as of June 30, 2023 and 2022, and the changes in its net assets and its cash flows for the years then ended, in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, 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 Pope St. John XXIII National Seminary, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditors' Responsibilities for the Audit of the 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 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 generally accepted auditing standards 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, including omissions, 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 generally accepted auditing standards, 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 Pope St. John XXIII National Seminary, Inc.'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 Pope St. John XXIII National Seminary, Inc.'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.

G. T. Reilly & Company

G.T. Reilly & Company

Milton, Massachusetts
April 30, 2024

Statements of Financial Position

June 30

		2023		2022
Assets				
Cash	$	**154,561**	$	268,743
Interest and dividends receivable		**39,726**		44,654
Accounts receivable		**-**		7,989
Promises to give, net		**-**		32,803
Inventories		**-**		7,680
Prepaid expenses		**4,914**		7,147
Investments at fair value (Notes 2 & 3)		**4,104,958**		3,762,768
Interest in net assets of a foundation (Note 4)		**961,118**		879,910
Property and equipment, net (Note 6)		**8,484,519**		8,658,042
TOTAL ASSETS	$	**13,749,796**	$	13,669,736
Liabilities and Net Assets				
Liabilities:				
Accounts payable and accrued expenses	$	**233,934**	$	114,476
Deferred revenue		**48,800**		-
TOTAL LIABILITIES		**282,734**		114,476
Net Assets (Notes 11 & 12):				
Without donor restrictions:				
Board designated for capital improvements		**13,561**		12,268
Board designated quasi-endowments		**12,402**		10,524
Undesignated		**7,742,373**		8,099,419
		7,768,336		8,122,211
With donor restrictions		**5,698,726**		5,433,049
		13,467,062		13,555,260
TOTAL LIABILITIES AND NET ASSETS	$	**13,749,796**	$	13,669,736

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

Statements of Activities and Changes in Net Assets

Year Ended June 30

	2023			2022		
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Total
REVENUES AND SUPPORT						
Tuition, net	$ 1,742,000	$ -	$ 1,742,000	$ 1,598,500	$ -	$ 1,598,500
Fundraising - special events	477,996	-	477,996	502,856	-	502,856
Contributions and grants	755,991	-	755,991	729,545	35,080	764,625
Miscellaneous income	4,785	-	4,785	31,856	-	31,856
Contributed services (Note 10)	234,741	-	234,741	237,289	-	237,289
Net assets released from restrictions through satisfaction of use restrictions (Note 11)	186,905	(186,905)	-	443,228	(443,228)	-
TOTAL REVENUES AND SUPPORT	3,402,418	(186,905)	3,215,513	3,543,274	(408,148)	3,135,126
EXPENSES						
Program	1,756,187	-	1,756,187	1,925,807	-	1,925,807
General and administrative	1,464,553	-	1,464,553	1,413,819	-	1,413,819
Fundraising and development	538,843	-	538,843	473,153	-	473,153
TOTAL EXPENSES	3,759,583	-	3,759,583	3,812,779	-	3,812,779
DECREASE IN NET ASSETS FROM OPERATING ACTIVITIES	(357,165)	(186,905)	(544,070)	(269,505)	(408,148)	(677,653)
NON-OPERATING ACTIVITIES						
Investment interest and dividends	1,010	151,636	152,646	1,473	187,815	189,288
Net realized and unrealized gains (losses) on investments (Note 2)	2,280	219,738	222,018	(8,433)	(1,048,996)	(1,057,429)
Interest in change in net assets of a foundation (Note 4)	-	81,208	81,208	-	(225,877)	(225,877)
TOTAL NON-OPERATING ACTIVITIES	3,290	452,582	455,872	(6,960)	(1,087,058)	(1,094,018)
INCREASE (DECREASE) IN NET ASSETS	(353,875)	265,677	(88,198)	(276,465)	(1,495,206)	(1,771,671)
NET ASSETS AT BEGINNING OF YEAR	8,122,211	5,433,049	13,555,260	8,398,676	6,928,255	15,326,931
NET ASSETS AT END OF YEAR	$ 7,768,336	$ 5,698,726	$ 13,467,062	$ 8,122,211	$ 5,433,049	$ 13,555,260

