

CALIFORNIA BAPTIST UNIVERSITY

CONTINUING DISCLOSURE ANNUAL REPORT

JUNE 30, 2024

TABLE OF CONTENTS

INTRODUCTION	1
MISSION AND HISTORY	1
DEGREE OFFERINGS	2
ATHLETIC PROGRAMS	8
STUDENT ENROLLMENT	9
STUDENT APPLICATIONS, ACCEPTANCES, AND MATRICULATIONS.....	10
ENROLLMENT BY MAJOR	12
STUDENT COMPLETIONS	15
GRADUATION RATE	15
STUDENT EXAM RESULTS	15
TUITION	16
UNIVERSITY REPORT ON COMPETITOR PRICING.....	18
FACULTY AND STAFF	20
UNIVERSITY BUILDINGS	20
ACCREDITATIONS, MEMBERSHIPS, AND AFFILIATIONS.....	24
GOVERNANCE	25
ADMINISTRATION	27
FINANCIAL MATTERS	28
BUDGET PROCEDURES.....	33
INVESTMENT MANAGEMENT	33
UNIVERSITY’S DEVELOPMENT PROGRAM	35
STUDENT FINANCIAL AID	35
OUTSTANDING INDEBTEDNESS.....	36
DEBT SERVICE REQUIREMENT FOR THE BONDS & PARITY BONDS.....	38
STUDENT HOUSING	39
RESIDENTIAL LIFE POLICY	42
INSURANCE	43
LITIGATION	43
ATTACHMENT 1 – ENDOWMENTS HELD BY THE CALIFORNIA BAPTIST FOUNDATION	
ATTACHMENT 2 – DEBT COVENANT COMPLIANCE	

CALIFORNIA BAPTIST UNIVERSITY

INTRODUCTION

California Baptist University (the “University”) is a nonprofit corporation organized under the laws of the State of California. The University maintains a principal office at 8432 Magnolia Avenue, Riverside, California. The University was founded on September 18, 1950.

The University is the only Southern Baptist college or university on the West Coast. The University is situated on 162 acres in the City of Riverside (pop. 319,190)*. Riverside is located approximately 60 miles east of Los Angeles and a 20-minute drive from Ontario International Airport.

The University campus consists of approximately 66 buildings including the 100,000 square foot College of Engineering Building and 149,260 square foot Events Center, the 56,000 square foot School of Business Building, the 94,800 square foot Eugene and Billie Yeager Center, the 32,000 square foot JoAnn Hawkins School of Performing Arts Building, the College of Nursing Complex, the 320-seat Wallace Book of Life Theater, three athletic modular buildings, a student recreation center, an aquatic center, a 14,400 square foot baseball/softball clubhouse, the James Complex which is a central classroom/administration building, the Mission Hall science lab modular building, the Annie Gabriel Library, and the Van Dyne Gym. Student housing consists of separate men’s and women’s residence halls, the 22-unit The Cottages, the 48-unit Lancer Arms, the 94-unit Tower Hall, the 60-unit The Village, the 149-unit University Place, the 304-unit The Colony, the 32-unit College Park, the 88-unit The Point and the 93-unit Magnolia Crossing apartment complexes and approximately 70 houses.

The University has made property acquisitions and built new structures to accommodate its continuing enrollment growth of “12,000 by 2025”, the vision and campaign theme for the University’s future enrollment growth. The University may continue to make property acquisitions and build new structures to accommodate this growth.

MISSION AND HISTORY

The University is a California non-profit corporation located in Riverside, California, created to conduct a private, accredited Christian university, and now offering associate’s, bachelor’s, master’s and doctoral degrees.

The original mission of the University was to conduct an accredited four-year university in education, music, the sciences, and the liberal arts. In its early years, the University granted certificates, diplomas and degrees evidencing course completion and provided training for Baptist youth and others desiring to be affiliated with Baptist theology and theological instruction and other instruction to prepare and qualify ministers and others for Christian work.

The University was founded through the initiative of the Los Angeles Baptist Association using First Southern Baptist Church facilities, and opened as California Baptist College on September 18, 1950, enrolling 120 students. In 1955, California Baptist College relocated to larger facilities in Riverside, California due to increasing enrollment demand. California Baptist College received accreditation from the Western Association of Schools and Colleges in 1961. On September 25, 1998, California Baptist College became California Baptist University. In 2003, the University constructed The Yeager Center, a new administration/classroom building which added 18 classrooms, three computer labs, faculty offices, a dining facility, a student activities center, a campus store and a cafe. In 2005, the University added a new

* Source: City of Riverside Economic Development website (2024)

School of Music (recently renamed to be the School of Performing Arts) building, which management believes is one of the premier facilities of its kind among colleges and universities both domestically and internationally. In 2012, the University constructed a new School of Business building. The Events Center was completed in August 2017 and the new College of Engineering building was completed in August 2018.

DEGREE OFFERINGS

The University offers fourteen undergraduate degrees: Associate of Science, Bachelor of Applied Theology, Bachelor of Arts, Bachelor of Fine Arts, Bachelor of Music, Bachelor of Science, Bachelor of Science in Biomedical Engineering, Bachelor of Science in Chemical Engineering, Bachelor of Science in Civil Engineering, Bachelor of Science in Electrical and Computer Engineering, Bachelor of Science in Engineering, Bachelor of Science in Mechanical Engineering, Bachelor of Science in Nursing, and Bachelor of Social Work; and twenty-two graduate degrees: Master of Architecture, Master of Arts, Master of Business Administration, Master of Healthcare Administration, Master of Music, Master of Public Administration, Master of Public Health, Master of Science, Master of Science in Computer Science, Master of Science in Nursing, Master of Social Work, Entry Level Master of Science in Nursing, Educational Specialist (Ed.S), Doctor of Business Administration, Doctor of Education, Doctor of Medical Science, Doctor of Nursing Practice, Doctor of Philosophy, Doctor of Psychology, Doctor of Public Administration, Doctor of Public Health and Doctor of Social Work.

The following academic degrees and majors are offered:

Associate of Science

Health Science
Physical Therapist Assistant

Bachelor of Applied Theology

Applied Theology

Bachelor of Arts

<p>Anthropology</p> <p>Architecture</p> <p>Art Education</p> <p>Art Therapy Studies</p> <p>Behavioral Science</p> <p>Broadcast & Digital Media Production</p> <p>Business Admin. – Logistics & Operations</p> <p>Business Administration-Management</p> <p>Christian Behavioral Science</p> <p>Christian Ministries</p> <p>Christian Studies</p> <p>Communication Studies</p> <p>Early Childhood Studies</p> <p>Digital Media Communication</p> <p>English</p> <p>Film</p>	<p>Interdisciplinary Studies</p> <p>Interior Design</p> <p>International Studies</p> <p>Journalism</p> <p>Kinesiology</p> <p>Leadership Studies</p> <p>Liberal Arts</p> <p>Liberal Studies</p> <p>Marketing</p> <p>Music</p> <p>Music for Worship Arts & Ministry</p> <p>Organizational Leadership</p> <p>Philosophy</p> <p>Photography</p> <p>Political Science</p> <p>Psychology</p>
--	--

Fine Art
Graphic Design and Digital Media
Graphic Design and Visual Experience
History
Human Services
Illustration
Intercultural Studies

Public Administration
Public Relations
Sociology
Spanish
Statistics and Data Analytics
Strategic Communication
Theatre

Bachelor of Fine Arts

Creative Writing

Bachelor of Music

Commercial Performance
Composition for Stage and Screen
Instrumental Performance
Music Education

Piano Performance
Songwriting
Studio Production
Vocal Performance

Bachelor of Science

Accounting
Actuarial Science
Aviation Flight
Aviation Management
Biochemistry and Molecular Biology
Biology
Biomedical Sciences
Business Administration
Chemistry
Communication Sciences and Disorders
Computer Information Technology
Computer Science
Construction Management
Criminal Justice
Cybersecurity
Data Science
Elementary Education
Entrepreneurship
Environmental Science

Exercise Science
Finance
Forensic Chemistry
Foundational Mathematics
Healthcare Administration
Healthcare Administration & Mgmt
Health Science
Health & Human Sciences
Kinesiology
Marketing
Mathematics
Nutrition and Food Sciences
Pharmaceutical Sciences
Public Health
Radiologic Sciences
Sport and Performance Psychology
Sports Analytics
Sport Management

Bachelor of Science in Biomedical Engineering

Biomedical Engineering

Bachelor of Science in Chemical Engineering

Chemical Engineering

Bachelor of Science in Civil Engineering

Civil Engineering

Bachelor of Science in Electrical and Computer Engineering

Electrical and Computer Engineering

Bachelor of Science in Engineering

Engineering

Bachelor of Science in Mechanical Engineering

Mechanical Engineering

Bachelor of Science in Nursing

Nursing

RN to BSN (for RN license holders)

Bachelor of Social Work

Social Work

Master of Architecture

Architecture

Master of Arts

Counseling Ministry

English

Forensic Psychology

Organizational Leadership

Strategic Communication

Worship Arts

Master of Business Administration

Accounting

Business Administration

Management

Master of Healthcare Administration

Healthcare Administration

Master of Music

Music

Master of Public Administration

Public Administration

Master of Public Health

Public Health

Master of Science

Accounting

Applied Mathematics

Athletic Training

Biomedical Sciences

Counseling Psychology

Criminal Justice

Early Childhood Studies

Education

Healthcare Simulation Leadership

Industrial-Organizational Psychology

Information Technology Management

Integrative Nutrition

Kinesiology

Physician Assistant Studies

School Counseling

School Psychology

Speech Language Pathology

Sport and Performance Psychology

Master of Science in Computer Science

Computer Science

Master of Science in Nursing

Nursing

BSN to MSN

ADN to MSN (for RN license holders)

Master of Social Work

Social Work

Entry Level Master of Science in Nursing

Nursing

Educational Specialist (Ed.S)

Educational Leadership and Administration

School Psychology

Doctor of Business Administration

Business Administration

Doctor of Education

Organizational Change and Administration

Doctor of Medical Science

Medical Science

Doctor of Nursing Practice

Nursing Practice

Doctor of Philosophy

Leadership Studies

Doctor of Psychology

Clinical Psychology

Doctor of Public Administration

Public Administration

Doctor of Public Health

Public Health

Doctor of Social Work

Social Work

The University consists of ten schools and colleges which include the online education programs, details of which are listed below.

College of Arts and Sciences. The College of Arts and Sciences is comprised of six departments: Communication Arts, History and Government, Modern Languages and Literature, Biological Sciences, Chemical Sciences and Mathematical Sciences. Together they reflect and promote studies in and personal

pursuit of the finest in human artistic, intellectual, scientific and spiritual achievements. All curricula are aimed at enriching the lives of students by enabling them to grow in sensitivity to themselves, their heritages, and the world around them. To achieve these ends, the College directs the University Honors Program for select students and a series of Integrated Humanities courses for all students that cross the usual disciplinary boundaries in order to create space for vital interdisciplinary interaction. Likewise, the College sponsors overseas study tours each summer that are open to majors in all University programs that provide special opportunities and challenges to encourage personal and intellectual growth.

College of Architecture, Visual Arts and Design (CAVAD). The College of Architecture, Visual Arts and Design embraces the entire spectrum of design-oriented disciplines, allowing students the experience of an interdisciplinary approach to learning that offers unique and unlimited opportunities for collaboration, inspiration and a well-rounded education. CAVAD provides general education courses within these areas as well as major requirements for the Bachelor of Arts in Architecture, Art Education, Art Therapy, Interior Design, Illustration, Film, Fine Art, Graphic Design and Digital Media, Graphic Design and Visual Experience, and Photography. CAVAD also has a Master of Architecture. CAVAD students benefit from a practice-based approach that connects them directly with professional organizations throughout Southern California, exposing them to real business situations, and often allowing them to take part in the professional process through mentoring and internships.

College of Behavioral and Social Sciences. The College of Behavioral and Social Sciences consists of the undergraduate Anthropology, Psychology, Social Work, Sociology, Sport and Performance Psychology, Human Services, Behavioral Science and Christian Behavioral Science programs. It also offers graduate programs with a Master of Art in Counseling Ministry, Master of Science in Counseling Psychology, Master of Science in Industrial and Organizational Psychology, Master of Art in Forensic Psychology, Master of Science in Sport and Performance Psychology, Master of Social Work, a Dual Degree program consisting of a Master of Art in Counseling Ministry and a Master of Science in Counseling Psychology, Doctor of Clinical Psychology and Doctor of Social Work and sponsors the University's Center for the Study of Human Behavior, Center for Sport and Performance Psychology and the Center for Community Engagement and Social Innovation. Most majors include a core of courses and a choice of concentrations. All majors prepare students for entry-level positions in the behavioral sciences and for admission to graduate programs. Four key components of the College's distinctive philosophy include: significant student/professor interaction, intentional integration of biblical world view, interdisciplinary approach, and sound academic instruction.

College of Health Science. The College of Health Science prepares students for entry level professional employment or graduate school in the health professions by delivering lifespan health and wellness professions education through teaching and mentoring, scholarship and servant relationships. The College of Health Science is comprised of five departments: Allied Health Professions, Communication Sciences and Disorders, Kinesiology, Physician Assistant Studies, and Public Health Sciences. The Allied Health Professions Department has two majors: Physical Therapist Assistant and Radiologic Sciences and also offers a Master of Science in Athletic Training. The Communication Sciences and Disorders Department has a Communication Sciences and Disorders major and offers a Master of Science in Speech-Language Pathology. The Kinesiology department has three majors: Exercise Science, Kinesiology and Sport Management and also offers a Master of Science in Kinesiology. The Department of Physician Assistant Studies offers a Master of Science in Physician Assistant Studies and a Doctor of Medical Science. The Public Health Sciences Department has five majors: Health Science, Health and Human Sciences, Healthcare Administration and Management, Nutrition and Food Sciences, and Public Health. This department also offers graduate programs with a Master of Public Health, a Master of Healthcare Administration, a Master of Science in Integrative Nutrition and a Doctor of Public Health.

College of Nursing. The mission of the Bachelor of Science in Nursing program (BSN) is to educate competent, responsible, caring, and professional nurses prepared from a biblical worldview to serve locally, nationally and globally. The purpose of the baccalaureate program in Nursing is to provide a curriculum that will broaden the theoretical knowledge base of students in preparation for an entry-level professional nursing practice and possibility of graduate nursing study. Established in 2005, the College of Nursing is approved by the California Board of Registered Nurses and accredited by the Commission on Collegiate Nursing Education. The University is the first institution to offer a four-year Bachelor of Science in Nursing (BSN) degree program in Riverside County. The College of Nursing also offers graduate programs with a Master of Science in Nursing, an Entry Level Master of Science in Nursing, a Master of Science in Healthcare Simulation Leadership, a Master of Science in Nursing BSN to MSN, an AND to MSN degree for nurses with an active California RN license, a Post-Master's Certification and a Doctor of Nursing Practice.

