

*ANNUAL FINANCIAL REPORT*

of

**TEXAS SOUTHERN UNIVERSITY**  
(An Agency of State of Texas)

**For the Year Ended  
August 31, 2019**

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# TEXAS SOUTHERN UNIVERSITY

(An Agency of the State of Texas)

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For the Year Ended August 31, 2019

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# **INTRODUCTORY SECTION**

# TEXAS SOUTHERN UNIVERSITY

3100 CLEBURNE| HOUSTON, TEXAS 77004| 713-313.1179



Dr. Austin A. Lane  
President

November 11, 2019

Texas Southern University is proud to share positive news about the fiscal health of our institution. The Annual Financial Report (AFR) for Fiscal Year 2019 delivers a complete overview of the University's financial status and operations as of August 31, 2019. Texas Southern University is mandated by law to provide a full accounting of the income received in order to invest in the educational future of our students.

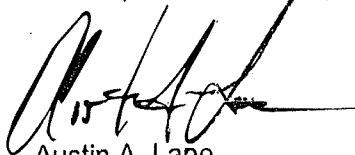
The University has maintained a transparent financial process to ensure that there is a full and open accounting of all funds from the state and federal government, public and private corporations and foundations, and individual donors. The 2019 Financial Report is the primary publication to provide such accountability to elected officials and taxpayers.

Texas Southern, now in its 92nd year of existence, has experienced strong growth as a special-purpose, metropolitan institution of higher education. TSU serves a diverse student population, welcoming students from across the United States and close to 50 countries around the globe, positioning itself as a destination university for young scholars eager to obtain an affordable education. Our 'Communiversities' model provides a holistic approach that leads to a stronger on-time graduation rate, providing career-ready graduates at the bachelor, master, doctoral and professional levels in a variety of disciplines, including aviation, civil and electrical engineering, maritime transportation, pharmacy, communication, law, and arts and sciences.

Our educational partnerships with Houston Community College and the San Jacinto and Lone Star College systems have created a seamless transition for students from two-year colleges onto a direct path of obtaining a four-year degree. Texas Southern's Summer of Success program has registered a fourth year of providing conditional-admittance high school graduates with a specialized curriculum to meet university admission requirements. The 2019 cohort welcomed close to 200 students for the five-week program that featured a rigorous course load and intrusive advising to introduce them to a collegiate environment and increase their academic confidence. This has led to better prepared and more engaged first-time freshmen entering the University. This past spring, TSU fared well with the formula funding model in the 86th Legislative Session, in addition to other funding priorities that were addressed.

This institution is a critical educational resource, producing pilots, engineers, pharmacists, doctors, artists, researchers, corporate executives, lawyers, judges, and educators in every conceivable arena. Our graduates are vibrant contributors to an ever-changing society, with many becoming recognized agents of change in their respective fields.

Texas Southern University stands tall in the pride of its history and faces the future with resolve. The 2019 Annual Financial Report will reflect the success of our mission in the preceding year. We are, and will remain, the strength of our great state and revered nation.

A handwritten signature in black ink, appearing to read 'Austin A. Lane', with a long horizontal flourish extending to the right.

Austin A. Lane  
President

TEXAS SOUTHERN UNIVERSITY

3100 CLEBURNE STREET • HOUSTON, TEXAS 77004

713-313-7011



VICE PRESIDENT  
DIVISION OF ADMINISTRATION & FINANCE  
OFFICE: 713-313-7302; FAX: 713-313-7070

November 11, 2019

We are pleased to submit the Annual Financial Report for Texas Southern University (TSU) for the fiscal year ended August 31, 2019. Although TSU, as an agency of the State of Texas, is not required to have this report independently audited, we continue to do so as a demonstration that TSU is fulfilling its fiduciary responsibilities for the finances of the institution.

We have received a clean, unmodified opinion from the independent certified public accounting firm of Whitley Penn, L.L.P. serving as a critical measure in the goal of the Board of Regents and administration to ensure excellence in stewardship, accountability, and financial stability. The administration of TSU is responsible for establishing and maintaining internal controls designed to ensure that the assets of the university are protected from loss, theft, or misuse. Management also ensures that adequate accounting processes are in place to provide for the preparation of financial statements in conformity with governmental accounting standards.

The preparation of this report was accomplished with the dedicated services of the staff within the accounting department and the cooperation of other departments within Business Affairs. We would like to express our appreciation to all those within the Division of Administration and Finance, Internal Audit, Human Resources & Payroll, and others who contributed to and assisted in the preparation of this report. Recognition must also be given to the Board of Regents of Texas Southern University for their assistance and support in planning and conducting the financial operations of TSU in a responsible and professional manner, and to the State of Texas for the continued support of the University.

Sincerely,

Kenneth R. Huewitt, CPA, CIA  
Vice President for Administration & Finance/CFO

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# TEXAS SOUTHERN UNIVERSITY

(An Agency of the State of Texas)

## BOARD OF REGENTS

August 31, 2019

### Officers

Honorable Hasan K. Mack, Chairman  
Honorable Wesley G. Terrell, Vice Chair  
Honorable Marilyn A. Rose, 2<sup>nd</sup> Vice Chair  
Honorable Ronald J. Price, Secretary

### Members

Honorable Derrick M. Mitchell	Houston
Honorable Wesley G. Terrell, Vice Chair	Dallas
Honorable Marilyn A. Rose, 2 <sup>nd</sup> Vice Chair	Houston
Terms Expire February 1, 2021	

Honorable Hasan K. Mack, Chairman	Austin
Honorable Ronald J. Price, Secretary	Mesquite
Honorable Marc C. Carter	Houston
Terms Expire February 1, 2023	

Honorable Pamela A. Medina	Houston
Honorable Albert H. Myres	Houston
Honorable Jay S. Zeidman	Houston
Terms Expire February 1, 2025	

Honorable Ashley P. Johnson, Student Regent	Kansas City, MO
Term Expires May 31, 2020	

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# TEXAS SOUTHERN UNIVERSITY

(An Agency of the State of Texas)  
*UNIVERSITY ADMINISTRATION*

August 31, 2019

## University Administration

Dr. Austin A. Lane	President
Heidi Smith	Chief of Staff
Wendell Williams	Special Assistant to the President
Kenneth R. Huewitt, CPA, CIA	Chief Financial Officer/VP of Administration and Finance
Dr. Kendall Harris	Provost/VP for Academic Affairs and Research
Kevin Granger	VP of Intercollegiate Athletics
Hao Le	General Counsel
Dr. Teresa McKinney	VP for Student Services
Melinda Spaulding	VP of University Advancement

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**TEXAS SOUTHERN UNIVERSITY**  
**(An Agency of the State of Texas)**  
***FISCAL ADMINISTRATION***  
**August 31, 2019**

**Fiscal Administration**

Christina Ordóñez-Campos, CPA	Controller
Charla Parker-Thompson, CIA, CISA	Chief Audit Executive
Alfred Norris	Associate Vice President
Gregory L. Williams	Executive Director of Procurement Services
Lavonda Horn	Director of General Accounting