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

Statements of Functional Expenses

Year Ended June 30

	2023				2022			
	Program Services	General and Administrative	Fundraising and Development	Total	Program Services	General and Administrative	Fundraising and Development	Total
Salaries and benefits	$ 848,961	$ 1,049,332	$ 302,226	$ 2,200,519	$ 1,057,781	$ 1,036,444	$ 245,532	$ 2,339,757
Contract services	4,849	78,234	-	83,083	7,512	78,765	-	86,277
Professional services	-	30,807	-	30,807	-	26,950	-	26,950
Admissions	-	-	-	-	11,205	-	-	11,205
Travel and entertainment	29,837	54,340	3,107	87,284	21,229	17,469	2,015	40,713
Utilities	224,270	42,051	14,017	280,338	196,378	36,821	12,274	245,473
Technology	703	3,917	8,386	13,006	-	-	7,200	7,200
Property maintenance	131,130	24,587	8,196	163,913	118,411	22,202	7,401	148,014
Interest expense and service fees	-	17,186	510	17,696	10,263	1,924	641	12,828
Office	14,247	23,374	2,347	39,968	14,558	23,950	3,872	42,380
Depreciation	279,642	52,433	17,478	349,553	272,455	51,085	17,028	340,568
Publicity	-	-	55,978	55,978	-	-	64,378	64,378
Library	40,782	6,423	-	47,205	40,546	2,404	174	43,124
Kitchen	149,496	28,031	9,344	186,871	133,853	25,097	8,366	167,316
Fundraising events and activities	-	-	117,254	117,254	-	-	104,272	104,272
Student assistance	18,441	-	-	18,441	37,148	-	-	37,148
Operational supplies	9,449	50,104	-	59,553	4,267	74,105	-	78,372
Other	4,380	3,734	-	8,114	201	16,603	-	16,804
	$ 1,756,187	$ 1,464,553	$ 538,843	$ 3,759,583	$ 1,925,807	$ 1,413,819	$ 473,153	$ 3,812,779

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

Statements of Cash Flows

For the Year Ended June 30

	2023	2022
CASH FLOWS FROM OPERATING ACTIVITIES		
Decrease in net assets	**$ (88,198)**	$ (1,771,671)
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	**349,553**	340,569
Donation of investments	**(945)**	(5,447)
Net realized and unrealized (gains) losses on investments	**(222,018)**	1,057,429
Interest in change in net assets of a foundation	**(81,208)**	225,877
Changes in operating assets and liabilities:		
Promises to give, net	**32,803**	35,216
Grant funds receivable	**-**	140,896
Interest and dividends receivable	**4,928**	1,032
Prepaid expenses	**2,233**	129
Accounts receivable	**7,989**	(7,989)
Inventories	**7,680**	(180)
Conditional grant	**-**	(30,611)
Accounts payable and accrued expenses	**119,458**	(79,996)
Deferred revenue	**48,800**	-
NET CASH PROVIDED FROM (APPLIED TO) OPERATING ACTIVITIES	**181,075**	(94,746)
CASH FLOWS FROM INVESTING ACTIVITIES		
Additions to property and equipment	**(176,030)**	(251,226)
Purchases of investments, net of redemptions	**(119,227)**	(29,319)
NET CASH APPLIED TO INVESTING ACTIVITIES	**(295,257)**	(280,545)
NET DECREASE IN CASH	**(114,182)**	(375,291)
CASH AT BEGINNING OF YEAR	**268,743**	644,034
CASH AT END OF YEAR	**$ 154,561**	$ 268,743

Notes to Financial Statements

June 30, 2023

Note 1 – Principal Activity and Summary of Significant Accounting Policies

Principal Activity – The Seminary is a Roman Catholic, professional and graduate theological school dedicated primarily to the intellectual, cultural and spiritual preparation of second-career seminarians for the priesthood.

Financial Statement Presentation – As a not-for-profit organization, the Seminary presents in its statement of financial position and its statement of activities and changes in net assets two classes of net assets based on the existence or absence of donor-imposed restrictions as follows:

Net Assets Without Donor Restrictions – Net assets that are available for use in general operations and not subject to donor restrictions. At its discretion, the Board of Trustees may designate net assets without donor restrictions for specific purposes. Net assets have been designated by the Board for capital improvements and as amounts quasi-endowed to provide a permanent source of income as disclosed in Note 12.