Dr. Bonnie G. Metcalf School of Education. The Dr. Bonnie G. Metcalf School of Education offers a full range of state-approved teacher credential programs leading to careers in elementary or secondary education, early childhood studies, special education, Administration, School Psychology or School Counseling. The Dr. Bonnie G. Metcalf School of Education programs are approved by the California Commission on Teacher Credentialing (CTC). Many surrounding states have cooperative agreements with California that allow teachers with California credentials to teach in those states. In addition to the teacher preparatory programs offered, the Dr. Bonnie G. Metcalf School of Education offers master's degrees in Early Childhood Studies, School Counseling, School Psychology and Education with concentrations in Administrative Services Induction, Curriculum and Instruction, Educational Leadership, Early Childhood Studies, Special Education, TESOL, Teaching and Transitional Kindergarten. The Dr. Bonnie G. Metcalf School of Education also offers Educational Specialist degrees in Educational Leadership and Administration and School Psychology. Credential programs are also offered at both the undergraduate and graduate levels.

Dr. Robert K. Jabs School of Business. The Dr. Robert K. Jabs School of Business provides a variety of business-based programs that prepare students to be competitive in the workforce. Undergraduate majors include Accounting, Business Administration, Computer Information Technology, Cybersecurity, Entrepreneurship, Finance, Leadership Studies, Marketing and Organizational Leadership. At the graduate level, the Dr. Robert K. Jabs School of Business provides the Master of Business Administration, a Master of Art in Organizational Leadership, a Master of Science in Accounting and Information Technology Management, a Doctor of Business Administration and a Doctor of Organizational Change and Administration and a Doctor of Philosophy in Leadership Studies. The programs in the Dr. Robert K. Jabs School of Business are accredited by the Association of Collegiate Business Schools and Programs (ACBSP).

Gordon and Jill Bourns College of Engineering. The Gordon and Jill Bourns College of Engineering offers undergraduate degree programs in Biomedical Engineering, Civil Engineering, Chemical Engineering, Computer Science, Data Science, Electrical and Computer Engineering, Mechanical Engineering, and General Engineering with concentrations in Agriculture, Pre-law, Business, Civil Engineering, General Studies, Global Applications, Internet of Things, Mechanical Engineering, Mechanical Systems, Cybersecurity, and Machine Learning and AI. Students participate in hands on, team oriented projects all four years and are trained in project management with exposure to the business side of engineering. Internships with industry, university research or a non-profit organization are required prior to graduation. These degree programs are accredited by the Accreditation Board of Engineering and Technology. The Gordon and Jill Bourns College of Engineering also offers a Construction Management major which is accredited by the American Council for Construction Education. The Department of Aviation Science is also part of The Gordon and Jill Bourns College of Engineering and offers undergraduate degree programs in Aviation Flight and Aviation Management.

School of Christian Ministries. The School of Christian Ministries prepares students for graduate school (seminary) and equips students for careers in churches, missions and other ministry-related organizations. A balanced general degree (B.A. in Christian Studies) includes a core curriculum that provides students a broad understanding of the Bible, biblical interpretation, Christian theology, Christian history, and specific applications of Christian ministry, including field experience. The School of Christian Ministries offers undergraduate degrees in Christian Studies, Christian Ministries, Intercultural Studies, Philosophy and a Bachelor of Applied Theology (B.A.T.) degree. B.A.T is an intensively practical degree, focused on the training of the next generation of pastoral leaders or church planters. Students learn biblical Hebrew and Greek and also complete a two-year internship in a local church.

Shelby and Ferne Collinsworth School of Performing Arts. The Shelby and Ferne Collinsworth School of Performing Arts (formerly known as the Shelby and Ferne Collinsworth School of Music) endeavors to inspire students to the highest standards of craft and character, preparing them to impact the world through careers in the performing arts. It is a community where students can receive top-tier academic and artistic preparation for a variety of diverse careers. In addition to musical instruction, the School offers a variety of vocal, instrumental and theatrical performance opportunities. The Shelby and Ferne Collinsworth School of Performing Arts offers eleven majors: Commercial Performance, Composition for Stage and Screen, Instrumental Performance, Music Education, Piano Performance, Studio Production, Songwriting, Music, Vocal Performance, Theater and Worship Arts and Ministry. It also offers a Master of Music and a Master of Arts in Worship Arts. The Shelby and Ferne Collinsworth School of Performing Arts is a member of and is accredited by the National Association of Schools of Music.

ATHLETIC PROGRAMS

The University offers a wide range of programs for participation in intercollegiate athletics for both men and women. Women compete in basketball, cross country, golf, soccer, softball, swimming and diving, distance track, volleyball, water polo, cheerleading, dance and stunt. Men compete in baseball, basketball, cross country, golf, soccer, swimming and diving, distance track, water polo, and wrestling. The University's sport programs have experienced success at the conference, regional, and national levels, winning 42 national championships; 21 National Association of Intercollegiate Athletics (NAIA), 10 National Christian College Athletic Association (NCCAA), 8 National Cheerleaders Association (NCA), 1 National Dance Alliance (NDA), and 2 National Collegiate Wrestling Association (NCWA) championships. In addition, 88 conference championships have been claimed by the University: 28 Golden State Athletic Conference (GSAC), 34 Pacific West Conference (PacWest), 9 Rocky Mountain Athletic Conference (RMAC), 15 Western Athletic Conference (WAC), 1 West Coast Conference and 1 Western Water Polo Association (WWPA).

After holding membership in the NAIA since 1969 and winning 22 national championships over a 13-year span (1999-2011), the University looked for a new challenge and entered the application process to the National Collegiate Athletic Association (NCAA) Division II in the summer of 2010. During a two-year transition from 2011-12 to 2012-13 in the NCCAA, the University obtained nine team championships, seven individual national championships, and 62 All-American awards. During 2013-14, the University was granted full membership in the NCAA Division II, where 18 of its 20 programs competed (cheerleading and dance are not NCAA-sanctioned sports). While playing at the NCAA Division II level, the University was a primary member of the PacWest Conference, where 13 of its programs (baseball, men's and women's basketball, men's and women's cross country, men's and women's golf, men's and women's soccer, softball, men's and women's distance track, and women's volleyball) held membership. Swimming/diving and wrestling were RMAC members, and men's and women's water polo were respective members of the Western Water Polo Association (WWPA) and Golden Coast Conference (GCC).

In January 2017 the University accepted an invitation to join the Western Athletic Conference as a multi-year transition to NCAA Division I status. The University underwent a five-year transition where it was not eligible for the NCAA postseason. In August 2022 the University was notified that, beginning with the 2022-23 academic year, it was fully eligible to compete and participate in the NCAA postseason. The University incurred additional costs of approximately \$4,700,000 for the transition to NCAA Division I status. Expenses included NCAA Division I entry fees, Western Athletic Conference fees, requests for increased scholarships, travel and other team-related expenses, and additional staffing. Sixteen of the University's 18 NCAA programs (cheerleading, dance and stunt are not NCAA-sanctioned sports) began competing at the Division I level in Fall 2018, while men's and women's water polo compete at the National Collegiate level, which combines NCAA Division I, II and III programs.

STUDENT ENROLLMENT

The University's FTE enrollment, which was 11,814 in 2020-21, increased to an FTE enrollment of 12,533 in 2024-25, which represents a 6.1% increase. In fall 2024, the University enrolled a freshman and transfer class of 2,113 students (FTE), for a total traditional undergraduate FTE enrollment of 6,966. In the 2024-25 school year, approximately 93% of students come from California with approximately 68% from San Bernardino and Riverside counties. Approximately 8% of the new students attending the University this year are Baptist.

The Fall 2024 semester saw an overall increase in enrollment. The University has a growth plan to enroll 12,000 students by the year 2025. It is anticipated that this growth will be spread across the University's traditional undergraduate and graduate programs as well as the online education programs.

Approximately 46% of the traditional undergraduate students currently live on campus. Historically there has been significant demand for student housing and the University met this demand by adding beds where appropriate in existing housing facilities, by transitioning about 68 University homes from staff and faculty rentals to be used for students as well as the construction of a new Lancer Educational Housing (Lancer)-owned student housing facility, Magnolia Crossing, which opened in the fall of 2020.

In the future, should enrollment growth not be enough to provide sufficient revenue for Lancer, the University has contingency plans to generate sufficient revenues. One is that any residents living in housing that is not owned by Lancer could be moved to Lancer-owned facilities. Another plan would be to make housing available to, or increase availability to, other classifications of students such as students in graduate or online education programs, or even to faculty and staff.

The University offers merit and need-based scholarships to incoming students who qualify and does not limit the number of scholarships to be awarded in any year. Any increases in scholarship award amounts are available to new, incoming students for the current year; returning students are awarded scholarships in the same amounts as they were awarded in their initial academic year of attendance.

The following is a tabulation of student enrollments for the fall semester for 2020-21 through 2024-25.

[Remainder of page intentionally left blank.]

	Headcount				
	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>
Traditional					
Undergraduate	6,440	6,703	6,585	6,452	6,576
Graduate	2,079	2,016	1,899	1,994	2,040
Doctoral	159	223	243	255	269
Online Ed. Studies					
Undergraduate	1,663	1,544	1,609	1,501	1,603
Graduate	805	802	795	801	865
Doctoral	160	192	219	247	307
Intensive English	11	11	16	19	22
Non-Degree Seeking ⁽¹⁾	<u>n/a</u>	<u>n/a</u>	<u>130</u>	<u>311</u>	<u>249</u>
Total Headcount	11,317	11,491	11,496	11,580	11,931

	FTE Enrollment				
	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>
Traditional					
Undergraduate	6,815	7,078	6,950	6,831	6,966
Graduate	2,365	2,286	2,212	2,367	2,464
Doctoral	216	302	308	308	322
Online Ed. Studies					
Undergraduate	1,455	1,304	1,436	1,312	1,437
Graduate	769	760	738	772	854
Doctoral	180	227	278	311	400
Intensive English	14	14	19	24	25
Non-Degree Seeking ⁽¹⁾	<u>n/a</u>	<u>n/a</u>	<u>32</u>	<u>78</u>	<u>65</u>
Total FTE	11,814	11,971	11,973	12,003	12,533

(1) California Baptist University enrolls some students who are not degree seeking. Programs like the Pre-College Credit allow eligible high school students to earn college credit by enrolling in one asynchronous online course every eight-week session at the University.

STUDENT APPLICATIONS, ACCEPTANCES, AND MATRICULATIONS

The University has historically enjoyed strong enrollment demand. Over the five-year period from 2020-21 through 2024-25, applications increased 8.5% for the traditional undergraduate programs (including transfer applications), increased 19.7% for the traditional graduate programs, increased 2.4% for the undergraduate online education program and increased 3.3% for the graduate online education programs. During the same time period, enrollment of new students increased 15.3% for the traditional undergraduate programs (including transfers), increased 14.7% for the traditional graduate programs, decreased 6.9% for the undergraduate online education programs and increased 51.4% for the graduate online education programs.

Over the past few years, students have been applying at multiple colleges and universities in order to shop around to find their best overall deal. While this has had an effect on matriculation rates, historically enrollment has remained strong.

During academic years 2020-21 through 2024-25, the average acceptance rate for new traditional undergraduate applicants at the University was 79.4% with an average matriculation rate of 28.0%.

The following tables highlight the University's degree-seeking traditional undergraduate, traditional graduate and online education inquiry, application, acceptance, and enrollment statistics.

Traditional Undergraduate Admissions Statistics

	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>
Inquiries	68,019	65,605	58,166	57,406	55,423
Applications	8,215	8,603	8,515	10,760	8,917
Acceptances	6,607	7,368	7,146	6,642	7,606
Acceptance Rate	80.4%	85.6%	83.9%	61.7%	85.3%
Enrollment	1,833	2,020	2,007	1,935	2,113
Matriculation Rate	27.7%	27.4%	28.1%	29.1%	27.8%

Traditional Graduate Admissions Statistics

	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>
Inquiries	8,464	8,434	9,111	8,847	8,112
Applications	2,582	2,886	2,783	2,505	3,091
Acceptances	1,109	1,095	1,098	1,194	1,328
Acceptance Rate	43.0%	37.9%	38.8%	47.7%	43.0%
Enrollment	807	760	734	841	926
Matriculation Rate	72.8%	69.4%	66.8%	70.4%	69.7%

Online Education Undergraduate Admissions Statistics*

	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>
Inquiries	6,714	6,816	7,709	1,697 ⁽¹⁾	1,924
Applications	1,040	1,403	1,159	998	1,065
Acceptances	435	460	483	570	685
Acceptance Rate	41.8%	32.8%	41.7%	57.1%	64.3%
Enrollment	305	330	339	373	429
Matriculation Rate	70.1%	71.7%	70.2%	65.4%	62.6%

Online Education Graduate Admissions Statistics*

	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>
Inquiries	2,877	3,982	2,885	1,121	2,436
Applications	736	808	531	676	760
Acceptances	392	413	355	434	602
Acceptance Rate	53.2%	51.1%	66.8%	64.2%	79.2%
Enrollment	284	307	253	294	430
Matriculation Rate	72.4%	74.3%	71.3%	67.7%	71.4%

**Online Education is for non-traditional students*

(1) During fiscal years 2020-21 through 2022-23, the University used a consultant to provide inquiries for Online Education students. The University discontinued these services as it felt it was inflating real inquiries. For fiscal year 2023-24 forward, inquiries were refined to only include students who were very interested in California Baptist University.

ENROLLMENT BY MAJOR

The following tables detail the enrollment by major based upon student type.

Traditional Undergraduate Students (FTE)

College/School	2020-21	2021-22	2022-23	2023-24	2024-25
Intensive English	7	5	12	11	21
College of Architecture, Visual Arts and Design	487	533	550	549	542
College of Arts and Sciences	1,322	1,334	1,281	1,013	978
College of Behavioral and Social Sciences	517	565	510	519	486
College of Engineering	828	829	854	1,069	1,131
College of Health Sciences	950	974	964	899	893
College of Nursing	1,293	1,412	1,289	1,243	1,369
School of Business Administration	699	731	781	791	795
School of Christian Ministries	117	112	109	129	141
School of Education	313	288	305	310	305
School of Performing Arts	190	203	228	247	250
Undeclared	99	97	79	62	76
Total Traditional Undergraduate	6,822	7,083	6,962	6,842	6,987

Note: In 2022-2023 the Aviation program was moved out of the College of Arts and Sciences and into the College of Engineering.