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## **FINANCIAL SECTION**

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## INDEPENDENT AUDITORS' REPORT

To the Board of Regents  
Texas Southern University

### Report on the Financial Statements

We have audited the accompanying financial statements of Texas Southern University, an agency of the State of Texas as of and for the year ended August 31, 2019, and the related notes to the financial statements, as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

## **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of Texas Southern University, an Agency of the State of Texas, as of August 31, 2019, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Emphasis of Matter**

As discussed in Note 1, the financial statements of Texas Southern University, an Agency of the State of Texas, are intended to present the financial position, the changes in financial position, and, where applicable, cash flows of only that portion of Texas Southern University that is attributable to the transactions of Texas Southern University. They do not purport to, and do not present fairly the financial position of the State of Texas as of August 31, 2019, the changes in its financial position, or, where applicable, its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 23 through 30, required pension system information on pages 81 through 82, and other post-employment benefit information on pages 83 through 84 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of the financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Texas Southern University's basic financial statements. The supplementary information, as listed in the table of contents, is presented for purposes of additional analysis and are not a required part of the basic financial statements. The supplementary information, as listed in the table of contents, is the responsibility of management and was derived from and related directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States

of America. In our opinion, the supplementary information, as listed in the table of contents, is fairly stated, in all material respects, in relation to the financial statements as a whole.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated November 13, 2019 on our consideration of Texas Southern University's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards*, in considering Texas Southern University's internal control over financial reporting and compliance.

Whitley Penn LLP

Houston, Texas  
November 13, 2019

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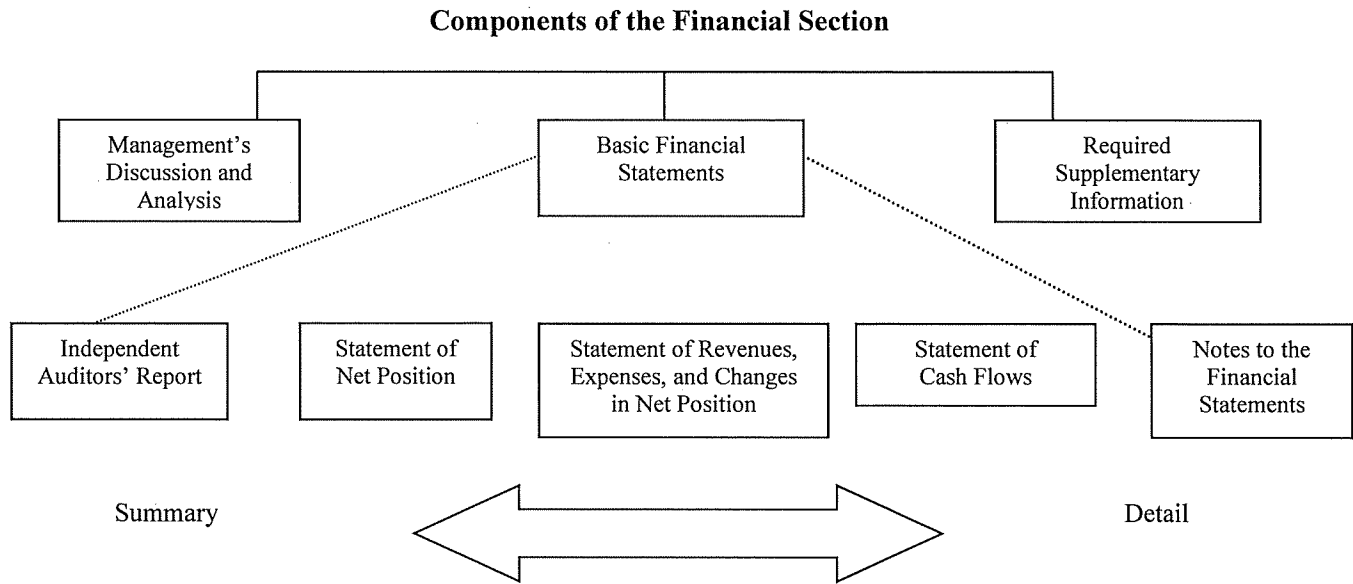
**MANAGEMENT'S DISCUSSION**  
**AND ANALYSIS**

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**TEXAS SOUTHERN UNIVERSITY**  
 (An Agency of the State of Texas)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)**  
 For the Year Ended August 31, 2019

The purpose of the Management's Discussion and Analysis (MD&A) is to give the readers an objective and easily readable analysis of the annual financial activities of Texas Southern University (TSU). The analysis is based on currently known facts, decisions, or economic conditions. It presents short and long-term analysis of TSU's activities, compares current year results with those of the prior year, and discusses the positive and negative aspects of that comparison. Please read the MD&A in conjunction with the transmittal letter at the front of this report and TSU's financial statements, which follow this section.

**THE STRUCTURE OF OUR ANNUAL REPORT**



TSU's basic financial statements include statement of net position; statement of revenues, expenses, and changes in net position; statement of cash flows; and notes to the financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statement themselves.

**Basic Financial Statements**

The basic financial statements report information for TSU as a whole. These statements include transactions and balances relating to all assets, including infrastructure capital assets. These statements are designed to provide information about cost of services, operating results, and financial position of TSU as an economic entity. The statement of net position and the statement of revenues, expenses, and changes in net position, which appear first in the financial statements, report information on TSU's activities that enable the reader to understand the financial condition of TSU. These statements are prepared using the *accrual basis of accounting*, which is similar to the accounting used by most private sector companies. All of the current year's revenues and expenses are taken into account even if cash has not yet changed hands.

**TEXAS SOUTHERN UNIVERSITY**  
(An Agency of the State of Texas)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued**  
For the Year Ended August 31, 2019

The statement of net position presents information on all of TSU's assets and deferred outflows of resources that exceed liabilities and deferred inflows of resources. The difference between these categories is reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of TSU is improving or deteriorating. Other nonfinancial factors, such as TSU's customer base and the condition of TSU's infrastructure, need to be considered to assess the overall health of TSU.

The statement of revenues, expenses, and changes in net position presents information showing how TSU's net position changed during the most recent year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows – the accrual method.

The statement of cash flows presents information about TSU's cash receipts and cash payments during the reporting period. The statement reports cash receipts, cash payments, and net changes in cash resulting from operations, investing, and financing activities and provides answers to such questions as where did cash come from, what was cash used for, and what was the change in cash balances during the reporting period.

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements.

The basic financial statements can be found after the MD&A within this report.

**FINANCIAL ANALYSIS OF TSU**

As noted earlier, net position may serve over time as a useful indicator of TSU's financial position. Assets and deferred outflows of resources exceed liabilities and deferred inflows of resources by \$200,915,376.63 as of August 31, 2019. The largest portion of TSU's net position (64 percent) reflects its investments in capital assets (e.g., land, buildings and improvements, equipment, construction in progress, and infrastructure), less any debt used to acquire those assets that is still outstanding. TSU uses these capital assets to provide services to students; consequently, these assets are not available for future spending. Although TSU's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the assets themselves cannot be used to liquidate these liabilities.