Net Assets With Donor Restrictions – Net assets that are subject to donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met with the passage of time, the occurrence of events, or by the use of the funds as specified by the donor. Other donor-imposed restrictions may be perpetual in nature where the donor stipulates that the funds be maintained in perpetuity.

Donor-restricted support is recorded as "net assets with donor restrictions" when received or pledged. When a temporary donor-imposed restriction expires, either by use of the funds for the specified purpose or by the expiration of a time restriction, related amounts of "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" (see Note 11).

Contributions made with donor-imposed restrictions to maintain the principal in perpetuity (endowments), while allowing the use of income generated therefrom, are also classified as "net assets with donor restrictions". Income derived from the investment of these perpetual net assets is reported as an increase in "net assets without donor restrictions" or "net assets with donor restrictions" depending on the terms of the donor instrument. Unrealized gains or losses on perpetual net assets are reported as increases or decreases in "net assets with donor restrictions" unless the donor explicitly states otherwise.

Accounting Estimates – The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts of assets, liabilities, revenues, expenses and the disclosure of contingent assets and liabilities. Actual results could differ from these estimates. Estimates are involved in the determination of the fair values of the Seminary’s investments (see Note 2).

Revenue Recognition – The Seminary recognizes revenue in accordance with FASB Accounting Standards Codification (ASC) Topic 606, “*Revenue from Contracts with Customers*”. The standards are based on the principle that an entity should recognize revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. Under the standards, among other things, revenue is recognized either at a point in time (when), or over time (as), a performance obligation is satisfied.

Note 1 – Principal Activity and Summary of Significant Accounting Policies (Cont.)

The revenue standards do not apply to revenues and support that are covered under other accounting standards such as contributions and investment earnings, gains and losses. The Seminary's revenues from contracts with customers and related methods of recognition are summarized as follows:

Tuition Revenue – The Seminary recognizes revenue from student tuition and fees during the year in which the related services are provided to students. The performance obligation of delivering educational services is simultaneously received and consumed by the students; therefore, the revenue is recognized ratably over the course of the academic year. In addition, the students pay room and board to live on premises during the school year. Contracts for tuition, room, and board are combined into a single portfolio of similar contracts. Payment for tuition, room and board is required before the start of the academic year. All amounts received prior to the commencement of the academic year are recorded as liabilities and revenue recognition is deferred to the applicable period. Scholarships provided to students are recorded as reductions to tuition, room and board at the time the revenue is recognized.

Fundraising - Special Events – The Seminary recognizes revenue from fundraising-special events once the event has taken place.

Contributions – The Seminary recognizes contributions in accordance with the Financial Accounting Standards Board's Accounting Standards Update (ASU) 2018-08, *"Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made"*. The ASU is intended to assist entities in evaluating whether transactions should be accounted for, and reported as, contributions or as exchange transactions, and in determining whether a contribution is conditional or unconditional.

The ASU clarifies that a contribution represents a nonreciprocal transaction where the grantor or donor does not receive a benefit of commensurate value in return for the assets or resources provided to the recipient. In an exchange transaction, the resource provider receives some thing or benefit of commensurate value in return for the resources provided. Exchange transactions include instances where a transfer of assets represents a payment from a third-party payer on behalf of an existing exchange transaction between the recipient and an identified customer receiving the benefit. Such is the case where a student's tuition is paid by the Archdiocese of Boston (Note 7). However, where the benefit or potential benefit is received by the public or segments thereof, and the resource provider (such as a foundation, government agency, corporation or other entity), only receives indirect or incidental benefit that is not of commensurate value, the transaction is considered a contribution for accounting purposes. Distinguishing between contributions and exchange transactions determines the appropriate accounting and reporting for a transaction.

Conditional Grants and Contributions – Contributions, grants or other support that are conditional are not recognized in the statement of activities until they become unconditional, that is, at the time when the donor or grantor-imposed conditions on which they depend are substantially met or barriers are overcome. Funds received in advance of satisfying the conditions are reported as liabilities.