Traditional Graduate Students (FTE)

Major	2020-21	2021-22	2022-23	2023-24	2024-25
Applied Mathematics	13	6	6	7	5
Architecture	24	29	44	40	61
Athletic Training	57	51	41	39	49
Biomedical Sciences	55	47	41	53	52
Business Administration	116	114	120	130	107
Civil Engineering	5	1	0	1	0
Counseling Ministry	7	14	15	12	16
Counseling Ministry + Psychology	11	13	15	13	12
Counseling Psychology	289	329	280	253	268
Credential	56	62	70	60	70
Education	332	271	251	283	269
Electrical/Comp Engineering	4	0	0	n/a	n/a
Engineering	n/a	7	6	1	0
English	9	9	6	7	8
Forensic Psychology	97	93	104	112	131
Healthcare Simulation Leadership	n/a	n/a	n/a	n/a	6
Higher Education Leadership/Student - Development	26	24	20	9	0
Industrial Organizational Psychology	51	55	54	50	64
Information Tech Management	18	28	28	39	21
Intensive English Program	7	9	7	13	4
Kinesiology	99	83	49	54	58
Leadership and Management Studies	9	12	0	0	n/a
Mechanical Engineering	10	1	0	0	n/a
Music	31	23	21	20	23

Nursing	188	152	107	139	170
Physician Assistant Studies	134	130	127	128	128
Pre-Athletic Training	2	2	0	n/a	n/a
Pre-Licensure Curriculum	n/a	n/a	69	72	59
Pre-Nursing Curriculum	28	22	13	9	11
Public Health	48	43	29	27	28
School Counseling	48	52	50	51	47
School Psychology	90	78	58	77	100
Social Work	362	391	433	507	511
Software Engineering	5	2	0	0	n/a
Special Admit/Undeclared	0	0	0	1	0
Speech Language Pathology	90	89	86	85	92
Sport and Performance Psychology	43	31	58	78	81
Worship Arts	<u>8</u>	<u>22</u>	<u>11</u>	<u>10</u>	<u>17</u>
Total Traditional Graduate	2,372	2,295	2,219	2,380	2,468

Note: In 2022-2023 the University began separating the FTE tracking for Pre-Licensure Curriculum. Prior to 2022-2023 it was included with Nursing.

Traditional Doctoral Students (FTE)

Major	2020-21	2021-22	2022-23	2023-24	2024-25
Clinical Psychology	95	123	151	149	167
Leadership Studies	50	71	54	57	58
Nursing Practice	19	27	25	23	29
Social Work	<u>52</u>	<u>81</u>	<u>78</u>	<u>79</u>	<u>68</u>
Total Doctoral	216	302	308	308	322

Online Education Students (FTE)

Major	2020-21	2021-22	2022-23	2023-24	2024-25
<u>OE Undergraduate:</u>					
Accounting	51	50	54	50	50
Business Administration	184	168	176	169	197
Christian Ministries	9	3	3	16	30
Christian Studies	4	8	12	3	1
Communication Studies	40	7	1	0	n/a
Computer Information Technology	47	44	41	48	51
Criminal Justice	59	55	48	54	52
Cybersecurity	24	20	23	30	61
Early Childhood Studies	102	90	101	113	86
English	33	27	29	30	28
Graphic Design/Digital Media	42	43	34	31	38
Healthcare Administration & Management	58	62	71	69	75
Healthcare Administration	n/a	n/a	n/a	1	0
Human Services	47	35	27	22	31
Interdisciplinary Studies	8	25	31	18	16
Kinesiology	202	184	199	224	216
Liberal Studies	95	62	51	46	71
Marketing	29	26	19	20	31

Network Admin & Management	1	2	n/a	n/a	n/a
Organizational Leadership	34	41	31	31	23
Psychology	209	176	191	183	216
Public Administration	33	26	22	26	35
Public Health	46	48	50	35	38
Public Relations	4	1	0	0	0
Sociology	63	58	40	38	46
Special Admit/Undeclared	2	3	139	18	4
Sport and Performance Psychology	7	10	16	23	19
Sport, Recreation & Fitness Management	8	0	n/a	n/a	n/a
Strategic Communication	<u>14</u>	<u>30</u>	<u>27</u>	<u>14</u>	<u>22</u>
Subtotal OE Undergraduate	1,455	1,304	1,436	1,312	1,437
<u>OE Graduate:</u>					
Accounting	25	18	24	23	16
Business Administration	118	138	112	116	143
Communication Studies	1	n/a	n/a	n/a	n/a
Counseling Psychology	179	223	259	305	331
Criminal Justice	n/a	n/a	n/a	n/a	12
Early Childhood Studies	n/a	n/a	n/a	n/a	6
Education Leadership and Administration	n/a	n/a	n/a	n/a	2
Education	109	74	67	50	57
Healthcare Administration	n/a	14	21	43	42
Information Technology Management	17	18	16	19	14
Integrative Nutrition	n/a	n/a	n/a	n/a	14
Interdisciplinary Studies	n/a	2	4	10	1
Kinesiology	104	80	67	45	58
Nursing	n/a	n/a	n/a	n/a	1
Organizational Leadership	77	62	72	71	46
Public Administration	59	60	41	34	39
Public Health	47	41	33	35	45
Public Relations	1	n/a	n/a	n/a	n/a
Special Admit	0	1	0	5	1
Strategic Communication	<u>32</u>	<u>29</u>	<u>22</u>	<u>16</u>	<u>26</u>
Subtotal OE Graduate	769	760	738	772	854
<u>OE Doctoral:</u>					
Business Administration	42	48	55	50	55
Organizational Change and Administration	43	87	137	175	209
Public Administration	95	92	86	86	105
Public Health	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>31</u>
Subtotal OE Doctoral	180	227	278	311	400
Total Online Education	2,404	2,291	2,452	2,395	2,691

The freshman to sophomore retention rate for the Fall 2022 cohort was 73.1%.

STUDENT COMPLETIONS

The numbers of degrees awarded are shown in the following table, for the reporting period beginning July 1 of the previous calendar year and ending June 30 of the subsequent calendar year.

Award Level	Degrees Awarded				
	2020	2021	2022	2023	2024
Associate's Degree	9	11	18	11	12
Bachelor's Degree	1,710	2,008	1,914	1,914	1,933
Master's Degree	1,143	1,310	1,391	1,400	1,321
Doctoral Degree	15	14	25	68	82
Total number of degrees	2,877	3,343	3,348	3,393	3,348

GRADUATION RATE

In accordance with the Student-Right-to-Know Act, the following Graduation Rates are the percentages of first-time, full-time undergraduates who completed degrees within six years.

Reporting Year	Graduation Rate				
	2020	2021	2022	2023	2024
For Cohort Year	2014	2015	2016	2017	2018
Graduation Rate	59%	56%	63%	60%	60%

STUDENT EXAM RESULTS

For 2024-25, 47 submitted redesigned SAT scores, and 48 submitted ACT scores. The University's ACT and SAT scores for undergraduate admissions are shown in the following tables. For the Fall 2021 and Fall 2022 recruiting cycle, many students were not able to take either the SAT or ACT due to the global COVID-19 pandemic. The University therefore decided, in line with industry practice, that these tests would no longer be required for admission beginning with the Fall 2021 academic year. For the Fall 2024 recruiting cycle, the majority of students chose not to take either the SAT or ACT.

ACT Scores

Score	Fall 2020	Fall 2021	Fall 2022	Fall 2023	Fall 2024
28+	42	14	10	9	5
23-27	103	15	17	19	18
18-22	120	33	24	22	18
13-17	55	8	11	3	7

SAT Scores

<i>Evidence-Based Reading and Writing</i>					
Score	Fall 2020	Fall 2021	Fall 2022	Fall 2023	Fall 2024
700-800	33	10	10	9	5
600-699	253	85	61	51	14
500-599	596	132	87	59	12
400-499	351	139	92	107	12
300-399	18	11	6	15	4
200-299	0	0	0	0	0

<i>Math</i>					
Score	Fall 2020	Fall 2021	Fall 2022	Fall 2023	Fall 2024
700-800	30	19	9	7	1
600-699	209	53	50	32	11
500-599	629	146	104	74	22
400-499	339	127	75	90	7
300-399	44	31	18	38	6
200-299	0	1	0	0	0

TUITION

The following table summarizes the tuition rates charged by the University for the past five academic years.

	2020-21	2021-22	2022-23	2023-24	2024-25
Traditional Undergraduate:					
Full-Time Tuition (13-18 units)	\$16,965	\$17,459	\$17,979	\$18,785	\$19,539
Per Unit	1,305	1,343	1,383	1,445	1,503
Graduate (per unit):					
Accounting	\$662	\$662	\$662	\$688	\$700
Applied Mathematics	605	605	629	640	655
Architecture	895	895	940	940	940
Athletic Training	675	695	723	752	755
Biomedical Sciences	890	890	926	926	930
Business Administration	662	662	662	688	725
Christian Leadership	580	n/a	n/a	n/a	n/a
Civil Engineering	695	695	695	695	695
Communication	580	580	580	580	580
Counseling Ministry	580	580	609	609	625
Counseling Psychology	745	745	782	800	815
Credential	655	655	655	675	700
Criminal Justice	n/a	n/a	n/a	n/a	655
Data Science and Knowledge Engineering	695	n/a	n/a	n/a	n/a
Dual: Counseling Ministry/Counseling Psy	662	662	695	695	710
Early Childhood Studies	n/a	n/a	n/a	n/a	700
Education	655	655	681	700	700
Education Leadership	655	n/a	n/a	n/a	n/a
Education Leadership and Administration	n/a	n/a	n/a	650	700

	2020-21	2021-22	2022-23	2023-24	2024-25
Educational Psychology	n/a	n/a	n/a	n/a	785
Electrical and Computer Engineering	695	695	695	695	695
Engineering	n/a	750	780	780	780
English	615	615	615	625	625
Forensic Psychology	765	765	796	827	845
Healthcare Administration	n/a	625	625	650	665
Healthcare Simulation Leadership	n/a	n/a	n/a	550	550
Higher Educ. Leadership and Student Dev.	625	650	655	675	675
Industrial and Organizational Psychology	710	710	738	768	768
Information Technology Management	595	595	595	595	625
Integrative Nutrition	n/a	n/a	n/a	n/a	695
Interdisciplinary Studies	n/a	625	625	625	625
Kinesiology	618	640	667	667	695
Leadership and Management Studies	595	625	650	650	n/a
Mechanical Engineering	695	695	695	695	695
Music	635	635	660	687	690
Nursing – Pre-licensure	791	791	791	791	815
Nursing – Post-licensure	n/a	n/a	650	650	670
Organizational Leadership	625	625	625	650	675
Physician Assistant (block tuition per semester)	16,200	17,200	18,920	18,920	18,920
Pre-Nursing	791	791	791	791	815
Public Administration	607	625	625	650	650
Public Health	853	789	821	853	750
Public Relations	580	n/a	n/a	n/a	n/a
School Counseling	683	699	734	756	785
School Psychology	683	699	727	756	785
Social Work	725	750	788	788	798
Software Engineering	695	695	695	695	695
Speech Language Pathology	825	850	893	928	955
Sport and Performance Psychology	660	660	682	703	735
Worship Arts	550	550	565	582	585
Doctoral (per unit):					
Business	\$897	\$795	\$795	\$795	\$830
Clinical Psychology	950	950	988	1,028	1,060
Organizational Change and Administration	650	650	650	676	700
Leadership Studies	650	650	676	676	700
Medical Science	n/a	n/a	n/a	n/a	795
Nursing Practice	650	650	676	676	696
Public Administration	897	795	795	827	830
Public Health	n/a	n/a	n/a	n/a	795
Social Work	950	950	988	988	988
Online Education:					
Undergraduate Course tuition (per unit)	\$613	\$613	\$613	\$613	\$520
Nursing Tuition (per unit, RN to BSN only) ¹	450	450	450	340	340
Prior Learning Portfolio Units (per unit)	196	196	196	196	196
Pre-College Credit Program	n/a	n/a	166	166	166

	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>
IEP:					
IEP Courses (per unit)	\$437.50	\$437.50	\$437.50	\$437.50	\$437.50
Other:					
Professional Development (Cont. Ed. Units)	market	market	market	market	market
Audit (per unit)	\$172	\$172	\$172	\$172	\$172

¹RN and BSN are Registered Nurse and Bachelor of Science in Nursing.

UNIVERSITY REPORT ON COMPETITOR PRICING

Each fiscal year, in setting its tuition and fees, the University looks at competitor Colleges' and Universities' tuition and fee rates. The University's comparison of costs per semester as of Fall 2024 to competitor Colleges and Universities within the State of California appear in the table below:

California Colleges and Universities Comparison of Costs Per Semester As of Fall 2024

Total Costs

<u>School</u>	<u>Total Semester Costs</u>	<u>Total Annual Costs</u>
Westmont	\$34,966	\$69,932
Biola	\$30,392	\$60,784
Point Loma	\$30,055	\$60,110
Concordia	\$28,481	\$56,962
Azusa Pacific	\$27,364	\$54,728
Master's	\$27,060	\$54,120
Vanguard	\$26,685	\$53,370
CBU	\$26,684	\$53,368
Hope International	\$26,000	\$52,000
La Sierra	\$23,655	\$47,310
Grand Canyon	\$13,550	\$27,100
Cal State Fullerton	\$12,993	\$25,986

Tuition (Per Semester)

<u>School</u>	<u>Tuition</u>	<u>Notes</u>
Westmont	\$26,160	
Biola	\$24,492	
Point Loma	\$22,650	
Azusa Pacific	\$21,879	
Concordia	\$21,250	
Vanguard	\$20,400	
CBU	\$19,539	
Master's	\$19,000	
Hope International	\$18,375	
La Sierra	\$18,360	

Grand Canyon	\$8,250	
Cal State Fullerton	\$3,042	For CA residents only

Student Room Rates (Per Semester)

<u>School</u>	<u>Room</u>	<u>Notes</u>
Cal State Fullerton	\$7,062	Dual & triple occupancy
Westmont	\$5,050	Dual & triple occupancy
Master's	\$4,000	Dual occupancy
Concordia	\$3,995	Dual occupancy
CBU	\$3,970	Shared occupancy, Tier 2
Point Loma	\$3,950	Shared occupancy
Vanguard	\$3,640	Dual & triple occupancy
Hope International	\$3,600	Dual occupancy
Biola	\$3,530	Dual & triple occupancy
Grand Canyon	\$3,150	Dual & triple occupancy
Azusa Pacific	\$3,002	Dual occupancy
La Sierra	\$2,595	Dual occupancy

Student Meal Plan Rates (Per Semester)

<u>School</u>	<u>Board</u>	<u>Notes</u>
Master's	\$3,550	Unlimited meal plan including \$150 flex dollars (req. for dorms)
Westmont	\$3,430	Standard meal plan (req. for freshmen housing)
Hope International	\$3,375	15 meals/week/\$200 flex dollars (min. for freshmen housing)
Point Loma	\$2,980	240 meals/semester/\$100 dining dollars (min. for freshmen housing)
Concordia	\$2,746	14 meals/week flex (min. for freshmen housing)
Biola	\$2,370	10 meals/week/\$150 flex dollars
La Sierra	\$2,205	10 meals/week (110 meals total)/\$125 flex dollars
Cal State Fullerton	\$2,196	5 day continuous meal plan (min. for residence halls)
Vanguard	\$2,195	10 meals/week/\$200 flex dollars
Azusa Pacific	\$2,133	12 meals/week/\$150 flex dollars (min. for freshmen housing)
CBU	\$2,100	115 meal block/\$350 dining dollars (min. for freshmen housing)
Grand Canyon	\$1,700	Dining dollars only (min. for residence halls)

Required Student Fees (Per Semester)

<u>School</u>	<u>Mandatory Fees</u>	<u>Notes</u>
CBU	\$1,075	General fee and student services fee
Cal State Fullerton	\$693	Mandatory campus based fees, CA resident only
Hope International	\$650	Student fee
Master's	\$510	Student service and technology fee
La Sierra	\$495	General fee
Concordia	\$490	Student service fee
Point Loma	\$475	General fee
Grand Canyon	\$450	Student activity fee and technology fee

Vanguard	\$450	Student service fee
Azusa Pacific	\$350	University service fee
Westmont	\$326	Student activity and technology fee
Biola	\$0	

Source: Respective websites of competing institutions

FACULTY AND STAFF

The University's faculty currently includes 371 full-time faculty members, 417 adjunct faculty members, 9 staff members who hold non-tenured faculty appointments, and 10 staff members who hold tenured faculty appointments (the 19 staff members are counted as part-time faculty because their primary roles are not instruction). Approximately 85% of the full-time faculty members hold terminal degrees. The following table shows the number of full-time non-tenured, full-time tenured and part time faculty for the past five academic years.