**TEXAS SOUTHERN UNIVERSITY**  
 (An Agency of the State of Texas)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued**  
 For the Year Ended August 31, 2019

**Condensed Statement of Net Position**

The following table reflects the condensed Statement of Net Position:

**CONDENSED STATEMENT OF NET POSITION**

	<u>2019</u>	<u>2018</u>
Current and other assets	\$ 162,212,395.14	\$ 183,992,265.97
Non-current Restricted assets	73,564,044.78	73,618,951.06
Capital assets, net	<u>299,495,836.13</u>	<u>274,376,053.00</u>
<b>Total Assets</b>	<u>535,272,276.05</u>	<u>531,987,270.03</u>
<b>Deferred Outflows of Resources</b>	<u>95,985,284.71</u>	<u>10,117,921.72</u>
Current liabilities	119,255,897.16	118,035,821.30
Noncurrent liabilities	<u>282,076,980.97</u>	<u>212,216,726.22</u>
<b>Total Liabilities</b>	<u>401,332,878.13</u>	<u>330,252,547.52</u>
<b>Deferred Inflows of Resources</b>	<u>29,009,306.00</u>	<u>5,048,320.00</u>
Net investment in capital assets	129,320,485.55	119,126,075.74
Restricted for:		
Debt service	856,655.88	833,898.93
Other	61,615,508.59	63,149,336.50
Unrestricted	<u>9,122,726.61</u>	<u>23,695,013.06</u>
<b>Total Net Position</b>	<u>\$ 200,915,376.63</u>	<u>\$ 206,804,324.23</u>

Unrestricted net surplus decreased by \$14,572,286.45 from \$23,695,013.06 to \$9,122,726.61 at year end. Unrestricted net position represents amounts that can be used to finance day-to-day operations without constraints established by debt covenants and enabling legislation. The majority of the decrease can be attributed to changes in the ERS actuarial assumptions related to GASB 75 Other Post-Employment Benefits (OPEB).

**TEXAS SOUTHERN UNIVERSITY**  
 (An Agency of the State of Texas)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued**  
 For the Year Ended August 31, 2019

**Statement of Revenues, Expenses, and Changes in Net Position**

	2019	2018
<b>OPERATING REVENUES</b>		
Tuition and Fees - Pledged	\$ 107,977,661.03	\$ 113,330,977.06
Discount on Tuition and Fees	(38,869,738.35)	(33,242,663.46)
Auxiliary Enterprises -Pledged	17,734,425.55	17,075,215.39
Other Sales of Goods and Services - Pledged	99,519.95	135,111.72
Federal Revenue	19,374,525.34	20,005,822.35
Federal Pass-Through Revenue	847,691.89	364,410.19
State Revenue	982,178.04	758,076.08
State Pass-Through Revenue	9,210,004.52	8,217,385.01
Other Contracts and Grants - Pledged	463,426.62	1,292,020.09
Other Operating Revenue	6,869,601.02	6,370,004.21
<b>Total Operating Revenues</b>	124,689,295.61	134,306,358.64
<b>OPERATING EXPENSES</b>		
Salaries and Wages	97,082,405.66	92,983,608.92
Payroll Related Costs	42,433,767.63	18,159,524.80
Professional Fees and Services	10,992,817.13	9,036,088.46
Travel	3,815,911.12	3,122,437.49
Materials and Supplies	9,353,649.82	9,295,787.83
Communication and Utilities	6,967,530.37	7,107,617.64
Repairs and Maintenance	7,826,474.10	8,806,472.69
Rentals and Leases	1,636,198.87	1,818,688.58
Printing and Reproductions	522,384.95	502,595.25
Bad Debt Expense	-	3,046,217.66
Scholarships	22,449,873.48	20,785,451.88
Other Operating Expenses	8,863,128.26	9,650,745.41
Depreciation and Amortization	19,810,066.47	19,267,981.98
<b>Total Operating Expenses</b>	231,754,207.86	203,583,218.59
<b>Operating (Loss)</b>	\$ (107,064,912.25)	\$ (69,276,859.95)

**TEXAS SOUTHERN UNIVERSITY**  
 (An Agency of the State of Texas)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued**  
 For the Year Ended August 31, 2019

**Statement of Revenues, Expenses, and Changes in Net Position (Continued)**

	2019	2018
<b>NONOPERATING REVENUES (EXPENSES)</b>		
Legislative Revenue	\$ 55,474,393.00	\$ 55,516,210.00
Additional Appropriations	11,022,839.74	11,373,752.46
Gifts	1,402,983.35	3,496,454.10
Federal Revenue Nonoperating	31,447,950.64	25,348,224.39
Interest Income	5,340,420.84	4,714,990.73
Investing Activities Expenses	(498,242.10)	(341,616.96)
Interest Expense and Fiscal Charges	(6,704,598.30)	(6,735,487.03)
Net Increase (Decrease) Fair Value	(1,595,086.72)	6,560,182.97
Other Nonoperating Revenue/Expense	(300,128.66)	619,531.90
<b>Total Nonoperating Revenues (Expenses)</b>	<b>95,590,531.79</b>	<b>100,552,242.56</b>
<b>Income (Loss) Before Other Revenues, Expenses, and Transfers</b>	<b>(11,474,380.46)</b>	<b>31,275,382.61</b>
<b>OTHER REVENUES, EXPENSES, AND TRANSFERS</b>		
Capital Appropriations (HEAF)	11,659,843.00	11,659,843.00
Contributions to Permanent and Term Endowments	448,891.92	126,459.10
Lapses	(636,407.55)	(1,467,110.74)
Legislative Transfer In	137,960.00	150,131.00
Transfer In	414,339.68	94,483.36
Transfer Out	(399,167.19)	(88,882.32)
<b>Total Other Revenues, Expenses, and Transfers</b>	<b>11,625,459.86</b>	<b>10,474,923.40</b>
<b>Change in Net Position</b>	<b>151,079.40</b>	<b>41,750,306.01</b>
<b>Restatement, Note 14</b>	<b>(6,040,027.00)</b>	<b>(105,328.00)</b>
<b>Beginning Net Position</b>	<b>206,804,324.23</b>	<b>165,159,346.22</b>
<b>Ending Net Position</b>	<b>\$ 200,915,376.63</b>	<b>\$ 206,804,324.23</b>

For the year ended August 31, 2019, total revenue was \$242,038,917.78. This represents a decrease in total revenues by \$11,927,703.87 or (5 percent) which can be attributed to changes in student enrollment. The total net position decreased by \$5,888,947.60 (3 percent). The primary decrease in net position can be attributed to changes in the ERS actuarial assumptions related to GASB 75 Other Post-Employment Benefits (OPEB).