Promises to Give – Unconditional promises to give cash or other assets to the Seminary are recorded as assets receivable when the pledges are made and documented. Conditional promises to give are recorded only when the specified conditions are substantially met. Unconditional promises to give over a period of years are recorded at the present value of their estimated future cash flows. Amortization of such discounts is included in support. Unless otherwise indicated by the donor, a time restriction is generally implied in any promise to give with payments due in future fiscal years, whereby the time restrictions are released in the years the payments are due. Recorded promises to give to the Seminary are reported in the statement of financial position net of an estimated allowance for uncollectable amounts. The allowance is recorded via a provision charged against support. On a periodic basis, management evaluates the promises to give to the Seminary and establishes or adjusts the allowance to an amount that it believes will be adequate to absorb possible losses on promises that may become uncollectible, based on evaluations of the individual pledges. Recorded amounts are written off and charged against the allowance or against support when management believes that the collectability of the specific pledge is unlikely.

Note 1 – Principal Activity and Summary of Significant Accounting Policies (Cont.)

Contributed Services – The Seminary recognizes contributions of services received as support in the statement of activities with an equal amount recognized as expense if the services provided require special skills and would need to be purchased by the Seminary if not contributed (see Note 10).

Cash – The Seminary considers short-term, highly-liquid investments with original maturities of three months or less to be cash equivalents for presentation purposes in the statement of financial position and the statement of cash flows.

Investments – The Seminary reports investments in marketable securities and pooled funds at their estimated fair values. Increases or decreases in the fair value of investments are reflected currently in the statement of activities and reported with any realized gains or losses on the sale or redemption of investments (see Notes 2 & 3).

Accounting for Assets Held by Others – The Seminary recognizes as an asset its interest in the net assets of other related organizations who hold funds that have been donated for the benefit of the Seminary. The asset amount is adjusted for the Seminary's share of the change in the related organization's net assets via a charge or credit to the Seminary's statement of activities. Transfers of funds from the related organization are reported as reductions to the Seminary's recorded interest. (See Note 4)

Property and Equipment – Property and equipment are stated at cost less accumulated provisions for depreciation. Property contributed by the Roman Catholic Archdiocese of Boston in 1997 is stated at the net book value on the records of the Archdiocese at the time of the contribution. Maintenance and repairs are expensed as incurred, whereas major additions and purchases are capitalized. (See Note 6)

Depreciation has been calculated and provided over the estimated useful lives of the respective assets on a straight-line basis. Estimated useful lives are summarized as follows:

	Estimated Useful Lives
Building and building improvements	15 - 50 years
Furniture and equipment	5 years
Motor vehicles	5 years

Functional Allocation of Expenses – The costs and expenses of the Seminary have been summarized and presented in the statement of activities by function: program, general and administrative, and fundraising and development. The statement of functional expenses presents the natural classification detail of expenses by function. Costs and expenses related directly to a program or a supporting function are charged to that program or function, while other expenses are allocated based on reasonable methods which include square footage, time spent and management's best estimates. Included in costs and expenses that are allocated are occupancy related costs.

Income Tax Status – The Seminary is included in the United States Catholic Conference Group Ruling and in the Official Catholic Directory and is therefore exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code. Accordingly, no provision for income taxes is included in these financial statements (see Note 14).

Evaluation of Subsequent Events – Management has evaluated subsequent events involving the Seminary for potential recognition or disclosure in the accompanying financial statements. Subsequent events are events or transactions that occurred after June 30, 2023 up through April 30, 2024, the date the accompanying financial statements were available to be issued.

Note 2 – Investments

Investments consist of the following at June 30:

	2023		2022	
	Cost	Fair Value/ Carrying Value	Cost	Fair Value/ Carrying Value
Common Investment Fund, Roman Catholic Archbishop of Boston	**$ 3,481,846**	**$ 4,103,681**	$ 3,362,619	$ 3,762,461
Common Stocks	**977**	**1,277**	32	307
	$ 3,482,823	**$ 4,104,958**	$ 3,362,651	$ 3,762,768

The majority of the Seminary's investments represent unit holdings in the Common Investment Fund established by the Roman Catholic Archbishop of Boston (RCAB) to provide common investment pools in which the Seminary and other related organizations may participate. The participants own units based upon a per-unit value at the time of purchase. The Common Investment Fund incurs service fees from the RCAB for administrative and clerical services performed on behalf of the fund. These fees are reflected in the calculation of the value per unit. Dividend income from the Seminary's investments approximated $152,000 and $189,000 for the years ended June 30, 2023 and 2022, respectively.