Full-Time and Part-Time Faculty

	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>
Full-time Non-tenured	176	171	163	155	133
Full-time Tenured	153	164	176	184	197
Lecturers	18	22	28	32	41
Total F/T Faculty	347	357	367	371	371
Adjunct Faculty	501	517	538	541	417

The approximate student/faculty ratio for Fall 2024 is 20.8 to 1.

The University currently employs 728 staff members as support staff, administrators, and service staff, up from 701 in 2023. The University Department of Safety Services consists of 22 full-time officers, up from 18 in 2023. There is no union for University employees.

UNIVERSITY BUILDINGS

The California Baptist University campus is located on Magnolia Avenue in Riverside, California. The University-owned buildings total approximately 1,520,000 square feet and are used primarily for academic purposes. The existing buildings were built from 1921 through 2024 and vary from one to four stories in height. All of the University's buildings have been maintained in good condition. Some buildings have been updated with the addition of fire alarms and carbon dioxide monitors. A provision for annual maintenance and repair has been, and continues to be, a major component of the University's operating budget.

The following table identifies the buildings owned by the University and the approximate net square footage of each, the date of purchase or construction, and the principal use of each building.

<u>Building Name</u>	<u>Approximate Square Footage</u>	<u>Date of Purchase or Construction</u>	<u>Principal Use</u>
Library	27,400	1921	Library
James Building	96,838	1925/1934	Classrooms, offices
Ceramics Building	11,729	1938/2012	Classrooms, central plant
Gymnasium	23,108	1969	Classrooms, athletics
Wallace Theater	14,190	1973	Theater, classrooms, offices
Maintenance Building	10,000	1975	Maintenance offices & shops
Mission Hall/Athletic Buildings	20,280	1997	Offices, classrooms
Aquatic Center	3,870	1998	Showers and lockers
3495 Emily Court	1,210	1998	Offices
Building 36	3,600	1998	Offices, classrooms
College of Nursing Building	12,900	1999	Classrooms, offices
Yeager Center	94,800	2003	Administrative offices, classrooms, student services, food services
3460 Emily Court	1,524	2004	Offices
3747 Monroe Street	1,864	2005	Future use TBD
The Cottages	35,000	2005	Student housing, commuter lounge, offices
Engineering Lab	3,673	2005	Classrooms/labs
School of Performing Arts Building	32,500	2005	Classrooms, offices
Brisco's Café	4,000	2005	Food service
3474 Emily Court	1,210	2005	Offices
3485 Emily Court	1,414	2005	Offices
Lancer Plaza	101,128	2006	Retail, Recreation Center, Athletic Performance Center, University offices
8471 Magnolia Avenue	7,200	2010	Offices
School of Business Building	55,700	2012	Classrooms, offices, meeting rooms
Health Sciences Campus	61,801	2013	Classrooms, offices
Wellness Center	7,118	2013	Health and Counseling Center
10370 Hemet Street	48,050	2014	Offices, classrooms
Hangar	6,594	2014/2017	Flight School
8625 Indiana Avenue	6,800	2016	Warehousing Storage
Events Center	149,260	2017	Athletics, chapel, student orientation activities, commencement ceremonies
College of Engineering Building	100,670	2018	Classrooms, offices
Modular Building	1,056	2018	Offices
East Parking Structure	483,726	2019	Parking
3440 Monroe	65,531	2021	Storage, offices
3555 Crowell Avenue	6,123	2022	TBD
6807 Airport Drive	3,821	2023	Classrooms, offices
3501 Adams Street	5,502	2023	External tenants – office building
Baseball & Softball Clubhouse	14,411	2024	Athletics

In addition to the above properties, the University owns 70 single family homes with a total building square footage of approximately 92,400 on a total of 12.53 acres, which the University currently uses to house faculty, staff, students and offices.

The University is considering a range of possible strategies to address its facilities needs in the coming three to five years as enrollment continues to grow, which could entail using cash from operations, surplus funds, student fees, fundraising, and possibly the incurrence of additional indebtedness.

Construction on the 56,000 square foot School of Business Building was completed in Fall 2012 and expansion and renovation of the College of Nursing complex was completed in Fall 2014. These projects were funded with a portion of the proceeds of the California Statewide Communities Development Authority Revenue Bonds (California Baptist University) Series 2011A and the California Statewide Communities Development Authority Revenue Bonds (California Baptist University), Series 2014A Bonds (the "Series 2014 Bonds"), respectively, as well as gifts and operating budget dollars. The University received gifts totaling about \$4.7 million toward the School of Business project.

In the spring of 2010 the University sold Royal Rose (now known as Tower Hall) and Rose Garden Village (now known as The Village @ CBU) apartment complexes to Lancer Educational Housing, LLC, a California limited liability company ("Lancer"). The University used some of the proceeds to acquire the land underlying a commercial complex, known as Lancer Plaza, adjacent to the south-eastern corner of the University's campus. The University used the remaining funds to convert space that the University currently leases at Lancer Plaza into a 44,000 square foot recreation center and athletic performance center. Additional funding for this project was provided from student fees and operating budget dollars. Construction of the recreation center was completed in January 2013.

By May of 2014 the University completed construction to convert approximately 36,000 square feet of space it leases at Lancer Plaza into a combination of uses, including a new campus store, campus postal center, student activities, a food service venue called El Monte Grill, and other student services office space. This freed up locations elsewhere on campus to be used for additional classroom and office space. During the summer of 2019, renovations were made to the former suite that had been occupied by Subway. A new food venue was created which is called Couch's Corner. This project was funded with University budget dollars.

In the fall of 2014 the University also acquired real property and improvements located at 10370 Hemet Street. The University currently leases all of this approximately 48,000 square foot building for offices and classrooms.

The University acquired real property and improvements located at 8431 Diana Avenue in Riverside, California in July 2014. As part of this transaction, the University sold its property at 8223 California Avenue, Riverside, California to the seller of the property at 8431 Diana Avenue. Financed with the proceeds of the California Municipal Finance Authority Revenue Bonds (California Baptist University), Series 2015A (the "Series 2015 Bonds"), the University completed constructing a new Events Center on the real property located at 8431 Diana Avenue in August 2017.

The College of Health Sciences moved into approximately 62,000 of the 70,000 square foot campus that was acquired from the Riverside Christian School and located at 3532 and 3626 Monroe Street. The University completed construction and renovation of approximately \$20 million in April 2017. The project included renovation of spaces for classrooms, laboratories, offices and a food service facility to serve students, faculty and staff. A new parking lot was constructed on the back of the campus adding approximately 500 parking spaces. New modular buildings were also constructed for additional classroom space. The approximately 8,000 square foot facility at 3626 Monroe Street was renovated in 2017-2018 to

become the new home for the University's Wellness Center. The cost of this project was \$2,279,616 funded from a combination of designated student fees and budget funds.

Construction of an approximately 100,000 square foot, three-story building was completed in August 2018 on the site of an existing parking lot to be used primarily by the College of Engineering. The total cost of the acquisition, construction and equipping of the Engineering Building and/or related infrastructure and facilities was approximately \$54,000,000, of which approximately \$35,000,000 was paid from the proceeds of the California Municipal Finance Authority Revenue Bonds (California Baptist University), Series 2016A (the "Series 2016 Bonds") and approximately \$17,000,000 was expected to be paid from charitable contributions. About \$17,000,000 in gift pledges were received for this project and as of June 30, 2021, all cash has been received. The University was using its cash reserves to bridge the gap as needed until those cash gifts were received. Construction of the Engineering Building was substantially completed in time for the Fall 2018 semester.

The College of Engineering previously resided in about a 30,000 square foot leased building located at 3739 Adams Street, and also leased about 25,000 square feet of space at Adams Business Park located at 2900 Adams Street. Completion of this new building allowed the College of Engineering the additional space that it needs to accommodate existing students as well as future growth. The existing building at 3739 Adams Street was converted to use by the University's College of Architecture, Visual Arts and Design. A few of the leased spaces at Adams Business Park were retained by the College of Engineering, but most of them were converted to use by other University departments.

Once the College of Engineering Building was completed and the programs moved to the new building, CAVAD relocated from temporary spaces to the building located at 3739 Adams Street. Minor tenant improvements were made to this building. The University leases this space from some alumni of the University who previously purchased the property for the purpose of making it available to the University for its use.

The University constructed a new entryway into Lancer Plaza from Adams Street. The project included expanding the entryway, overhead monument signage, a courtyard, a welcome kiosk, and the widening of Adams Street. This project cost approximately \$5.6 million and was funded with \$4.24 million of proceeds from the University's Series 2016 Bonds and \$1.4 million of budget funds. Construction commenced in the spring of 2019 and was completed in the fall of 2019.

In 2017-2018 some of the Lancer Plaza buildings were demolished in order to make room for the construction of the parking structure, athletic performance center and student recreation center expansion. A total of 61,387 square feet was demolished.

The University constructed a parking structure in Lancer Plaza that provides more than 1,400 parking spaces. This project cost approximately \$26.7 million and was funded with proceeds from the University's Series 2016 Bonds and University budget funds. Construction began during the first quarter of 2018 and was completed in the fall of 2019.

Construction of expanded space for both the Recreation and Athletic Performance Centers was completed during the summer of 2019. The Student Recreation Center was expanded by approximately 11,800 square feet and the Athletic Performance Center to approximately 12,500 square feet. The Student Recreation Center construction was funded by student fees with an approximate project cost of \$11.5 million. The Athletic Performance Center had an approximate project cost of \$5 million which was funded by a combination of 2016 bond proceeds (\$4 million) and budgeted funds (\$1 million).

The University constructed a 14,400 square foot building to be used by the University's Softball and Baseball teams. This building includes locker rooms, team rooms, offices, concessions and entertainment/meeting spaces. The University began construction in May 2023 and was substantially completed by September 2024. The projected cost for the building is \$25 million. This project was funded by a combination of student fees, donations, operating budget, and surplus funds.

The University currently leases additional space for both instructional and administrative purposes comprising six sites throughout Riverside: a 28,674 square foot building for the Architecture program, spaces at the Adams Business Park with a square footage totaling approximately 44,000 for the Engineering program, College of Visual Arts and Design, Theater, Biological Sciences, a mental health clinic and Nutrition and Food Science programs and 4,065 for the Print and Copy Services department; one warehouse totaling 30,933 square feet; five buildings comprising approximately 21,000 square feet for the Aviation Science program and 7,500 square feet for the University's accounting department. The University also leases two suites totaling about 5,000 square feet in Moreno Valley as additional space for the Online Education division.

Lancer Improvements

Detailed information for Lancer housing improvements can be found in the June 30, 2024 Continuing Disclosure Annual Report for Lancer Educational Housing, LLC.

Future Proposed Capital Projects

The University has also recognized the need to eventually develop a new space to house a study space for students (currently expected to be approximately 48,000 square feet). The University is considering locating the study spaces in a new building adjacent to the library. The total cost of this project is to be determined. The University is considering funding this project with donations, budget funds or additional borrowing. At this time however, there is no set timeframe for this project to be constructed.

ACCREDITATIONS, MEMBERSHIPS, AND AFFILIATIONS

Memberships and Affiliations. The University is affiliated with the California Southern Baptist Convention (CSBC). CSBC is one of the largest evangelical Protestant denominations in California with approximately 450,000 members in approximately 2,300 language and multi-ethnic congregations that cooperate with the Southern Baptist Convention (SBC), the largest Protestant denomination in America. The SBC has more than 50,000 churches and congregations in the United States and is the second largest religious group in the nation. Neither the CSBC nor the SBC are responsible for the repayment of the Bonds.

Accreditations. The University is accredited by the Accrediting Commission for Senior Colleges and Universities of the Western Association of Schools and Colleges (WASC) and abides by the WASC policy on Substantive Change and the Policy on Distance and Technology-Mediated Instruction. The University received a 6-year extension of its accreditation in 2019. The Dr. Bonnie G. Metcalf School of Education's credential programs are approved by the State of California Commission on Teacher Credentialing (CTC). Programs in the Dr. Robert K. Jabs School of Business are accredited by the Association of Collegiate Business Schools and Programs (ACBSP). The Shelby and Ferne Collingsworth School of Performing Arts is accredited by the National Association of Schools of Music (NASM). The California Board of Behavioral Science Examiners (BBS) accredits the Counseling Psychology program offered through the School of Behavioral Sciences. The Master of Social Work is accredited by the Council on Social Work Education (CSWE) and the Bachelor of Social Work has achieved candidacy for accreditation by the Council on Social Work Education (CSWE). The Master of Sport and Performance Psychology has been approved as having met the educational requirements for Certified Mental

Performance Consultants through the Association of Applied Sports Psychology (AASP). The Doctor of Psychology program is accredited by the American Psychological Association (APA). The College of Nursing offers baccalaureate, masters and doctoral programs and a post-graduate APRN certificate program accredited by the Commission on Collegiate Nursing Education (CCNE). The nursing licensure program is approved by the California Board of Registered Nurses (BRN). The College of Engineering offers programs in Biomedical Engineering, Chemical Engineering, Civil Engineering, Mechanical Engineering, Electrical and Computer Engineering and Computer Science accredited by the Accreditation Board for Engineering and Technology (ABET). The College of Engineering also offers a bachelor degree program in Construction Management that is accredited by the American Council for Construction Education (ACCE). The College of Health Sciences offers a Master of Science in Physician Assistant Studies, which has been granted Accreditation-Continued status through the Accreditation Review Commission on Education for the Physician Assistant, Inc. (ARC-PA). The Master of Science in Speech Language Pathology is accredited by the Council on Academic Accreditation in Audiology and Speech-Language Pathology of the American Speech-Language-Hearing Association. The Master of Science in Athletic Training, offered by the Department of Allied Health Professions, is accredited by the Commission on Accreditation of Athletic Training Education (CAATE). The Bachelor of Science in Radiologic Sciences is accredited by the Joint Review Committee on Education in Radiologic Technology (JRCERT) as well as the California Department of Public Health-Radiologic Health Branch (CDPH-RHB). The Master of Public Health program is accredited by the Council on Education for Public Health and also holds a silver membership with the Association of Accredited Public Health Programs (AAPHP). The Associate of Science in Physical Therapist Assistant program is accredited by the Commission on Accreditation in Physical Therapy Education (CAPTE). The College of Architecture, Visual Arts and Design offers a Master of Architecture program that is accredited by the National Architectural Accrediting Board (NAAB).