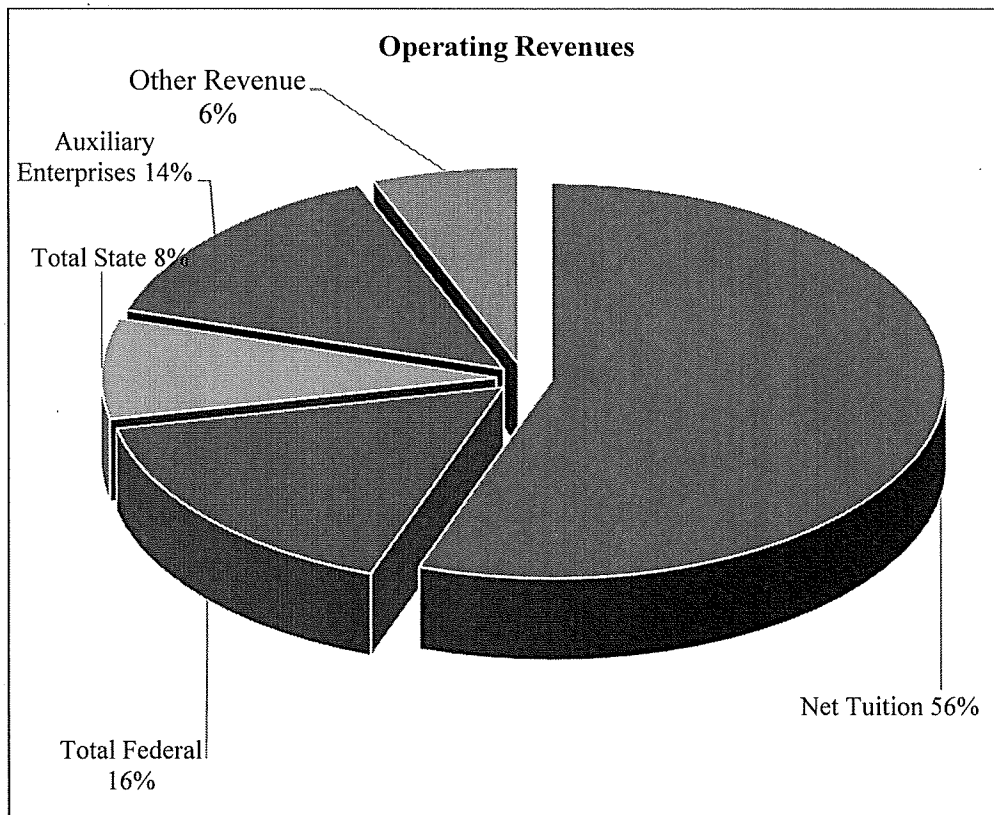
**TEXAS SOUTHERN UNIVERSITY**  
 (An Agency of the State of Texas)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued**  
 For the Year Ended August 31, 2019

Expenses totaled \$241,887,838.38 for the year ended August 31, 2019. This represents an increase of \$29,671,522.74 (14 percent) from last year. The majority of this increase can be attributed to changes in the ERS actuarial assumptions related to GASB 75 Other Post-Employment Benefits (OPEB).

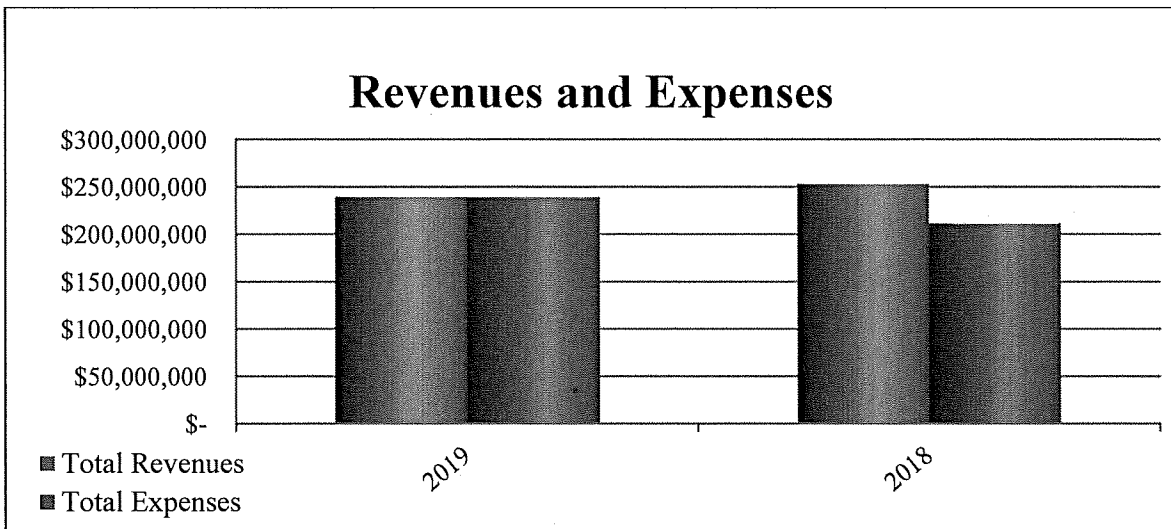
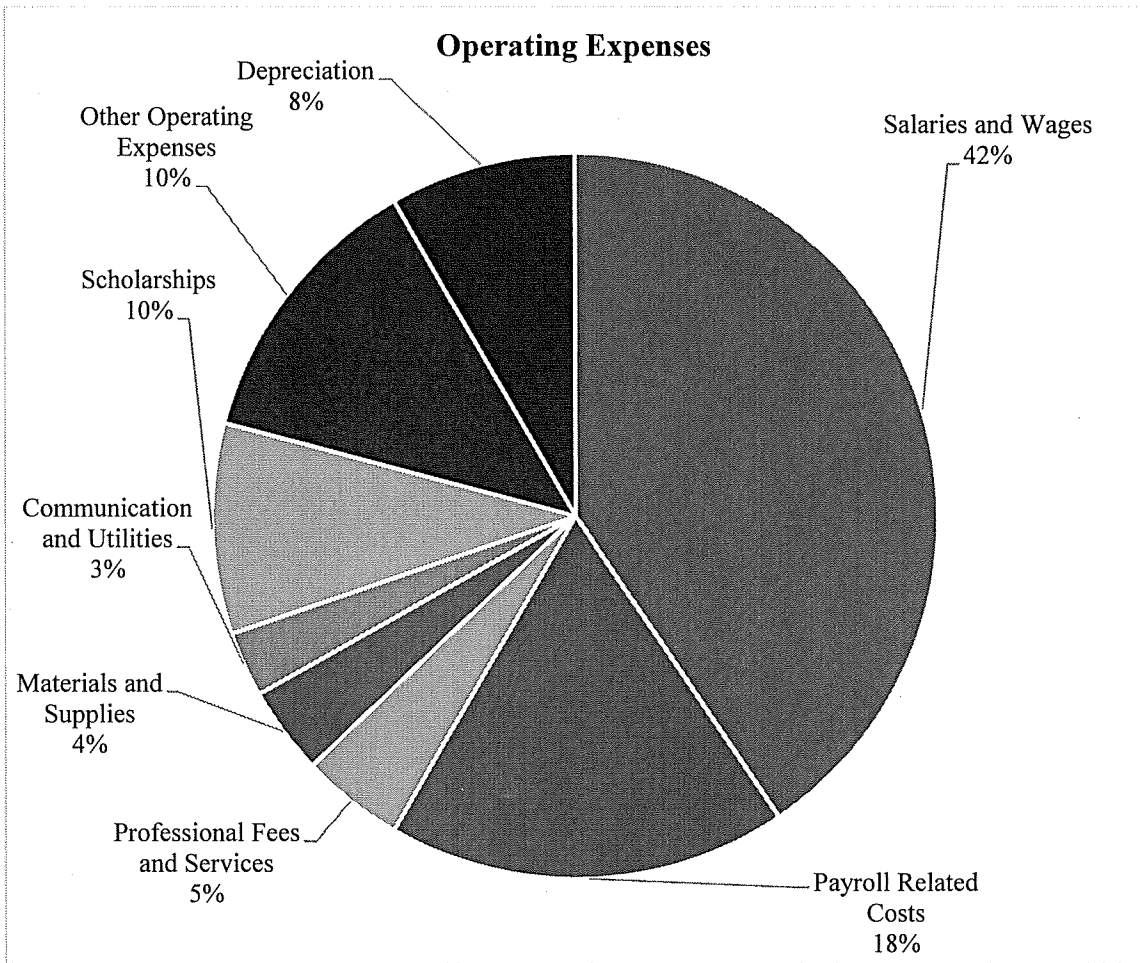
Key elements to these changes are as follows:

- Operating revenues decreased by \$9,617,063.03 (7 percent) primarily due to decrease in tuition and fees and an increase in discount on tuition fees.
- Non-operating revenues decreased by \$2,940,758.98 (3 percent) primarily due to decrease in fair market value of investments.
- Operating expenses less depreciation increased by \$27,628,904.78 (15 percent) as a result of an increase in salaries and wages and payroll related costs due to GASB 75 OPEB.
- Non-operating expenses increased by \$1,170,533.47 (14 percent) due to the decrease in fair market value of investments.
- Depreciation expense increased by \$542,084.49 (3 percent) due to the equipment purchases and bringing the new Learning Center building into service.

Graphic presentations of selected data from the summary tables follow to assist in the analysis of TSU's activities.



**TEXAS SOUTHERN UNIVERSITY**  
 (An Agency of the State of Texas)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued**  
 For the Year Ended August 31, 2019



**TEXAS SOUTHERN UNIVERSITY**  
(An Agency of the State of Texas)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued**  
For the Year Ended August 31, 2019

**CAPITAL ASSETS**

At year end, TSU had invested \$299,495,836.13 in a variety of capital assets and infrastructure (net of accumulated depreciation). This represents a net increase of \$25,119,783.13.

Major capital asset events during the current year include the following:

- Building improvements completed at a cost of \$58,969,354.19.
- Various equipment and other capital assets at a total of \$4,713,692.02.
- Construction of a new library/learning center is complete as of August 31, 2019, total spent to date \$52,401,933.87 of overall project budget \$60 million approved by the Board of Regents in FY16.

More detailed information about TSU's capital assets is presented in note 2 to the financial statements.

**LONG-TERM DEBT**

TSU's revenue bonds carry the rating of "Baa3" with Moody's Investors Service. At year end, TSU had \$97,959,258.05 in revenue bonds outstanding versus \$107,441,446.57 last year. Also, at year end, TSU had \$91,859,747.85 in capital loan notes payable to the Department of Education.

More detailed information about TSU's long-term liabilities is presented in note 5 to the financial statements.

**ECONOMIC FACTORS**

TSU's expense increased in fiscal year 2019 due to changes in the ERS actuarial assumptions related to GASB 75 Other Post-Employment Benefits (OPEB).

**CONTACTING TSU'S FINANCIAL MANAGEMENT**

This financial report is designed to provide our students, alumni, citizens, taxpayers, and creditors with a general overview of TSU's finances and to show TSU's accountability for the money it received. If you have questions about this report or need additional financial information, contact the Texas Southern University Business Affairs Department, 3100 Cleburne Street, Houston, Texas 77004.

# **BASIC FINANCIAL STATEMENTS**

# TEXAS SOUTHERN UNIVERSITY

(An Agency of the State of Texas)

## STATEMENT OF NET POSITION

August 31, 2019

ASSETS	<u>Total</u>
<b>Current Assets</b>	
Cash and Cash Equivalents	
Cash on Hand	\$ 3,980.00
Cash in Bank	53,853,696.27
Cash in Transit/Reimburse from Treasury	439,808.96
Cash in State Treasury	23,183,641.95
Restricted:	
Cash in Bank-Restricted	79.88
Cash Equivalent	21,412,746.24
Short-Term Investments	13,622,622.02
Legislative Appropriations	19,476,221.09
Receivables:	
Federal	3,553,133.72
Other Intergovernmental	4,805,330.63
Accounts, Net	20,425,160.93
Other	663,853.64
Due From Other Agencies	324,275.13
Consumable Inventories	447,844.68
<b>Total Current Assets</b>	<b><u>162,212,395.14</u></b>
<b>Non-Current Assets</b>	
Restricted:	
Investments	58,037,739.95
Loans and Contracts	515,183.47
Prepaid Cost	15,011,121.36
<b>Total Non-Current Restricted Assets</b>	<b><u>73,564,044.78</u></b>
Capital Assets:	
Land	17,355,199.60
Construction in Progress	-
Historical Treasures and Works of Art	2,829,312.50
<b>Total Non-Depreciable or Non-Amortizable</b>	<b><u>20,184,512.10</u></b>
Capital Assets Depreciable:	
Buildings and Building Improvements	532,859,222.59
Infrastructure	7,096,483.95
Equipment	37,162,965.86
Library Books	31,980,447.96
Less: Accumulated Depreciation	(329,787,796.33)
<b>Total Depreciable or Amortizable, Net</b>	<b><u>279,311,324.03</u></b>
<b>Total Non-Current Assets</b>	<b><u>373,059,880.91</u></b>
<b>TOTAL ASSETS</b>	<b><u>535,272,276.05</u></b>
<b>Deferred Outflows</b>	
Deferred Outflows of Resources-Pension	21,214,173.72
Deferred Outflows of Resources-OPEB	74,475,544.00
Deferred Outflows of Resources-ARO	295,566.99
<b>Total Deferred Outflows</b>	<b><u>\$ 95,985,284.71</u></b>

See Notes to Financial Statements.