The Common Investment Fund invests nearly all of its funds in the RCAB Collective Investment Partnership (the "Investment Partnership"), the underlying investments of which are primarily equity and fixed-income securities (U.S. Government and agency securities, asset-backed securities and corporate bonds) owned either directly or indirectly through mutual funds and private entities. The make-up of the Investment Partnership's investments at June 30, 2023 was: 38% domestic common stocks, 23% fixed-income securities, 26% private investments and 13% mutual funds and other investments.

The Seminary's investments (including investments bought, sold, and held during the year) appreciated (depreciated) in value as follows during the years ended June 30:

	2023	2022
Common Investment Fund, Roman Catholic Archbishop of Boston	**$ 221,992**	$ (1,057,456)
Common Stocks	**26**	27
	$ 222,018	$ (1,057,429)

Risks and Uncertainties – The Seminary's investments in the Common Investment Fund and common stock are exposed to various risks, such as interest rate, market, and credit. Due to the level of risk associated with these investment securities, and the level of uncertainty related to changes in the value of investment securities, it is at least reasonably possible that changes in risks in the near term would materially affect the amounts reported in the statements of financial position and the statements of activities.

Note 3 – Fair Value Measurements

The Seminary measures the fair values of certain assets and liabilities at an estimated exit price, representing the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants. A fair value hierarchy is used to prioritize the inputs to valuation techniques used to measure fair value. The Seminary classifies its assets and liabilities according to valuation inputs into Level 1 (securities valued using quoted prices from active markets for identical assets), Level 2 (securities not traded on an active market for which observable market inputs are readily available), and Level 3 (securities valued based on significant unobservable inputs).

Note 3 – Fair Value Measurements (Cont.)

The Seminary measures the fair value of investments in certain entities that do not have a quoted market price based on the investees' calculated net asset value (NAV) per share or its equivalent. The Seminary reports its investments at the net asset value per unit on the valuation day.

The Seminary's financial assets that are accounted for at fair value on a recurring basis as of June 30, 2023 and 2022, by input level within the fair value hierarchy, are presented in the table below. Financial assets measured at fair value on a nonrecurring basis, such as recorded promises to give to the Seminary, are excluded from the table.

	Level 1	Level 2	Level 3	Total
June 30, 2023				
Common Stock	**$ 1,277**	**$ -**	**$ -**	**$ 1,277**
Units of Common Investment Fund, measured at net asset value				**4,103,681**
Total investments at fair value				**$ 4,104,958**
June 30, 2022				
Common Stock	$ 307	$ -	$ -	$ 307
Units of Common Investment Fund, measured at net asset value				3,762,461
Total investments at fair value				$ 3,762,768

An asset or liability's level within the framework is based upon the lowest level of any input that is significant to the fair value measurement. The methods used for valuing the assets and liabilities are not necessarily an indication of the risks associated with those assets.

A summary of the methods used to estimate the fair value of investments is as follows:

Unit Values in the Common Investment Fund (CIF) – This investment does not have quoted prices in active markets, or significant other observable inputs that have quoted market prices, although the Seminary can redeem its investment at the net asset value per share. The Seminary estimates the net asset value of its unit holdings in the CIF based on the Seminary's share of the value of the underlying net assets of the investment portfolio that consists of actively-traded equities, bonds and money market funds.

Common Stock – These investments are valued at the closing price reported on the active market on which individual securities are traded, Level 1 inputs of the valuation hierarchy.

Note 4 – Interest in the Catholic Community Fund of the Archdiocese of Boston, Inc. ("Foundation")

The Seminary is the beneficiary of restricted donations collected on its behalf by the Foundation, a related party. As discussed in Note 1, "Accounting for Assets Held by Others", the Seminary has recorded as an asset its interest in the Foundation's net assets, approximately $961,000 at June 30, 2023 ($880,000 at June 30, 2022). The change in the Seminary's interest is reflected in the statement of activities as an increase in net assets of approximately $81,000 in 2023 (a decrease of approximately $226,000 in 2022). There were no transfers of funds from the Foundation to the Seminary during the years ended June 30, 2023 and 2022.

Note 5 – Promises to Give

Included in promises to give at June 30, 2022 were unconditional promises to give to the Seminary of $30,000 for student scholarships and unrestricted promises of $2,803. All of these promises to give were received during the year ended June 30, 2023.