The University also holds memberships in the American Association of Higher Education, the Association of Independent California Colleges and Universities, the International Association of Baptist Colleges and Universities, the Council for Christian Colleges and Universities, and the Servicemembers Opportunity Colleges.

GOVERNANCE

The University is affiliated with the California Southern Baptist Convention under a Charter granted by the Secretary of State of California. The University is operated through a Board of Trustees elected by the Convention. The responsibility of the Board is two-fold: to hold in trust the properties, endowment and the good name of the University, and to improve the educational quality of the institution. The main function of the Board is in the area of policy-making.

The Committees of the Board consist of an Executive Committee and standing committees for Academic Affairs, Student Services, Business Affairs, University Advancement, and Board Development. Each committee meets at least twice a year at the call of the Chair of the respective committee. Written reports of standing committee work are provided to the Executive Committee prior to Board meetings or at the request of the Executive Committee.

The Board consists of 36 term members and no life members. Members serve three year terms. The Committee on Board Nominations of the CSCB nominates the proposed University Board members to the full Convention for approval.

The full Board meets three times a year. Between Board meetings, the Executive Committee has the power to transact all of the University's financial and executive business, except as otherwise provided by the bylaws.

The Board has a conflict of interest policy which governs each member of the Board and all officers of the administration. It covers such areas as fiduciary responsibility, disclosure of conflicts, and restraints on participation.

The following is a list of the members of the Board for academic year 2024-25, the year that their respective term expires, and their principal business or professional affiliation.

**California Baptist University
Board of Trustees**

<u>Trustee</u>	<u>Principal Business Affiliation</u>
TERM EXPIRING 2024	
Mr. Walt Crabtree	Teacher (retired)
Dr. Gus Reyes	Pastor
Mrs. Dawn Dwyer	Corporate Trainer (retired)
Mr. Jim Williams	CPA
Mrs. Marni Jimenez	Realtor
Mrs. Sherri Maxson	Church Music Coordinator
Mrs. Erica Ward	Musician/Teacher
Mrs. Anne Yip	Attorney
TERM EXPIRING 2025	
Mr. Bart Shifter	Attorney (retired)
Mrs. Nancy Avera	Marketing Consultant
Mr. Mike Staver	CEO/Professional Development Consultant
Mr. David Kennedy	President/CEO Federal Credit Union
Mr. Pat Pavlian	Mortgage Banker/Business Owner
Dr. David Gill	Pastor (retired)
Dr. Sheri Harder	Neuroradiologist
Mrs. Eydie Miskel	Executive Director
Dr. Robert Gates	MD, Surgeon
Dr. Walter Price	Pastor
TERM EXPIRING 2026	
Mrs. Tammy Brown	Executive Director of Branding & Strategy/Director of Women's Ministry
Mr. Brian Chelette	Executive Director
Mr. David Condon	AVP Property Claims - Insurance
Mrs. Margaret Hollis	CA Regional Admissions Counselor – Baylor (retired)
Dr. Stacy Johnson	Senior Pastor
Dr. Phoebe Lambeth	Business Owner (retired)
Dr. Robert Mohn	Dentist
Dr. Brenda Salas-Freeman	Government Service (retired)
Dr. Reggie Thomas	Business Consultant/Executive Coach

TERM EXPIRING 2027

Mr. Daniel Bishop	Pastor
Mr. Wil Byers	Finance
Mr. Josh De La Rosa	Pastor
Dr. Anthony Dockery	Pastor
Mr. Richard Fields	Associate Justice
Mrs. Patricia Schiessel	Education Administrator
Mr. Gary Vick	Business Owner (retired)
Mr. Richard Yu	CPA (retired)

ADMINISTRATION

The President of the University is charged with its administration. Assisting the President in this task are the Provost, the Senior Vice President of Finance and Administration, the Senior Vice President for Enrollment and Student Services, the Vice President for University Advancement, the Vice President and General Counsel, the Vice President for Marketing and Communication, the respective deans of each of the Schools and Colleges and various vice presidents, associate vice presidents, associate provosts and student service department deans. The following short biographies describe the University's executive council.

Ronald L. Ellis, Ph.D., President. Ronald L. Ellis has served as President of the University since 1994. He previously served as Executive Vice President for Campbellsville College in Campbellsville, Kentucky as well as in various administrative positions at Louisiana College and Baylor University and has taught junior high school history. He received his Ph.D. in Higher Education Administration from Texas A&M University, a master's degree in education at Baylor University, and holds a bachelor's degree in education from Houston Baptist University.

Charles D. Sands, Ph.D., M.Ed., Provost and Senior Vice President for Academic Affairs. Charles Sands is currently serving as the Provost and Vice President for Academic Affairs. He previously served as Dean of the College of Allied Health at California Baptist University from 2010 to 2015. Prior to this appointment, he was the Associate Dean at Orlean Bullard Beeson School of Education and Professional Studies at Samford University in Birmingham, Alabama. He also served as Associate Professor in exercise science and sports medicine at Samford University. He received his Ph.D. in Public Health and Master of Arts in Education from the University of Alabama at Birmingham and also holds a BS degree from Samford University, and a Certificate for Management Development from the Graduate School of Education at Harvard University.

Mark Howe, M.B.A., Senior Vice President for Finance and Administration. Mark Howe has served as the University's Vice President for Finance and Administration and Chief Financial Officer since 2001. He is the former vice president of Silicon Space, Inc., in San Diego, California, and has also served this organization as vice president of finance and strategy as well as its chief financial officer. Mr. Howe previously held upper management positions for organizations including USWeb/CKS, Metrix Communications, International Leasing Corporation, and National University in San Diego. He received his M.B.A. and bachelor's degrees from National University.

Kent Dacus, M.S., Senior Vice President for Enrollment and Student Services. Kent Dacus has served as Vice President for Student Services since 1995, and previously served the University in various positions within the student services division, including Director of Admissions. Under his leadership, the student services division provides guidance and direction to the areas of undergraduate and

graduate admissions, campus ministries, campus services, job placement and development, intercollegiate athletics, international students, student orientation, public safety, campus activities, recreational sports, and residence life. Mr. Dacus earned a bachelor's degree in political science and history from the University and a master's degree in education from Chapman University in Orange, California.

Adam A. Burton, Esq., Vice President and General Counsel. Adam Burton came to the University in 2011 and established the Office of the General Counsel which has oversight of legal matters affecting the University. Mr. Burton was admitted to the State Bar of California in 1997. Prior to joining the University, Mr. Burton practiced as an attorney with the firm Gresham Savage Nolan & Tilden, P.C. Prior to joining Gresham Savage Nolan & Tilden, P.C., Mr. Burton served as General Counsel for K&N Engineering, Inc. headquartered in Riverside, California.

Paul J. Eldridge, J.D., Vice President for University Advancement. Paul Eldridge came to the University in January 2017 from Colorado Christian University where he had served as Vice President of Development and Alumni Relations since May 2011. He previously was a senior director of Development and Planned Giving at John Brown University for more than eight years. Prior to his work in development and planned giving, Mr. Eldridge practiced law in Southern California. Mr. Eldridge earned a Bachelor of Science degree from John Brown University, a Master of Arts degree from Simon Green leaf University and a Juris Doctor degree from Trinity Law School.

Angela Meluski, Vice President for Marketing and Communication. Angela Meluski came to the University in July 2022 to serve as the Vice President for Marketing and Communication. To this role, Mrs. Meluski brings more than fifteen years of combined marketing leadership in higher education and award-winning public relations campaign management for local organizations, national brands, and Fortune 500 companies. Preceding her role with California Baptist University, she served as the assistant dean for strategic initiatives and marketing for the Marlan and Rosemary Bourns College of Engineering (BCOE) at the University of California, Riverside. Prior to that, she held successive positions as manager and director of marketing and communications at the engineering college. Mrs. Meluski has also served as an account supervisor at Westbound Communications, a full-service public relations agency with headquarters in Orange County and a satellite office in the City of Riverside. Mrs. Meluski received a Bachelor of Arts in Communication from California State University, Fullerton. Her professional affiliations include the Public Relations Society of America and the Council for Higher Education.

FINANCIAL MATTERS

The following summaries and discussions of financial matters should be read in conjunction with the financial statements of the University, related notes, and the independent auditor's report. The financial statements for the Fiscal Years ended June 30, 2024 and 2023 have been audited by CliftonLarsonAllen LLP, independent certified public accountants.

Accounting Matters

The University has changed the presentation of its statement of activities to reflect changes in net assets from operating activities and nonoperating activities. Operating activities include all educational, academic support, student services and institutional programs, auxiliary services and development. Nonoperating activities consist of investment income related to endowments (donor-restricted and quasi), contributions restricted for capital projects and endowments, and the University matching of endowment gifts.

The University operates on a Fiscal Year ending June 30. The following tables derived from the audited and unaudited financial statements summarize the Statement of Activities for the five Fiscal Years ended June 30, 2020 through 2024 and the Statement of Financial Position for the two Fiscal Years ended June 30, 2023 and 2024. In addition, the following table includes the unaudited budget of the University for its unrestricted activities for the 2024-2025 Fiscal Year.

[Remainder of page intentionally left blank.]

California Baptist University
Statement of Activities, Without Donor Restriction⁽¹⁾

	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>Budget 2024-25</u>
Revenues:						
Net tuition and fees	\$219,126,740	\$214,726,066	\$224,500,450	\$222,418,873	\$227,232,531	\$222,130,841
Sales and service (Auxiliary Enterprises)	18,793,974	10,587,666	20,371,029	21,638,178	23,218,805	21,837,133
Private gifts	488,165	99,973	203,157	344,676	2,235,423	75,000
Grants and contracts	-	-	-	-	-	-
Cooperative program	125,339	118,778	116,528	103,276	105,262	100,000
Investment return	587,893	1,055,900	1,210,842	774,873	2,101,307	1,000,000
Net unrealized gain (loss) on investments	1,999,912	(348,545)	(7,609,972)	282,312	841,124	819,000
Interest income	294,188	71,953	63,357	384,889	2,126,399	2,000,000
Other	5,066,876	3,331,366	7,280,485	10,006,380	10,769,882	1,198,905
Total Revenue	246,483,087	229,643,157	246,135,876	255,953,457	268,630,733	249,160,879
Net assets released from restrictions	8,768,370	19,153,827	25,946,268	18,096,716	9,237,377 ⁽²⁾	7,647,029
Total Revenue and Net Assets Released from Restrictions	255,251,457	248,796,984	272,082,144	274,050,173	277,868,110	256,807,908
Expenses:						
Educational and general activities	208,046,815	206,040,992	228,957,585	236,853,544	244,302,821	227,356,446
Auxiliary expenditures	21,827,729	14,943,835	23,630,657	25,017,940	23,587,694	25,388,937
Development and fundraising expenses	3,202,310	3,120,656	3,225,398	4,106,890	4,814,919	4,062,525
Total Expenses	233,076,854	224,105,483	255,813,640	265,978,374	272,705,434	256,807,908
Other changes in net assets	(1,707,076)	(2,499,336)	(10,668,323)	(3,102,238)	(4,440,293)	-
Increase (Decrease) In Net Assets	20,467,527	22,192,165	5,600,181	4,969,561	722,383	-
Beginning Net Assets	134,670,875	155,138,402	177,330,567	182,930,748	187,900,309	188,622,692
Ending Net Assets	\$155,138,402	\$177,330,567	\$182,930,748	\$187,900,309	\$188,622,692	\$188,622,692

⁽¹⁾ Derived from the University's audited financial statements and current fiscal year's operating budget (which are not audited).

⁽²⁾ Detail on the amount and category of net assets released from restrictions can be found in Note 8 of the University's audited financial statements.

California Baptist University
Statement of Financial Position

	<u>June 30, 2023</u>	<u>June 30, 2024</u>
CURRENT ASSETS:		
Cash and cash equivalents	\$ 75,396,045	\$ 53,709,553
Investments	47,273,888	49,787,257
Accounts receivable – students	9,709,185	9,619,069
Less: Allowance for doubtful accounts	(2,117,471)	(2,077,075)
Accounts receivable – other, net	686,723	919,663
Accounts receivable – related parties	7,030,222	11,315,372
Pledges receivable	588,838	1,197,884
Inventories	972,172	926,278
Prepaid expenses and other assets	5,730,419	3,813,844
Total current assets	<u>145,270,021</u>	<u>129,211,845</u>
LONG-TERM ASSETS:		
Restricted cash and cash equivalents	28,609,474	28,609,474
Pledges receivable, net of current portion	377,912	175,550
Notes receivable	2,600,502	2,731,494
Right of use asset - operating	51,503,291	49,686,008
Right of use asset - financing	646,517	524,226
Total long-term assets	<u>83,737,696</u>	<u>81,726,752</u>
LONG-TERM INVESTMENTS:		
Treasury notes, bills, and other securities	84,985,167	107,947,466
Real estate	5,906,295	5,391,295
Total long-term investments	<u>90,891,462</u>	<u>113,338,761</u>
PROPERTY, PLANT AND EQUIPMENT, at cost:		
Land	35,583,645	35,583,645
Land improvements	42,535,277	42,758,619
Buildings	308,903,548	312,169,827
Building improvements	80,091,001	82,845,689
Leasehold improvements	42,837,201	47,776,476
Equipment and furniture	76,146,258	84,817,869
Vehicles	9,333,241	11,081,229
Construction-in-progress	11,618,397	22,750,396
Accumulated depreciation	(214,997,351)	(238,567,272)
Total property, plant and equipment	<u>392,051,217</u>	<u>401,216,478</u>
Total assets	<u><u>\$ 711,950,396</u></u>	<u><u>\$ 725,493,836</u></u>

[Remainder of page intentionally left blank.]