# TEXAS SOUTHERN UNIVERSITY

(An Agency of the State of Texas)

## STATEMENT OF NET POSITION

August 31, 2019

<b>LIABILITIES</b>	<b>Total</b>
<b>Current Liabilities</b>	
Accounts Payable	\$ 16,598,326.09
Payroll Payable	8,025,834.44
Due to Other Agencies	33,818.54
Interest Payable	1,468,620.85
Escheat Payable	464,778.27
Unearned Revenues	59,681,771.10
Student Refunds Payable	358,890.81
Other Payables	13,643,043.73
Net OPEB Liability Current	958,238.00
Capital Lease Obligation Current	125,757.12
Notes and Loans Current Payable	4,987,139.13
Revenue Bonds Current Payable, Net	9,917,540.72
Employees' Compensable Leave	2,992,138.36
<b>Total Current Liabilities</b>	<b>119,255,897.16</b>
<b>Non-Current Liabilities</b>	
Net Pension Liability	39,735,872.00
Net OPEB Liability	64,184,521.00
Capital Lease Obligation	118,082.05
Notes and Loans Payable	86,872,608.72
Revenue Bonds Payable, Net	88,041,717.33
Employees' Compensable Leave	3,124,179.87
<b>Total Non-Current Liabilities</b>	<b>282,076,980.97</b>
<b>TOTAL LIABILITIES</b>	<b>401,332,878.13</b>
<b>Deferred Inflows</b>	
Deferred Inflows of Resources-Pension	3,794,882.00
Deferred Inflows of Resources-OPEB	25,214,424.00
<b>Total Deferred Inflows</b>	<b>29,009,306.00</b>
<b>NET POSITION</b>	
Net Investment in Capital Assets	129,320,485.55
Restricted For:	
Debt Retirement	856,655.88
Other Restricted	3,218,097.17
Funds Held as Permanent Investments:	
Endowments	58,397,411.42
Unrestricted	9,122,726.61
<b>TOTAL NET POSITION</b>	<b>\$ 200,915,376.63</b>

See Notes to Financial Statements.

**TEXAS SOUTHERN UNIVERSITY**  
 (An Agency of the State of Texas)  
**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**  
 For the Year Ended August 31, 2019

	<b>2019</b>
<b>OPERATING REVENUES</b>	
Tuition and Fees-Pledged	\$ 107,977,661.03
Discount on Tuition and Fees	(38,869,738.35)
Auxiliary Enterprises-Pledged	17,734,425.55
Other Sales of Goods and Services-Pledged	99,519.95
Federal Revenue	19,374,525.34
Federal Pass-Through Revenue	847,691.89
State Revenue	982,178.04
State Pass-Through Revenue	9,210,004.52
Other Contracts and Grants-Pledged	463,426.62
Other Operating Revenue	6,869,601.02
<b>Total Operating Revenues</b>	<b>124,689,295.61</b>
<b>OPERATING EXPENSES</b>	
Salaries and Wages	97,082,405.66
Payroll Related Costs	42,433,767.63
Professional Fees and Services	10,992,817.13
Travel	3,815,911.12
Materials and Supplies	9,353,649.82
Communication and Utilities	6,967,530.37
Repairs and Maintenance	7,826,474.10
Rental and Leases	1,636,198.87
Printing and Reproduction	522,384.95
Scholarships	22,449,873.48
Other Operating Expenses	8,863,128.26
Depreciation and Amortization	19,810,066.47
<b>Total Operating Expenses</b>	<b>231,754,207.86</b>
<b>Operating Income (Loss)</b>	<b>\$ (107,064,912.25)</b>

See Notes to Financial Statements.

# TEXAS SOUTHERN UNIVERSITY

(An Agency of the State of Texas)

## STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

For the Year Ended August 31, 2019

	<u>2019</u>
<b>NON-OPERATING REVENUES (EXPENSES)</b>	
Legislative Revenue	\$ 55,474,393.00
Additional Appropriation	11,022,839.74
Gifts	1,402,983.35
Federal Revenue Nonoperating	31,447,950.64
Interest Income	5,340,420.84
Investing Activities Expenses	(498,242.10)
Interest Expense and Fiscal Charges	(6,704,598.30)
Net Increase (Decrease) Fair Value	(1,595,086.72)
Other Nonoperating Revenue/Expense	(300,128.66)
<b>Total Non-Operating Revenues(Expenses)</b>	<u><b>95,590,531.79</b></u>
<b>Income (Loss) Before other Revenues, Expenses, Gains/Losses and Transfers</b>	<u><b>(11,474,380.46)</b></u>
<b>OTHER REVENUES, EXPENSES, GAINS, AND TRANSFERS</b>	
Capital Appropriations (HEAF)	11,659,843.00
Additions to Permanent and Term Endowments	448,891.92
Lapses	(636,407.55)
Legislative Transfer-In	137,960.00
Transfer-In	414,339.68
Transfer-Out	(399,167.19)
<b>Total Other Revenues, Expenses, Gain/Losses and Transfers</b>	<u><b>11,625,459.86</b></u>
<b>Change in Net Position</b>	<u><b>151,079.40</b></u>
<b>Beginning Net Position</b>	<u><b>206,804,324.23</b></u>
<b>Restatement, Note 14</b>	<u><b>(6,040,027.00)</b></u>
<b>Ending Net Position</b>	<u><u><b>\$ 200,915,376.63</b></u></u>

See Notes to Financial Statements.

# TEXAS SOUTHERN UNIVERSITY

(An Agency of the State of Texas)

## STATEMENT OF CASH FLOWS

For the Year Ended August 31, 2019

<u>Cash Flows from Operating Activities</u>	<u>2019</u>
Proceeds from tuition and fees	\$ 75,362,286.20
Proceeds from research grants and contracts	21,504,001.55
Proceeds from state grants and contracts	9,998,486.02
Proceeds from auxiliary enterprises	17,734,425.55
Proceeds from other revenues	7,110,436.16
Proceeds from a Defined Benefits Pension Plan	20,849,745.00
Proceeds from a Defined Benefits OPEB Plan	65,052,527.00
Payments to suppliers for goods and services	(63,720,470.82)
Payments to employees for salaries and wages	(93,965,054.18)
Payments for employee related costs	(104,347,869.16)
Payments for other expenses	(9,305,537.22)
<b>Net Cash Provided (Used) by Operating Activities</b>	<b>(53,727,023.90)</b>
<u>Cash Flows from Noncapital Financing Activities</u>	
Proceeds from state appropriations	69,425,983.58
Proceeds from gifts	1,851,875.27
Proceeds from grants receipts	32,333,377.50
<b>Net Cash Provided (Used) by Noncapital Financing Activities</b>	<b>103,611,236.35</b>
<u>Cash Flows from Capital and Related Financing Activities</u>	
Proceeds from debt issuance	37,271.36
Payments for additions to capital assets	(44,929,849.60)
Payments of principal on debt issuance	(13,589,337.41)
Payments of interest on debt issuance	(7,739,653.49)
<b>Net Cash Provided (Used) by Capital and Related Financing Activities</b>	<b>(66,221,569.14)</b>
<u>Cash Flows from Investing Activities</u>	
(Purchase) Sale of investments, net	19,348,925.29
Proceeds from interest and investment income	4,842,178.74
Proceeds from principal payments on loans	5,848.00
<b>Net Cash Provided (Used) by Investing Activities</b>	<b>24,196,952.03</b>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	<b>7,859,595.34</b>
Beginning cash and cash equivalents	91,034,357.96
<b>Ending Cash and Cash Equivalents</b>	<b>\$ 98,893,953.30</b>
Unrestricted cash and cash equivalents	77,481,127.18
Restricted cash and cash equivalents	21,412,826.12
<b>Ending Cash and Cash Equivalents</b>	<b>\$ 98,893,953.30</b>

See Notes to Financial Statements.