Note 6 – Property and Equipment

Property and equipment consist of the following at June 30:

	2023	2022
Land	**$ 116,140**	$ 116,140
Land development	**44,053**	-
Building	**4,909,692**	4,909,692
Building improvements	**5,987,589**	5,967,239
Furniture and equipment	**2,158,892**	2,047,265
	13,216,366	13,040,336
Less accumulated provision for depreciation	**4,731,847**	4,382,294
	$ 8,484,519	$ 8,658,042

Depreciation expense totaled $349,553 and $340,569 for the years ended June 30, 2023 and 2022, respectively.

Note 7 – Related Party Transactions

Tuition Revenue – The Seminary received $287,000 in 2023 ($154,500 in 2022) from the Archdiocese of Boston, representing and reported as tuition for registered Boston students.

Insurance – During the years ended June 30, 2023 and 2022, the Seminary was charged $324,177 and $337,326, respectively, for health, life, disability, and property insurance administered by the Roman Catholic Archdiocese of Boston, A Corporation Sole.

Contributions – During the years ended June 30, 2023 and 2022, the Seminary received approximately $115,000 and $104,000, respectively, in contributions from several members of its Board of Trustees.

Line of Credit – On June 1, 2019, the Seminary entered into a $300,000 line of credit agreement with the Archdiocese of Boston. The applicable rate of interest on any outstanding balance was charged at 3.75% per annum. The agreement was in effect until May 30, 2022. On June 30, 2022, the Seminary entered into a $400,000 line of credit agreement with the Archdiocese of Boston with an applicable interest rate of 4.5% per annum, subject to change by the lender. On June 1, 2023, the agreement was amended and restated to increase the line to $500,000 with the same applicable interest rate of 1.5% per annum, subject to change by the lender. The agreement is in effect until June 30, 2027. There are no outstanding borrowings at June 30, 2023 or 2022.

Note 9 – Employee Pension Plan

The Seminary participates in the Archdiocese of Boston 401(k) defined contribution plan. The Seminary contributes a matching contribution subject to formulas defined in the plan document. Contributions by the Seminary approximated $35,000 for each of the years ended June 30, 2023 and 2022. Each eligible employee may defer up to 100% of compensation subject to limits on the maximum amount allowed by law.

Note 10 – Contributed Services

For the years ended June 30, 2023 and 2022, the Seminary recorded contributions in the amount of $234,741 and $237,289, respectively, for services performed by religious personnel who serve as faculty. These amounts represent the differences between the actual compensation paid, and the estimated compensation that would be paid to laypersons performing the same services (see Note 1).

Note 11 – Net Assets With Donor Restrictions

The following is a summary of net assets with donor restrictions:

	2023	2022
Temporary in Nature	**$ 954,445**	$ 688,768
Perpetual in Nature	**4,744,281**	4,744,281
	$ 5,698,726	$ 5,433,049

Restricted net assets which are temporary in nature at June 30 consist of the following:

	2023	2022
Restricted for:		
Student scholarships	**$ 66,729**	$ 54,770
Accent Reduction Program	**5,950**	13,850
Adoration Chapel	**25,000**	25,000
Exercise facilities	**10,000**	10,000
Operations	**4,671**	77,295
Needy students	**19,744**	18,292
Theology Chair	**3,572**	4,051
Catholic Community	**36,953**	(44,254)
Pre-theology program	**36,444**	1,048
Academic Dean Faculty Chair	**10,288**	11,658
Pastoral ministry	**8,240**	9,342
Critical financial needs	**15,000**	15,000
Student Needs	**18,840**	18,840
Organ music program	**8,750**	9,350
Foreign Ministry Scholarships	**60,000**	60,000
	330,181	284,242
Net unrealized gains and losses on investments related to restricted endowment net assets (see below)	**624,264**	404,526
	$ 954,445	$ 688,768

Note 11 – Net Assets With Donor Restrictions (Cont.)