	<u>June 30, 2023</u>	<u>June 30, 2024</u>
CURRENT LIABILITIES:		
Accounts payable	\$ 7,741,815	\$ 8,338,006
Accrued liabilities	10,635,614	9,363,572
Accrued interest payable	2,343,195	2,528,885
Funds held in custody for others	1,352,637	736,782
Amounts due to related parties	1,272,455	3,426,377
Deposits and deferred revenue	18,860,748	18,486,360
Notes payable	1,492,989	1,566,875
Operating lease liability	3,417,130	3,263,933
Financing lease liability	77,861	80,831
Bonds payable	6,478,858	6,765,080
Total current liabilities	<u>53,673,302</u>	<u>54,556,701</u>
LONG-TERM LIABILITIES:		
Notes payable	17,621,122	16,054,226
Operating lease liability	48,229,547	46,648,508
Financing lease liability	558,610	477,779
Bonds payable	301,127,101	294,134,146
Federal student loan funds	2,598,313	2,605,681
Total long-term liabilities	<u>370,134,693</u>	<u>359,920,340</u>
NET ASSETS:		
Without donor restriction	187,900,309	188,622,692
With donor restriction	100,242,092	122,394,103
Total net assets	<u>288,142,401</u>	<u>311,016,795</u>
Total liabilities and net assets	<u>\$ 711,950,396</u>	<u>\$ 725,493,836</u>

Management's Discussion of Financial Performance

Over the past five years, the University has experienced marked improvement in the overall financial condition of the organization. The University has made substantial investments in new construction, capital acquisitions, and capital improvements of the existing facilities in order to accommodate its growth in student body and resident students.

During the past five years, net tuition revenues have grown 4%, long-term investments have risen 159%, and net assets without donor restriction have increased by 22%. During this same time period, expenses have grown by 17%.

Over the past ten years, the University purchased a significant number of homes and other buildings in order to exercise control over the majority of the real estate located near or adjacent to the existing campus. The University was uncertain whether these properties might be available for purchase in the future and made a strategic choice to incur the additional debt.

The California Statewide Communities Development Authority (California Baptist University) Series 2007A and California Statewide Communities Development Authority (California Baptist University) Series 2007B (together, the "Series 2007 Bonds") refunded the majority of the debt that had been incurred up to that point to reduce interest costs. See the captioned "STUDENT HOUSING" section below.

During the 2009-10 year, the University sold the Royal Rose (renamed as Tower Hall) and Rose Garden Village Apartments (renamed as The Village @ CBU) to Lancer. Some of the proceeds of this sale were used to purchase the land underlying Lancer Plaza from the previous investor. The buildings at Lancer Plaza are now owned by Lancer Plaza, LLC, of which Lancer Educational Housing Corporation is the sole member. Because of a Master Lease with the University, the financial statements of Lancer Plaza, LLC are consolidated into the audited financial statements of the University. The remaining proceeds were spent on the construction of the recreation center at Lancer Plaza.

The University prepared calculations prescribed in the financial covenants associated with the California Statewide Communities Development Authority Revenue Bonds (California Baptist University) Series 2014, Series 2015, Series 2017A and the California Municipal Finance Authority Revenue Bonds (California Baptist University) Series 2016A. The University is in compliance with those covenants as of the end of its last audited Fiscal Year.

As of June 30, 2024, there were no unspent bond proceeds included in the University's Cash and Cash Equivalents.

The enrollment for the fall of 2024 exceeded the budget by 0.8% for traditional students and 8.4% for online education students. As such, the University is projecting to exceed the total tuition and fee revenue budget for the 2024-25 year.

The University has a Contingent Operating Expense Agreement with Lancer. As such, for any expenses that the University incurs on behalf of Lancer, for which Lancer does not have the cash flows to reimburse the University, the University will carry those expenses as a loan until such time that Lancer can repay them. The amount the University may end up carrying is not known at this time.

BUDGET PROCEDURES

The University's annual budget is based on revenue estimates of student tuition and fees, gifts, grants, auxiliary enterprise revenues and other miscellaneous revenues, and on expenditure estimates submitted by the academic, student services, administrative and auxiliary centers of the University. The initial revenue estimates are prepared by the Vice President for Finance and Administration and reviewed by the Executive Council. Requests for expense budgets are submitted to the area vice presidents, who then review those submissions before forwarding to the Executive Council for consideration. Final recommendations are submitted to the Business Affairs Committee of the Board and, upon their acceptance, are presented to the Board at its May meeting for consideration and approval.

Budgetary control is the responsibility of the Vice President for Finance and Administration. Actual performance to budget is monitored on a monthly basis via the use of a fund accounting system designed exclusively for colleges and universities.

INVESTMENT MANAGEMENT

The University's investment assets consist principally of mutual fund investments. From 2019-20 to 2023-24, the University's total investments increased from \$82.9 million to \$163.1 million, an increase of approximately 96.8%.

For many years the University has invested its endowment with the Baptist Foundation of California (“BFC” or the “Foundation”) with 70% of the assets invested in equities, 15% in fixed income and 15% in alternatives. At the end of the Fiscal Year 2023-24 the CBF held 26.2% of the University’s endowment investments.

In October 2014 the University began utilizing the Commonfund in order to diversify investment holdings with assets invested 70% in equities and 30% in fixed income. At the end of the Fiscal Year 2023-24 the Commonfund held 73.6% of the University’s endowment investments with the intention that future endowment additions will primarily be held here. The remaining 0.2% of endowment investments are held with the Texas Baptist Foundation. At the end of the Fiscal Year 2023-2024 the Commonfund also held an additional \$49,787,257 in short-term investments (quasi-endowments).

The Business Affairs Committee of the Board of Trustees functions as the Investment Committee and reviews the investments quarterly. The University’s endowment funds are invested with the objective to preserve the principal value of the funds in both absolute and real terms and to maximize the total rate of return earned by the endowment funds over the long term, without assuming an unreasonable degree of risk.

The primary purpose of the long-term investments is to ensure the long-term continuance of the University’s mission as an educational institution. The management of investment funds is directed toward generating income to provide for current and future needs and maintaining a base that provides inflation-adjusted purchasing power to meet future needs.

Some of the factors which the Trustees consider when managing the University’s investment funds are (1) the trade-off between immediate income needs and maintaining the purchasing power of the funds, (2) the relationship between earnings and incurring a reasonable amount of risk, (3) the expected rate of inflation, and (4) the priority of financial needs of the University.

The Board of Trustees and its Business Affairs Committee are authorized to retain one or more investment counselors. Investment counselors assume the investment management of funds and assets owned or administered by the University. In discharging this authority, the Business Affairs Committee can act in the place and stead of the Board and may receive reports from, pay compensation to, and enter into agreements with such counselors. The Board may also grant exceptions to investment policies when appropriate.

To accomplish the University’s investment objectives, the counselor is authorized to utilize portfolios of equity securities (common stocks and convertible securities), fixed-income securities, short-term (cash) investments and alternatives. As a guide to accomplishing these objectives, the counselor remains within the ranges provided in the following table. These ranges can be modified from time to time by the Business Affairs Committee with approval by the Board. The actual investment targets are set within these limits by the counselor in conjunction with the University’s designated financial officer.

Acceptable Ranges for Investment Per Fund or Category

<u>Investment Funds</u>	<u>Asset Classes</u>			
	<u>Equities</u>	<u>Fixed-Income</u>	<u>Cash/Equivalents</u>	<u>Alternatives</u>
Annuity Reserves	30-60%	35-75%	5-35%	0-20%
Charitable Trusts	30-60%	35-75%	5-35%	0-20%
Endowments	50-80%	15-50%	5-20%	0-20%
Quasi-Endowments	0-100%	0-100%	0-100%	0-100%

The investment policy is reviewed at least every two years by the Business Affairs Committee and is revised as required to recognize current market and economic conditions in general and specifically, the current income needs of the University.

See ATTACHMENT 1 to this document for schedules of the primary endowment investment holdings - “ENDOWMENTS HELD BY THE CALIFORNIA BAPTIST FOUNDATION” and “ENDOWMENTS HELD BY THE COMMONFUND”.

UNIVERSITY’S DEVELOPMENT PROGRAM

The Office of University Advancement raises funds through major gifts, campaigns, events, pledge agreements with friends of the University, Athletics, private foundation grants, state and federal grants, Alumni and membership/donor organizations.

The University’s total philanthropic support from outright cash and stock gifts from 2019-20 to 2023-24 was \$48,872,133. The following table indicates this support for 2019-20 through 2023-24. This summary information reflects actual cash and pledge payments, and does not include new pledges or gifts-in-kind.

Philanthropic Support

<i>Constituent Status</i>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>
Alumni	\$ 199,588	\$ 301,849	\$ 6,655,148	\$ 386,273	\$ 376,990
Parent / Relative	514,340	588,300	654,089	323,533	417,959
Trustee / Former Trustee	68,628	41,323	46,370	79,448	71,913
Faculty / Staff	148,344	192,411	225,888	322,171	77,481
Business / Corp.	1,079,254	1,599,352	3,148,361	2,688,601	1,936,298
Church	207,714	104,305	523,919	129,278	208,625
Foundation	2,852,204	3,232,997	1,375,208	752,404	872,501
Friends	2,324,848	1,054,582	6,523,987	2,725,907	2,733,158
Organization	27,120	185,740	83,458	80,317	170,436
Coop. Program of the CSBC	115,669	118,778	116,528	103,276	105,262
TOTALS	\$7,537,709	\$7,419,637	\$19,352,956	\$7,591,208	\$6,970,623

STUDENT FINANCIAL AID

In 2023-24, approximately 97% of the undergraduate students enrolled at California Baptist University received some form of student financial assistance. Approximately 49% of those students received more than \$13,500 in institutional aid.

During Fiscal Year 2022-23, University students received approximately \$317 million through financial aid programs, including University funded scholarships. Information on available academic scholarships can be found on the University’s website. The approved budget for Fiscal Year 2024-25 includes \$125,170,064 for institutional aid. The following table indicates this assistance for the past five years.

Financial Aid Assistance

	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>
Institutional	\$ 90,854,968	\$102,689,926	\$107,863,298	\$116,318,915	\$122,258,440
Private	1,693,107	1,938,745	1,735,247	2,668,416	3,976,252
Federal	20,537,170	30,903,227	31,949,701	20,940,304	23,074,082
State	26,229,258	23,461,990	24,639,750	23,608,367	23,491,970
Loans	<u>148,887,863</u>	<u>135,703,830</u>	<u>143,596,281</u>	<u>140,287,596</u>	<u>143,909,003</u>
<i>Total</i>	<u>\$288,202,366</u>	<u>\$294,697,718</u>	<u>\$309,784,277</u>	<u>\$303,823,598</u>	<u>\$316,709,746</u>

OUTSTANDING INDEBTEDNESS

As disclosed in the June 30, 2024 audited financial statements, the University has classified the lease of the Lancer Plaza property associated with the \$32,275,000 California Statewide Communities Development Authority Revenue Bonds (Lancer Plaza Project), Series 2013 (the “Lancer Plaza Bonds”) as an operating lease liability of the University. The University chose to consolidate Lancer Plaza, LLC in its entirety on the financial statements of the University.

The University has also consolidated CBU Hemet Street, LLC in its entirety on the financial statements of the University. Included in this consolidation is a \$4,916,968 1st Trust Deed loan with Rabobank on real property obtained by CBU Hemet Street, LLC in September 2014. This loan was refinanced with California Bank & Trust in July 2019. This loan fully amortizes in 15 years and carries a fixed interest rate of 4.363%. The CBU Hemet Street, LLC loan is not a direct liability of the University.

The University acquired a \$15 million loan with California Bank & Trust in June 2019. Over a period of several years, the University had used its current cash to purchase a number of single family homes and to fund capital improvements that were all reflected on the Statement of Financial Position as long-term assets. After review of current assets and liabilities versus long-term assets and liabilities, the administration determined to rebalance these. Therefore, a loan secured by the single family homes was obtained to realign long-term assets with a related long-term liability. This loan fully amortizes in 15 years and carries a fixed interest rate of 4.603%.

The University has one financing lease (formerly considered as a capital lease) entered into for the purpose of purchasing aircraft. This loan has a ten-year term.

As of June 30, 2024, the outstanding principal amount of indebtedness of the University was as follows:

	Financing Lease Liability	Notes Payable	Parity Debt	Total Debt
Financing Lease Liability	\$558,610	-	-	\$ 558,610
Notes Payable	-	13,228,544	-	13,228,544
Series 2014, 2015, 2016 and 2017 Bonds	-	-	\$274,902,574	274,902,574
TOTAL	<u>\$558,610</u>	<u>\$13,228,544</u>	<u>\$274,902,574</u>	<u>\$ 288,689,728</u>

Set forth below is a table summarizing the University's debt service payments with respect to its financing lease liability, notes payable, outstanding parity debt (the Series 2014 Bonds, the Series 2015 Bonds and the Series 2016 Bonds), and Series 2017 Bonds:

FYE	Financing Lease Liability Payments	Notes Payable	Parity Debt (Series 2014, 2015, 2016 and 2017)	TOTAL
2025	\$ 100,399	\$ 2,018,184	\$ 20,578,788	\$ 22,697,371
2026	100,399	2,018,184	20,590,369	22,708,952
2027	100,399	2,018,184	20,589,632	22,708,215
2028	100,399	1,835,028	20,599,003	22,534,430
2029	100,399	1,392,801	20,564,956	22,058,156
2030	100,399	1,392,801	20,570,409	22,063,609
2031	25,100	1,392,801	20,573,765	21,991,666
2032	-	1,392,801	20,573,497	21,966,298
2033	-	1,392,801	20,578,266	21,971,067
2034	-	1,392,801	20,582,054	21,974,855
2035	-	-	20,580,769	20,580,769
2036	-	-	20,592,363	20,592,363
2037	-	-	20,587,447	20,587,447
2038	-	-	20,589,453	20,589,453
2039	-	-	20,601,381	20,601,381
2040	-	-	21,052,788	21,052,788
2041	-	-	21,054,988	21,054,988
2042	-	-	21,062,288	21,062,288
2043	-	-	21,197,803	21,197,803
2044	-	-	21,197,569	21,197,569
2045	-	-	21,199,938	21,199,938
2046	-	-	21,194,975	21,194,975
2047	-	-	21,197,000	21,197,000
	\$ 627,494	\$16,246,386	\$ 477,909,501	\$ 494,783,381

[Remainder of page intentionally left blank.]