# TEXAS SOUTHERN UNIVERSITY

(An Agency of the State of Texas)

## STATEMENT OF CASH FLOWS (Continued)

For the Year Ended August 31, 2019

	<u>2019</u>
<b>Reconciliation of Operating (Loss) to Net Cash (Used) by Operating Activities</b>	
Operating gain (loss)	\$ (107,064,912.25)
Adjustments to reconcile operating (loss) to net cash (used) by operating activities:	
Depreciation and amortization	19,810,066.47
Pension Expense	4,872,990.00
OPEB Expense	<u>15,796,377.00</u>
Operating (Loss) and Cash Flow Categories Classification Differences	(66,585,478.78)
 <b>Changes in Operating Assets and Liabilities:</b>	
<b>(Increase) Decrease in:</b>	
Accounts receivable, net	10,096,747.70
Due from other funds	1,281,784.32
Inventories	10,249.74
Prepaid expenses	(1,299,923.31)
Other assets	(322,111.43)
Deferred outflows of resources	(85,867,362.99)
Accounts payable	187,332.37
Salaries payable	3,081,674.99
Unearned revenue	(4,315,025.90)
Compensated absences liability	35,676.49
Define benefit pensions	15,976,755.00
Defined benefit OPEB	49,256,150.00
Deferred inflows of resources	23,960,986.00
Due to state	(7,724.54)
Escheat payable	(353,213.09)
Student refunds payable	278,945.18
Other current liabilities	857,514.35
 <b>Net Cash (Used) by Operating Activities</b>	 <u><u>\$ (53,727,023.90)</u></u>

See Notes to Financial Statements.

Non-Cash Transactions Net Change in Fair Value of Investments \$ (1,595,086.72)

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# 717 - TEXAS SOUTHERN UNIVERSITY

(An Agency of the State of Texas)  
**NOTES TO FINANCIAL STATEMENTS**  
For the Year Ended August 31, 2019

## NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Texas Southern University (TSU), reported as a business-type activity in the State of Texas' Comprehensive Annual Financial Report, have been prepared in conformity with generally accepted accounting principles (GAAP) for local governmental units and with State statutes. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

TSU's annual financial report is prepared to satisfy both the requirements of GAAP and the Texas Comptroller of Public Accounts' (the "Comptroller") requirements as specified in the Comptroller's *Reporting Requirements for Annual Financial Reports of State Agencies and Universities*. The Comptroller specifies, among other items, account captions, note organization, and does not allow the rounding of financial statement amounts to whole dollars.

The most significant accounting and reporting policies of TSU are described in the following notes to the financial statements:

### A. Reporting Entity

TSU is an agency of the State of Texas (the "State"). No component units have been identified which should be presented within TSU's report.

### B. General Background

TSU serves the State by providing education, research, and extension work in the fields of the arts, business, education, law, pharmacy, public affairs, science, and technology. TSU is located within the heart of Houston, Texas. It is home to an increasing diverse population of students with more than 80 undergraduate, graduate and professional degree programs.

### C. Financial Statement Presentation

In fiscal year 2019, TSU implemented accounting standard GASB Statement No. 83, *Certain Asset Retirement Obligations*. The primary objective of this statement is to address the accounting and financial reporting for certain asset retirement obligations (ARO). An ARO is a legally enforceable liability associated with the retirement of a tangible capital asset. A government that has legal obligations to perform future asset retirement activities related to its tangible capital assets should recognize a liability based on the guidance in this Statement.

These financial statements include implementation of (GASB) Statement No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for Public Colleges and Universities*. Requirements of the statement include the following:

- A Management's Discussion and Analysis (MD&A) section providing an analysis of TSU's overall financial position and results of operations.
- Financial statements prepared using full accrual accounting for all of TSU's activities.

Statement No. 34 established standards for external financial reporting for all public colleges and universities, which includes a statement of net position, a statement of revenues, expenses, and changes in net position, and a statement of cash flows. It requires the classification of net position into three components – net investment in capital assets; restricted; and unrestricted.

# 717 - TEXAS SOUTHERN UNIVERSITY

(An Agency of the State of Texas)

## NOTES TO FINANCIAL STATEMENTS, Continued

For the Year Ended August 31, 2019

These classifications are defined as follows:

- **Net investment in capital assets** - This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- **Restricted** - This component of net position consists of constraints placed on net position use through external constraints imposed by creditors (such as through debt covenants), grantors, contributors, laws, regulations of other governments or constraints imposed by law through constitutional legislation.
- **Unrestricted** - This component of net position consists of net position that does not meet the definition of “restricted” or “net investment in capital assets.”

### D. Measurement Focus and Basis of Accounting

For financial reporting purposes, TSU is considered a special-purpose government engaged only in business-type activities. Business-type activities are those that are financed in whole or in part by fees charged to external parties for goods or services. Accordingly, TSU’s financial statements have been presented using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis, revenues are recognized when earned and expenses are recorded when an obligation has been incurred.

### E. Budgets and Budgetary Accounting

The budget is prepared biennially and represents appropriations authorized by the legislature and approved by the Governor (the General Appropriation Act). Unencumbered appropriations are generally subject to lapse 60 days after the end of the fiscal year for which they were appropriated.

### F. Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position

#### 1. Cash and Cash Equivalents

TSU’s cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

#### 2. Balance in State Appropriations

This item represents the balance of general revenue funds at August 31, 2019 as calculated in the Texas Comptroller’s General Revenue Reconciliation.

#### 3. Current Receivables – Other

Other receivables include year-end accruals. All receivables are shown net of an allowance for uncollectible accounts.



# 717 - TEXAS SOUTHERN UNIVERSITY

(An Agency of the State of Texas)

## NOTES TO FINANCIAL STATEMENTS, Continued

For the Year Ended August 31, 2019

### Investments

In accordance with GASB Statement No. 31, *Accounting and Reporting for Certain Investments and External Investment Pools*, TSU reports all investments at fair value. Changes in unrealized gain (loss) on the carrying value of the investments are reported as a component of investment income in the statement of revenues, expenses, and changes in net position.

### 4. Restricted Assets

Restricted assets include monies or other resources restricted by legal or contractual requirements, including those related to sponsored programs, donors, bond covenants, and loan agreements.

### 5. Inventories and Prepaid Costs

Inventories are valued at cost, utilizing the first-in and first-out method. The consumption method of accounting is used, meaning these items are expensed when the items are consumed. Certain payments to vendors made in advance of the scheduled due date have been recorded as prepaid costs.