Restricted net assets which are perpetual in nature (endowments) at June 30 consist of the following:

	2023	2022
Income restricted for:		
Student scholarships	**$ 236,321**	$ 236,321
Academic Dean Faculty Chair	**1,000,000**	1,000,000
Rector fund for needy students	**35,000**	35,000
Theology Chair	**346,961**	346,961
Pastoral Ministry	**800,000**	800,000
Pre-Theology Program	**894,512**	894,512
Operations	**489,138**	489,138
Promise for Tomorrow case statement	**18,183**	18,183
Interest in endowment net assets of a foundation (Note 4)	**924,166**	924,166
	$ 4,744,281	$ 4,744,281

During the years ended June 30, net assets were released from donor restrictions by incurring expenses, or by the occurrence of other events satisfying the restricted purposes, or by donors removing the restrictions, as follows:

	2023	2022
Capital improvements	**$ -**	$ 221,291
Classroom furniture	**-**	20,945
Organ music program	**600**	650
Spanish language instruction	**-**	4,767
Accent reduction	**7,900**	6,150
Operations	**90,562**	-
Theology Chair	**-**	16,031
Pre-theology Chair	**14,200**	48,479
Academic Dean Faculty Chair	**40,895**	39,829
Pastoral ministry	**32,748**	35,086
Strategic plan	**-**	50,000
	$ 186,905	$ 443,228

Note 12 – Endowments and Quasi-Endowments

The Seminary's endowments consist of various funds established for the support of various activities. As required by accounting principles generally accepted in the United States, net assets associated with endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions.

Interpretation of Relevant Law – The Seminary has historically viewed the Massachusetts Uniform Prudent Management of Institutional Funds Act (UPMIFA) as requiring the Seminary to preserve the fair value of the original gift as of the gift date of the donor-restricted endowment funds, absent explicit donor stipulations to the contrary. As a result of this interpretation, the Seminary classifies as permanently restricted net assets (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment, and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. This is regarded as the "historic dollar value" of the endowment fund. The remaining portion of the donor-restricted endowment fund that is not considered restricted in perpetuity and is regarded as "net appreciation", is considered temporarily restricted net assets until those amounts are appropriated for expenditure by the Seminary.

Note 12 – Endowments and Quasi-Endowments (Cont.)

Funds with Deficiencies – From time to time, the fair value of assets associated with individual donor-restricted endowment funds may fall below the "historic dollar value". Deficiencies of this nature are reported in restricted net assets. There were no significant deficiencies at June 30, 2023 or 2022.

Endowment Investment Policy – The Seminary has adopted an investment philosophy which, combined with the spending rate, attempts to provide a predictable stream of returns, thereby making funds available to programs that are supported by its endowment, while at the same time seeking to maintain the purchasing power of the endowment assets. Endowment assets include those assets of donor-restricted funds that the Seminary must hold in perpetuity or for donor-specified periods. Under the Seminary's investment policy and spending rate, both of which are approved by the Board of Trustees, the endowment assets are invested in a manner that is intended to produce an inflation-adjusted return in excess of the spending rate over a long period of time. Actual returns in any given year may vary.

Strategies Employed for Achieving Objectives – 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 yield (interest and dividends). From the time when the Seminary was organized, the Seminary has invested its endowment investment portfolio in the Common Investment Fund which, in turn, invests in the Investment Partnership (see Note 2). The Investment Committee of Corporation Sole is responsible for selecting the investment managers of the Investment Partnership. The Investment Committee's investment rationale is to include an array of different strategy investment managers for the Investment Partnership's portfolio to reduce overall volatility while providing investment returns above industry benchmarks.

Changes in Endowment Net Assets - Endowment net assets and changes therein as of and for the years ended June 30 are as follows:

		With Donor Restrictions		
	Without Donor Restrictions	**Temporary in Nature**	**Perpetual in Nature**	**Total**
For the year ended June 30, 2023:				
Endowment net assets at beginning of year	**$ 10,524**	**$ 536,728**	**$ 4,744,281**	**$5,281,009**
Interest in change in net assets of a foundation	**-**	**81,208**	**-**	**81,208**
Interest and dividends	**337**	**151,636**	**-**	**151,636**
Realized and unrealized gains (losses) on investments	**1,541**	**219,738**	**-**	**219,738**
Appropriation of endowment assets for expenditure	**-**	**(178,406)**	**-**	**(178,406)**
Endowment net assets at end of year	**$ 12,402**	**$ 810,904**	**$ 4,744,281**	**$5,555,185**

		With Donor Restrictions		
	Without Donor Restrictions	Temporary in Nature	Perpetual in Nature	Total
For the year ended June 30, 2022:				
Endowment net assets at beginning of year	$ 15,045	$ 1,720,687	$ 4,744,281	$6,464,968
Interest in change in net assets of a foundation	-	(225,877)	-	(225,877)
Interest and dividends	591	187,815	-	187,815
Realized and unrealized losses on investments	(5,112)	(1,048,996)	-	(1,048,996)
Appropriation of endowment assets for expenditure	-	(96,901)	-	(96,901)
Endowment net assets at end of year	$ 10,524	$ 536,728	$ 4,744,281	$5,281,009

Note 13 – Financial Instruments and Concentrations of Credit Risk

The Seminary's financial instruments that potentially subject it to concentrations of credit risk consist of cash, investments, and a beneficial interest in the net assets of a foundation. A summary of financial instrument and other concentrations follows.