DEBT SERVICE REQUIREMENTS FOR THE BONDS AND PARITY BONDS

Set forth below are the debt service requirements for the Bonds and current parity bonds for each Fiscal Year:

Fiscal Year	Series 2017A Bonds		Series 2016A Bonds		Series 2015A Bonds		Series 2014A&B Bonds		Total Aggregate
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Debt Service
2025	3,745,000	3,824,888	1,220,000	3,504,750	215,000	4,114,206	1,170,000	2,784,944	20,578,788
2026	3,880,000	3,691,450	1,270,000	3,454,950	240,000	4,102,831	1,240,000	2,711,138	20,590,369
2027	4,015,000	3,553,288	1,320,000	3,403,150	255,000	4,090,456	1,320,000	2,632,738	20,589,632
2028	4,165,000	3,410,138	1,380,000	3,342,250	270,000	4,077,331	1,405,000	2,549,284	20,599,003
2029	4,305,000	3,229,625	1,445,000	3,271,625	300,000	4,063,081	1,490,000	2,460,625	20,564,956
2030	4,535,000	3,008,625	1,520,000	3,197,500	310,000	4,047,831	1,585,000	2,366,453	20,570,409
2031	4,760,000	2,776,250	1,600,000	3,119,500	335,000	4,031,706	1,685,000	2,266,309	20,573,765
2032	5,000,000	2,532,250	1,680,000	3,037,500	355,000	4,014,013	1,795,000	2,159,734	20,573,497
2033	5,260,000	2,275,750	1,765,000	2,951,375	380,000	3,994,719	1,905,000	2,046,422	20,578,266
2034	5,525,000	2,006,125	1,860,000	2,860,750	405,000	3,974,113	2,025,000	1,926,066	20,582,054
2035	5,800,000	1,723,000	1,955,000	2,765,375	430,000	3,952,194	2,160,000	1,795,200	20,580,769
2036	6,100,000	1,425,500	2,055,000	2,665,125	465,000	3,928,700	2,300,000	1,653,038	20,592,363
2037	6,405,000	1,112,875	2,160,000	2,559,750	495,000	3,903,191	2,450,000	1,501,631	20,587,447
2038	6,725,000	784,625	2,270,000	2,449,000	530,000	3,875,644	2,615,000	1,340,184	20,589,453
2039	7,070,000	439,750	2,385,000	2,332,625	575,000	3,845,947	2,785,000	1,168,059	20,601,381
2040	1,670,000	221,250	2,510,000	2,210,250	6,840,000	3,646,669	2,970,000	984,619	21,052,788
2041	1,750,000	135,750	2,640,000	2,081,500	7,225,000	3,268,672	3,165,000	789,066	21,054,988
2042	1,840,000	46,000	2,775,000	1,946,125	7,640,000	2,864,400	3,370,000	580,763	21,062,288
2043	—	—	2,915,000	1,803,875	10,150,000	2,375,175	3,595,000	358,753	21,197,803
2044	—	—	3,065,000	1,654,375	10,725,000	1,801,113	3,830,000	122,081	21,197,569
2045	—	—	3,225,000	1,497,125	15,395,000	1,082,813	—	—	21,199,938
2046	—	—	7,650,000	1,225,250	11,990,000	329,725	—	—	21,194,975
2047	—	—	20,680,000	517,000	—	—	—	—	21,197,000
Total	\$82,550,000	\$36,197,139	\$71,345,000	\$57,850,725	\$75,525,000	\$75,384,530	\$44,860,000	\$34,197,107	\$477,909,501

FY2024

Total Amount of Parity Debt Outstanding	\$	274,280,000	
MADS on All Outstanding Parity Debt	\$	21,199,938	(in FY2045)

STUDENT HOUSING

Lancer Educational Housing, LLC. Upon closing of the California Statewide Communities Development Authority Revenue Bonds (Lancer Educational Student Housing Project) Series 2007A and California Statewide Communities Development Authority Revenue Bonds (Lancer Educational Student Housing Project) Series 2007B (together, the “Lancer Housing Series 2007 Bonds”), six student housing complexes with approximately 1,166 beds (the “Existing Facilities”) were transferred by the University to Lancer. The University owns and operates one housing complex and single family homes (the “University-Owned Student Housing”). At the time of that transfer, Lancer anticipated constructing or acquiring additional housing. During the first quarter of 2010, upon closing of the California Statewide Communities Development Authority Revenue Bonds Series 2010A and 2010B, Lancer acquired the 121 unit Rose Garden Village and the 94 unit Royal Rose apartment complexes (the “2010 Lancer Project”) from the University which are located adjacent to the University’s campus with a portion of the proceeds of approximately \$14,000,000 in Series 2010A and 2010B revenue bonds issued on its behalf by CSCDA (the “Lancer Housing Series 2010 Bonds”). When the Lancer Housing Series 2016 Bonds were issued, (the Lancer Housing Series 2016 Bonds, together with the Lancer Housing Series 2007 Bonds and the Lancer Housing Series 2010 Bonds, are collectively referred to as the “Lancer Housing Bonds”), Lancer used a portion of the bond proceeds to purchase leasehold interests in: (1) The Point, which was owned by the University; (2) The Colony, a 304-unit, 1,022-bed apartment facility which was owned by Colony Student Housing, LLC, a California limited liability company whose sole member was Lancer Educational Housing Corporation; and (3) College Park Apartments, which was owned by an unrelated third-party (collectively, the “2016 Lancer Project”). With the selling of The Colony, Colony Student Housing, LLC was thereafter dissolved.

With the issuance of the California Statewide Communities Development Authority Revenue Bonds (Lancer Educational Student Housing Project), Series 2019A (the “Lancer Housing Series 2019 Bonds,” and together with the Lancer Housing Series 2016 Bonds, the “Lancer Housing Bonds”), Lancer used the proceeds in part to finance and refinance the acquisition, construction, improvement, renovation, furnishing and equipment of certain housing facilities for students, faculty and staff of the University by Lancer, including related administrative facilities, site improvements, and parking, including but not limited to (1) a student residential complex named Magnolia Crossing comprising approximately 538 beds and related administrative and support facilities, site improvements, and parking constructed, improved and equipped on, or adjacent to, the main campus of the University, the primary address of which is 8432 Magnolia Avenue, Riverside California 92504, and which includes properties located at 3823, 3833 and 3853 Bel Air Street and property with the address 8775 Magnolia Avenue, Riverside, California 92503 (the “Campus”), and (2) other improvements to and equipment of existing housing facilities and related facilities located on or adjacent to the Campus (collectively, the “2019 Lancer Project”). Other improvements to and equipment of existing housing facilities and related facilities located on or adjacent to the Campus included items such as removing balconies, replacing sliding doors with windows, repairing or replacing exterior siding and fascia, repainting the exteriors, re-plumbing, upgrading bathtub/shower surrounds, and making landscape and hardscape improvements, many of which occurred at The Colony apartment complex and Simmons Hall.

The Existing Facilities, the 2010 Lancer Project, the 2016 Lancer Project, and the 2019 Lancer Project collectively are referred to as the “Lancer Housing-Owned Student Housing.” Lancer owns a leasehold interest in the Lancer-Owned Student Housing subject to a ground lease between it and the University (the “Lease”). Revenues derived from the operation of the Lancer Housing-Owned Student Housing, together with a leasehold deed of trust on such Lancer Housing-Owned Student Housing, provide for and secure the payment of the Lancer Housing Bonds.

The Lancer Housing-Owned Student Housing is managed and operated by the University pursuant to the Management Agreement executed and delivered in connection with the Lancer Housing Bonds. Operating expenses are funded by the University with the expectation of being reimbursed pursuant such Management Agreement. Additionally, all students residing in University-Owned Student Housing and the Lancer Housing-Owned Student Housing are subject to the Residential Life Policy. Pursuant to the Contingent Operating Expense Agreement executed, delivered and amended in connection with the Lancer Housing Bonds, the University has agreed to temporarily fund operating expenses related to the Lancer Housing-Owned Student Housing if revenues after funding debt service are insufficient to pay these expenses. The University's obligation under the Contingent Operating Expense agreement will extend until June 1, 2056 irrespective of whether the University is managing the Lancer Housing-Owned Student Housing.

Pursuant to the Lease, Lancer may offer units within the Lancer Housing-Owned Student Housing for lease to any person who is a student of the University, faculty or staff members of the University, any person participating in University educational programs, any visiting lecturer, facilities personnel, or any other person that enhances the educational benefits of students or program participants. To the extent necessary to provide Lancer sufficient revenue to meet the debt service requirements on the Lancer Housing Bonds, the University agrees under the Lease that it will aid in the marketing of the Lancer Housing-Owned Student Housing to its students. The Residence Life office makes Lancer Housing-Owned Student Housing units a priority over non-Lancer Housing-Owned Student Housing units in its planning each year for where to place student residents, and will undertake other efforts as may be practicable that contribute to the Lancer Housing-Owned Student Housing remaining occupied at such a level.

The following is a summary of the student housing options offered at the University's campus:

University-Owned Student Housing

<u>Student Housing</u>	<u>Style</u>	<u># Beds</u>	<u>Occupied by</u>
Cottages	Suite-Style	143	Freshmen
Houses ⁽⁶⁾	Suite-Style		Graduate

Lancer Housing-Owned Student Housing

<u>Student Housing</u>	<u>Style</u>	<u># Beds</u>	<u>Occupied by</u>
Smith Hall	Dorm	155	Male Freshmen
Simmons Hall	Dorm	262	Female Freshmen
Lancer Arms ⁽¹⁾	Apartment	168	Sophomores/Juniors/Seniors
University Place ⁽²⁾	Apartment	250	Sophomores/Juniors/Seniors
Magnolia Hacienda	Apartment	140	Sophomores/Juniors/Seniors
Tower Hall ⁽³⁾	Apartment	270	Freshmen
The Village @ CBU	Apartment	286	Freshmen
The Point ⁽⁴⁾	Apartment	216	Sophomores/Juniors/Seniors
The Colony ⁽⁵⁾	Apartment	1,022	Sophomores/Juniors/Seniors
College Park ⁽⁸⁾	Apartment	60	Graduate
Magnolia Crossing ⁽⁷⁾	Apartment	520	Sophomores/Juniors/Seniors

⁽¹⁾ An additional 99 beds in the North Building of Lancer Arms have been converted to offices for administrative use.

⁽²⁾ An additional 56 beds at the Adams Villas (UP10) building of University Place have been converted for use by the College of Nursing.

(3) Property consists of ninety-three one-bedroom and one two-bedroom apartments which were HUD restricted for affordable senior housing until January 2009 and not used for student housing. The University was converting these units into student housing as the senior citizen residents vacated. Royal Rose was renamed Tower Hall in 2013. All of the senior citizens have vacated and units are now occupied solely by students.

(4) The Point was sold to Lancer by the University in 2016. An additional 26 beds in building A of the Point have been converted to offices for administration use.

(5) The Colony was sold to Lancer by Colony Student Housing, LLC and the University in 2016.

(6) In the fall of 2019 the demand for on-campus housing was more than Lancer had the capacity for. In order to accommodate for the demand, Lancer first added additional beds to its existing facilities where possible, with the intention that the oversubscription of these facilities would be temporary. The University then converted the majority of its houses from faculty/staff use to traditional undergraduate student use. With the opening of Lancer's Magnolia Crossing in the fall of 2020, the University Houses are currently being occupied by traditional graduate students. The number of students housed in non-Lancer facilities will vary year to year as it is dependent upon the need.

(7) Adjacent to the lobby of Magnolia Crossing is a grab-and-go food venue for student residents. The venue is maintained and operated by the University.

(8) In the fall of 2024 College Park was transitioned from traditional undergraduate housing to traditional graduate housing to meet the growing occupancy needs of students. These graduate residents are housed one student per bedroom so the number of beds decreased from 120 to 60.

Occupancy

The University's student housing division is overseen by the Director of Residence Life and Housing Services and consists two departments: (1) the Residence Life office which consists of an Associate Director, Assistant Director/Resident Director, 14 Resident Directors, 117 student Resident Assistants and a secretary; and (2) a Housing Services office which consists of an Associate Director, an Operations Manager, a Services Coordinator and 8 student workers.

The Residence Life office manages the student and relational side of the housing operation, including assigning students to housing units, overseeing student activities within the housing areas, and handling student roommate relations and issues. The Housing Services office manages the physical assets operation, including monitoring the condition of the housing facilities, coordinating with the maintenance department for repairs and upgrades, managing furniture inventory and repair within the units, and assigning keys and card access to the units and perimeter gates.

Revenues are generated from student housing fees for residents housed during the fall, spring and summer semesters. Student occupancy for Fall 2024 was approximately 46% of the University's traditional undergraduate enrollment.

Occupancy rates and detailed occupancy information for both the University and Lancer can be found in the June 30, 2024 Continuing Disclosure Annual Report for Lancer Educational Housing, LLC.

The University prepared the following tables to show historic and current data for the rental rates for students who have resided or currently reside on the University's campus, either in single student housing or in campus apartments:

[Remainder of page intentionally left blank.]

Single Student Housing (by location, per semester)

	2020-21	2021-22	2022-23	2023-24	2024-25
Fall or Spring Semester - Undergraduate					
Tier 1 - Shared Occupancy ⁽¹⁾	\$3,550	\$3,710	\$3,860	\$3,955	\$4,115
Tier 1 - Single Occupancy ⁽¹⁾	\$5,325	\$5,565	\$5,790	\$5,935	\$6,170
Tier 2 - Shared Occupancy ⁽²⁾	\$3,420	\$3,575	\$3,720	\$3,815	\$3,970
Tier 2 - Single Occupancy ⁽²⁾	\$5,130	\$5,360	\$5,580	\$5,720	\$5,950
Tier 3 - Shared Occupancy ⁽³⁾	\$3,355	\$3,505	\$3,645	\$3,735	\$3,885
Tier 3 - Single Occupancy ⁽³⁾	\$5,035	\$5,260	\$5,470	\$5,605	\$5,830
Summer Semester - Undergraduate					
Tier 1 - Shared Occupancy ⁽¹⁾	\$2,665	\$2,785	\$2,895	\$2,965	\$3,085
Tier 1 - Single Occupancy ⁽¹⁾	\$4,000	\$4,180	\$4,345	\$4,455	\$4,635
Tier 2 - Shared Occupancy ⁽²⁾	\$2,565	\$2,680	\$2,785	\$2,855	\$2,970
Tier 2 - Single Occupancy ⁽²⁾	\$3,850	\$4,025	\$4,180	\$4,285	\$4,455
Tier 3 - Shared Occupancy ⁽³⁾	\$2,515	\$2,630	\$2,735	\$2,805	\$2,915
Tier 3 - Single Occupancy ⁽³⁾	\$3,775	\$3,945	\$4,100	\$4,205	\$4,375
Fall, Spring or Summer Semester - Graduate					
Tier 2 - Shared Occupancy ⁽⁴⁾	\$3,135	\$3,275	\$3,410	\$3,595	\$3,955
Tier 2 - Single Occupancy ⁽⁴⁾	\$4,700	\$4,910	\$5,110	\$5,390	\$5,930
Fall or Spring Semester - Resident Assistant					
Tier 1 - Occupancy ⁽⁵⁾	n/a	n/a	n/a	n/a	\$3,500
Tier 2 - Occupancy ⁽⁵⁾	n/a	n/a	n/a	n/a	\$3,500
Tier 3 - Occupancy ⁽⁵⁾	n/a	n/a	n/a	n/a	\$3,500

⁽¹⁾ Tier 1 Facilities: Magnolia Crossing

⁽²⁾ Tier 2 Facilities: College Park, Cottages, Lancer Arms, The Colony, The Point, The Village, Tower Hall, University Houses, University Place

⁽³⁾ Tier 3 Facilities: Simmons Hall, Smith Hall

⁽⁴⁾ Tier 2 Facilities: University Houses

⁽⁵⁾ Prior to 2024-25 Resident Assistants were charged the same rates as traditional undergraduate students

RESIDENTIAL LIFE POLICY

The University seeks to express its educational philosophy in many ways, but especially in and through the residential experiences of its students.