Cash - The Seminary maintains its cash accounts in high quality financial institutions. At times, the amounts on deposit at any institution are in excess of insured limits. At June 30, 2023, based on bank balances, there was no cash deposits in excess of FDIC insurance limits.

Investments – The value of the Seminary's investments at June 30, 2023, approximately $4.1 million, represents approximately 30% of its total assets. As more fully discussed in Note 2, substantially all of the Seminary's investments consist of Common Investment Funds administered by the Roman Catholic Archdiocese of Boston (RCAB).

Beneficial Interest in Foundation - As more fully discussed in Note 4, the Seminary's beneficial interest in the net assets of the Catholic Community Fund approximated $961,000 at June 30, 2023.

Note 14 – Income Taxes

The Seminary recognizes the financial statement benefit of a tax position only after determining that the relevant tax authority would more likely than not sustain the position following an audit. For tax positions meeting the more-likely-than-not threshold, the amount recognized in the financial statements is the largest benefit that has a greater than 50 percent likelihood of being realized upon ultimate settlement with the relevant tax authority. The Seminary's management has reviewed the tax positions for open periods and determined that no provision for income tax is required in the Seminary's financial statements.

Note 15 – Liquidity and Sufficiency of Net Assets

A comparison of the Seminary's financial assets and available resources to its donor restricted net assets is as follows:

	2023	2022
Financial assets	**$ 4,299,000**	$4,117,000
Other resources: Line of credit (Note 7)	**500,000**	400,000
Total financial assets and resources	**4,799,000**	4,517,000
Donor restricted net assets	**5,698,726**	5,433,049
Less interest in restricted net assets of the Catholic Community Fund	**(961,000)**	(880,000)
Net donor restricted	**4,737,726**	4,553,049
Sufficiency (insufficiency) of financial assets related to donor restricted net assets	**$ 61,274**	$ (36,049)

Due to the insufficiency of financial assets in relation to donor restricted net assets, the Seminary has no liquid assets available for general expenditures at June 30, 2023 and 2022.

The Seminary's total financial assets approximate $4,299,000 at June 30, 2023, including its investment portfolio of $4,105,000, which primarily relates to its donor restricted net assets. However, at June 30, 2023 it has donor restrictions on its net assets of approximately $4,828,000, excluding its interest in the restricted net assets of the Catholic Community Fund (Note 4), resulting in an insufficiency in its investment portfolio of approximately $723,000. Similarly, at June 30, 2022, the Seminary had an insufficiency in its investment portfolio of approximately $790,000.

Note 15 – Liquidity and Sufficiency of Net Assets (Cont.)

This situation results from the Seminary in effect “borrowing” funds from its endowment investments to fund its operations over the years, with the intention of replenishing those funds along with an appropriate interest charge. Cumulative borrowings from the endowment investments approximate $459,000 and $579,000 at June 30, 2023 and 2022, respectively.

The Seminary's cash flows have seasonal variations due to the nature and timing of tuition billings and various development events for fundraising. Most of the Seminary’s cash inflow is received at the beginning of the school year, subsequent to its fiscal year-end. Management anticipates that the Seminary’s tuition revenues and support for the next fiscal year will be sufficient to meet the majority of its general expenditures and the Seminary does have the availability of a $500,000 line of credit with the Archdiocese of Boston. However, to provide a cushion for seasonal financing needs, management will be seeking additional borrowings from the Archdiocese of Boston. It also expects that the Seminary will not need to “borrow” from its endowment investments in the next 12 months and it has implemented a plan to repay the current borrowings at a minimum of $10,000 per year.

Management will continue to focus on 1) improvements to the Seminary’s institutional advancement program to increase contributions, 2) improvements to its recruiting process to increase enrollment, and 3) the feasibility of generating additional revenue sources such as from the leasing of available grounds to a third party.