The University generally requires traditional undergraduate, single students less than 21 years of age, or students who receive institutional aid in excess of \$13,500 per academic year, to live on campus. Exceptions are made for those living with parents, a legal guardian(s) or approved relatives, upon verification of residency. In Fall 2024 approximately 99% of the traditional undergraduate students enrolled at the University will receive some form of student financial assistance and approximately 79% of students will receive more than \$13,500 in institutional aid.

Students who are in pursuit of a first undergraduate program are given priority during the housing assignment process.

The University and Lancer provide student housing options on the campus that are desirable and affordable. There are several privately-owned apartment complexes in close proximity to the Campus in which some of the University's students choose to live. However, low vacancies in those apartments make

for a limited possibility of living there. The University desires to have students live on campus as it believes this helps to build a sense of community, helps to build friendships, and improves retention of students. As a result, this housing is sought after by students who come to the University from other countries, other states, and other parts of California. It is also of interest to students whose families live locally.

INSURANCE

The University carries standard industry insurance policies including, but not limited to, real and personal property, general comprehensive liability, educator's legal liability, workers' compensation and employer's liability, as well as international workers' compensation and employer's liability, automobile liability, aircraft and airport liability insurance, umbrella liability, limited professional liability, cyber liability, kidnap and ransom insurance, law enforcement insurance, and athletic insurance.

LITIGATION

The litigation matter disclosed by The University last year remains pending: On June 23, 2020, the University was served with a lawsuit in federal court from a current California Baptist University student alleging that the University committed an unfair business practice when it: (i) canceled in-person classes; (ii) closed campus facilities, and (iii) conducted the final weeks of the spring 2020 semester via remote instruction. The Plaintiff alleges that canceling in-person classes and closing facilities denied students of the full value of their tuition and fees. This lawsuit arose from following the mid-March 2020 issuance by Governor Gavin Newsom of a stay at home order due to the emergence of the COVID-19 virus. This order mandated that all business activity in the state cease except for those sectors of the economy deemed critical by the state. In compliance, schools such as California Baptist University were obligated to cease in-person instruction and were encouraged to send residential students home, but were permitted to complete the semester instruction via remote instruction. On March 12, 2020, the University announced that in-person instruction was suspended, extended spring break an extra week, and would complete instruction for the semester via remote instruction. The plaintiff's lawsuit is just one of many such suits filed across the country against institutions which were mandated to transition from in-person to remote instruction in order to complete classes in compliance with government orders. Although California Baptist University believes that it is able to enter into the Loan Agreement and carry out its obligations thereunder even if an unfavorable decision were rendered, the University believes it is prudent to disclose this pending litigation at this time.

Except for the foregoing matter, the University is not aware of any litigation pending or threatened wherein an unfavorable decision would adversely affect its ability to enter into the Loan Agreement and carry out its obligations thereunder or would have a material adverse impact on the financial condition of the University.

ATTACHMENT 1

ENDOWMENTS HELD BY THE CALIFORNIA BAPTIST FOUNDATION

California Baptist University						
Endowments held by the California Baptist Foundation						
Summary of Activity by Fiscal Year						
FY 2019/2020						
	Beginning FMV	Additions	Investment Return	Distributions	% Return	Ending FMV
9/30/2019	18,314,540.91	29,718.84	78,110.24	-	0.43%	18,422,369.99
12/31/2019	18,422,369.99	7,000.00	1,052,025.15	-	5.71%	19,481,395.14
3/31/2020	19,481,395.14	25,386.96	(3,215,066.28)	-	-16.50%	16,291,715.82
6/30/2020	16,291,715.82	44,715.51	2,152,605.26	(211.65)	13.21%	18,488,824.94
	Annual Totals	106,821.31	67,674.37	(211.65)	0.37%	
FY 2020/2021						
	Beginning FMV	Additions	Investment Return	Distributions	% Return	Ending FMV
9/30/2020	18,488,824.94	3,387.73	944,738.39	-	5.11%	19,436,951.06
12/31/2020	19,436,951.06	281,894.65	2,256,170.05	(640,423.85)	11.61%	21,334,591.91
3/31/2021	21,334,591.91	30,675.09	802,130.39	-	3.76%	22,167,397.39
6/30/2021	22,167,397.39	29,622.43	1,216,891.31	(215.82)	5.49%	23,413,695.31
	Annual Totals	345,579.90	5,219,930.14	(640,639.67)	28.23%	
FY 2021/2022						
	Beginning FMV	Additions	Investment Return	Distributions	% Return	Ending FMV
9/30/2021	23,413,695.31	48,352.84	(237,693.51)	-	-1.02%	23,224,354.64
12/31/2021	23,224,354.64	14,977.20	1,136,485.94	(682,286.75)	4.89%	23,693,531.03
3/31/2022	23,693,531.03	5,447.03	(1,197,310.74)	-	-5.05%	22,501,667.32
6/30/2022	22,501,667.32	97,940.78	(2,519,445.52)	(229.30)	-11.20%	20,079,933.28
	Annual Totals	166,717.85	(2,817,963.83)	(682,516.05)	-12.04%	
FY 2022/2023						
	Beginning FMV	Additions	Investment Return	Distributions	% Return	Ending FMV
9/30/2022	20,079,933.28	77,675.00	(930,999.35)	-	-4.64%	19,226,608.93
12/31/2022	19,226,608.93	50,527.37	1,408,432.75	(749,028.28)	7.33%	19,936,540.77
3/31/2023	19,936,540.77	51,786.66	785,814.28	-	3.94%	20,774,141.71
6/30/2023	20,774,141.71	7,286.39	1,067,398.31	(232.76)	5.14%	21,848,593.65
	Annual Totals	187,275.42	2,330,645.99	(749,261.04)	11.61%	
FY 2023/2024						
	Beginning FMV	Additions	Investment Return	Distributions	% Return	Ending FMV
9/30/2023	21,848,593.65	67,052.95	(200,505.17)	(783,910.96)	-0.92%	20,931,230.47
12/31/2023	20,931,230.47	111,600.00	1,725,796.66	-	8.25%	22,768,627.13
3/31/2024	22,768,627.13	3,228,836.05	1,807,395.46	(79,433.94)	7.94%	27,725,424.70
6/30/2024	27,725,424.70	208,703.87	394,072.31	(3,143.61)	1.42%	28,325,057.27
	Annual Totals	3,616,192.87	3,726,759.26	(866,488.51)	17.06%	

ENDOWMENTS HELD BY THE COMMONFUND

California Baptist University						
Endowments held by the Commonfund						
Summary of Activity by Fiscal Year						
FY 2019/2020						
	Beginning FMV	Additions	Investment Return	Distributions	% Return	Ending FMV
9/30/2019	46,474,736.48	370,522.85	818,931.30	(404,017.37)	1.76%	47,260,173.26
12/31/2019	47,260,173.26	9,201,004.21	1,336,538.32	(205,990.14)	2.83%	57,591,725.65
3/31/2020	57,591,725.65	1,215,745.27	(3,867,571.92)	(23,823.39)	-6.72%	54,916,075.61
6/30/2020	54,916,075.61	4,485,441.57	4,712,006.00	(49,256.92)	8.58%	64,064,266.26
	Annual Totals	6,511,189.01	2,999,903.70	(683,087.82)	6.45%	
FY 2020/2021						
	Beginning FMV	Additions	Investment Return	Distributions	% Return	Ending FMV
9/30/2020	64,064,266.26	918,367.43	2,049,681.57	(117,854.06)	3.20%	66,914,461.20
12/31/2020	66,914,461.20	607,291.65	2,759,350.78	(883,601.21)	4.12%	69,397,502.42
3/31/2021	69,397,502.42	1,725,283.99	(279,038.58)	(37,568.07)	-0.40%	70,806,179.76
6/30/2021	70,806,179.76	6,844,660.16	2,792,781.40	(153,808.20)	3.94%	80,289,813.12
	Annual Totals	10,095,603.23	7,322,775.17	(1,192,831.54)	11.43%	
FY 2021/2022						
	Beginning FMV	Additions	Investment Return	Distributions	% Return	Ending FMV
9/30/2021	80,289,813.12	3,625,892.59	(9,752.95)	(2,670,995.66)	-0.01%	81,234,957.10
12/31/2021	81,234,957.10	26,713,653.94	2,402,719.83	(427,443.54)	2.96%	109,923,887.33
3/31/2022	109,923,887.33	12,816,083.89	(5,919,318.81)	(9,036,633.73)	-5.38%	107,784,018.68
6/30/2022	107,784,018.68	2,134,052.42	(11,086,830.11)	(143,288.95)	-10.29%	98,687,952.04
	Annual Totals	45,289,682.84	(14,613,182.04)	(12,278,361.88)	-18.20%	
FY 2022/2023						
	Beginning FMV	Additions	Investment Return	Distributions	% Return	Ending FMV
9/30/2022	96,687,952.04	2,627,195.14	(5,140,175.65)	(3,981,712.16)	-5.21%	92,193,259.37
12/31/2022	92,193,259.37	767,565.12	4,556,436.66	(35,221.25)	4.94%	97,482,039.90
3/31/2023	97,482,039.90	2,692,278.81	4,844,158.66	(35,237.34)	4.97%	104,983,240.03
6/30/2023	104,983,240.03	1,734,762.25	3,585,607.08	(126,086.76)	3.42%	110,177,522.60
	Annual Totals	7,821,801.32	7,846,026.75	(4,178,257.51)	7.95%	
FY 2023/2024						
	Beginning FMV	Additions	Investment Return	Distributions	% Return	Ending FMV
9/30/2023	110,177,522.60	4,266,551.54	(3,355,856.87)	(4,098,444.87)	-3.05%	106,989,772.40
12/31/2023	106,989,772.40	647,521.61	9,415,000.24	(2,976.33)	8.80%	117,049,317.92
3/31/2024	117,049,317.92	2,119,428.37	5,863,446.09	-	5.01%	125,032,192.38
6/30/2024	125,032,192.38	2,501,072.51	1,632,861.48	-	1.31%	129,166,126.37
	Annual Totals	9,534,574.03	13,555,450.94	(4,101,421.20)	12.30%	

ATTACHMENT 2

DEBT COVENANT COMPLIANCE

Liquidity Ratio:	Section 5.13	<u>2024</u>
Current Assets		\$ 133,563,004
Plus:		
Unrestricted Long-Term Investments		-
Minus:		
Current Liabilities		(59,496,294)
Total Assets Available for Debt Service		<u>74,066,710</u>
Parity Debt:		
Bonds Payable		<u>274,902,574</u>
Total		<u>274,902,574</u>
Ratio Result		0.27
Ratio Requirement		0.15 to 1.0
		PASS

Net Revenues Test:	Section 5.23	<u>2024</u>
Net Revenues:		
Gross Revenues - without donor restriction (includes net assets released from restrictions. See Note 4)		277,630,441
Unrealized (Gain)/Loss on Investments		(841,124)
Total Expenses		(272,908,195)
Gain/(Loss) from ownership in Subsidiary		(279,753)
Reclassifications		(4,411,013)
Add Depreciation (non cash)		23,721,935
Less Depreciation for Lancer Plaza		(637,038)
Less Depreciation for Hemet Street		(357,704)
Add Amortization (non cash)		434,923
Less Amortization for Lancer Plaza		(47,430)
Less Amortization for Hemet Street		-
Add Total Bond Debt Service (Interest Only)		<u>14,590,105</u>
Total Net Revenues		<u>36,895,147</u>
Total Debt Service (bond debt service plus outstanding parity debt)		20,690,105
Result >= %110		178%
		PASS

Additional Debt Test**Section 5.14**

	2024
Total Revenues per GAAP financial statements (see Note 2 & 4)	295,371,439
Total Maximum Annual Debt Service (see Note 3)	22,708,952
Result <= %11	7.69%
	PASS

Notes:

1. These covenant calculations have been updated to exclude amounts relating to Lancer Plaza LLC and Hemet Street, LLC since these are separate entities and their debt is neither an obligation of or recourse to the University.
2. Includes Revenue without Donor Restriction and Revenue with Donor Restriction for CBU.
3. Includes bonds, parity and recourse debt service payments. Short-term equipment loans and leases are considered to be non-countable, and are excluded from the calculation. The University has several loans taken out to acquire properties outside of the main campus that were previously interpreted to be non-recourse loans. Following a more thorough analysis of the loan documents, we have determined that they were not structured in such a way as to meet the technical requirements for "Nonrecourse Debt" under the University's outstanding bond indentures. The Additional Debt Test has been updated to reflect those recourse loans.
4. The University's presentation of its statement of activities reflects changes in net assets from operating activities and nonoperating activities. Operating revenue includes all educational and institutional programs, auxiliary services and development. Nonoperating revenue for FY23/24 consist of income related to endowments (donor-restricted and quasi) and capital projects.

	Without Donor <u>Restrictions</u>	With Donor <u>Restrictions</u>	<u>Total</u>
Total Operating Revenue:			
Operating revenue	265,479,913	6,407,250	271,887,163
Net assets released from restriction - operating	9,237,017	(9,237,017)	-
Total Non-Operating Revenue:			
Investment income on endowments	2,101,307	4,864,249	6,965,556
Net appreciation on endowments	841,124	9,784,623	10,625,747
Contributions - capital giving and endowments	-	5,922,253	5,922,253
Gain/(Loss) on disposal of assets	(29,280)	-	(29,280)
Net assets released from restriction - nonoperating	360	(360)	-
Total Revenue	277,630,441	17,740,998	295,371,439



CliftonLarsonAllen LLP
CLAconnect.com

Board of Trustees
California Baptist University
8432 Magnolia Avenue
Riverside, California 92504

Re:

CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY REVENUE BONDS
(CALIFORNIA BAPTIST UNIVERSITY), SERIES 2014 A & B, and SERIES 2017 A

and

CALIFORNIA MUNICIPAL FINANCE AUTHORITY REVENUE BONDS (CALIFORNIA BAPTIST
UNIVERSITY), SERIES 2015 A and SERIES 2016 A (together, the "Bonds")

We have audited, in accordance with generally accepted auditing standards, the financial statements of California Baptist University as of June 30, 2024, and for the year then ended, and have issued our report thereon dated September 20, 2024.

In connection with our audit, nothing came to our attention that would lead us to believe that an Event of Default had occurred. In addition, we found that the University was in compliance at June 30, 2024 with the Liquidity Covenant, Additional Debt, and Net Revenue Test as outlined in Section 5.13, 5.14 and 5.21, respectively in the California Statewide Communities Development Authority Revenue Bonds (California Baptist University) Series 2014 A, Series 2014 B, and Series 2017 A Loan Agreements and the California Municipal Finance Authority Revenue Bonds (California Baptist University) Series 2015 A, and Series 2016A. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the University's noncompliance with the above-referenced terms, covenants, provisions, or conditions of the Indenture, insofar as they relate to accounting matters.

This report is intended solely for the information and use of the Board of Trustees, the Finance Committee, and the management of California Baptist University, the California Statewide Communities Development Authority, the California Municipal Finance Authority, and for the University to disclose pursuant to the Continuing Disclosure Agreement it has entered into in connection with the Bonds.

CliftonLarsonAllen LLP

Glendora, California
September 20, 2024