### 6. Capital Assets

Capital assets are defined by the State as follows:

<u>Class of Asset</u>	<u>Threshold</u>
Land and Land Improvements	Capitalize all
Buildings and Building Improvements	\$100,000
Facilities and Other Improvements	\$100,000
Infrastructure-Depreciable	\$500,000
Infrastructure-Non-Depreciable	Capitalize all
Furniture and Equipment/Vehicles	\$5,000
Library Books (collections)	Capitalize all
Works of Art/Historical Treasures	Capitalize all
Leasehold Improvements	\$100,000
Internally Generated Computer Software	\$1,000,000
Other Computer Software	\$100,000
Land Use Rights – Permanent	Capitalize all
Land Use Right – Term	\$100,000
Other Intangible Capital Assets	\$100,000
Construction in Progress	Capitalize all

These assets are capitalized at cost. Donated capital assets, donated works of art, historical treasures and similar items acquired subsequent to fiscal year 2015, are recorded at acquisition value at the date of donation (marketplace value). Major outlays for capital assets and improvements are capitalized as projects are constructed. Depreciation is reported on all exhaustible assets. Inexhaustible assets such as works of art and historical treasures are not depreciated.

# 717 - TEXAS SOUTHERN UNIVERSITY

(An Agency of the State of Texas)

## NOTES TO FINANCIAL STATEMENTS, Continued

For the Year Ended August 31, 2019

Assets are depreciated or amortized over the estimated useful life of the asset using the straight-line method over the following estimated useful years:

<u>Asset Description</u>	<u>Estimated Useful Life</u>
Buildings and improvements	15 to 50 years
Machinery and equipment	3 to 10 years
Infrastructure	30 to 50 years
Computer software	5 to 6 years
Land use rights	10 years
Capital leases	5 years

### 8. Accounts Payable

Accounts payable represents the liability for the value of assets or services received at the balance sheet date for which payment is pending.

### 9. Compensated Absences

Employees' compensable leave balances represent the liability that becomes "due" upon the occurrence of relevant events such as resignations, retirements, and uses of leave balances by covered employees. Liabilities are reported separately as either current or noncurrent in the statement of net position. These obligations are normally paid from the same funding source from which each employee's salary or wage compensation was paid.

### 10. Bonds Payable – General Obligation Bonds

General obligation bonds are reported as short-term liabilities (current for amounts due within one year) and long-term liabilities (noncurrent for amounts due thereafter) in the statement of net position. The bonds are reported at par, net of unamortized premiums, discounts and gains (losses) on bond refunding activities, if applicable.

### 11. Bonds Payable – Revenue Bonds

Revenue bonds are reported as short-term liabilities (current for amounts due within one year) and long-term liabilities (noncurrent for amounts due thereafter in the statement of net position). The bonds are reported at par, net of unamortized premiums, discounts and gains (losses) on bond refunding activities, if applicable.

### 12. Net Position, Deferred Outflows/Inflows of Resources

Net position is the difference between assets plus deferred outflows of resources and liabilities plus deferred inflows of resources.

Deferred outflow of resources is a consumption of an entity's net assets (a decrease in assets in excess of any related decrease in liabilities or an increase in liabilities in excess of any related increase in assets) by the entity that is applicable to a future reporting period.

# 717 - TEXAS SOUTHERN UNIVERSITY

(An Agency of the State of Texas)

## NOTES TO FINANCIAL STATEMENTS, Continued

For the Year Ended August 31, 2019

The University has two items that qualify for reporting in this category:

- Deferred outflows of resources for pension – Reported in the statement of net position, this deferred outflow results from pension plan contributions made after the measurement date of the net pension liability and the results of 1) differences between projected and actual earnings on pension plan investments; 2) changes in actuarial assumptions; 3) differences between expected and actual actuarial experiences and 4) changes in the proportional share of pension liabilities. The deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the next fiscal year. The deferred outflows resulting from differences between projected and actual earnings on pension plan investments will be amortized over a closed five year period. The remaining pension related deferred outflows will be amortized over the expected remaining service lives of all employees (active and inactive employees) that are provided with pensions through the pension plan.

- Deferred outflows of resources for post-employment benefits – Reported in the statement of net position, this deferred outflow results from OPEB plan contribution made after the measurement date of the net OPEB liability and the results of 1) differences between projected and actual earnings on OPEB plan investments and 2) changes in the University's proportional share of OPEB liabilities. The deferred outflows of resources related to post-employment benefits resulting from the University's contributions subsequent to the measurement date will be recognized as a reduction of the net post-employment benefit liability in the next fiscal year. The deferred outflows resulting from differences between projected and actual earnings on OPEB plan investments will be amortized over a closed five year period. The remaining deferred outflows will be amortized over the expected remaining service lives of the employees (active and inactive employees) that are provided with post-employment benefits through the post-employment benefit plan.

A deferred inflow of resources is an acquisition of an entity's net position (an increase in assets in excess of any related increase in liabilities or a decrease in liabilities in excess of any related decrease in assets) by the entity that is applicable to a future reporting period. The University has three items that qualify for reporting in this category:

- Deferred inflows of resources for pension – Reported in the statement of net position, these deferred inflows result primarily from 1) changes in actuarial assumptions; 2) differences between expected and actual actuarial experiences and 3) changes in the proportional share of pension liabilities. These pension related deferred inflows will be amortized over the expected remaining service lives of all employees (active and inactive employees) that are provided with pensions through the pension plan.

- Deferred inflows of resources for post-employment benefits – Reported in the statement of net position, these deferred inflows primarily from 1) changes in actuarial assumptions and 2) differences between expected and actual actuarial experiences. These post-employment related deferred inflows will be amortized over the expected remaining service lives of all employees (active and inactive employees) that are provided with post-employment benefits through the post-employment benefit plan.

- Deferred outflows of resources for asset retirement obligations – Reported in the statement of net position, this deferred outflow results from laws and regulations requiring specific action to retire certain tangible capital assets, such as decommissioning radioactive equipment at end of the useful life. The statement establishes a criteria for recognition of a liability and deferred outflow of resources. The University has three items that qualify for reporting in this category.

# **717 - TEXAS SOUTHERN UNIVERSITY**

(An Agency of the State of Texas)

## **NOTES TO FINANCIAL STATEMENTS, Continued**

For the Year Ended August 31, 2019

### **13. Other Post-Employment Benefits (OPEB)**

The fiduciary net position of the Employees Retirement System of Texas (ERS) State Retiree Health Plan (SRHP) has been determined using the flow of economic resources measurement focus and full accrual basis of accounting. This includes, for purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to other post-employment benefits; OPEB expense; and information about assets, liabilities and additions to/deductions from SRHP's fiduciary net position. Benefit payments are recognized when due and are payable in accordance with the benefit terms.

### **14. Pensions**

The University participates in the Teacher Retirement System of Texas (TRS) pension plan, a multiple employer cost-sharing-defined benefit pension plan with a special funding situation. The fiduciary net position of TRS has been determined using the flow of economic resources measurement focus and full accrual basis of accounting. This includes, for purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, and information about assets, liabilities and additions to/deductions from TRS's fiduciary net position. Benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with benefit terms. Investments are reported at fair value.

### **G. Estimates**

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

### **H. Operating versus Non-operating Revenues**

TSU categorizes revenues as operating versus non-operating following the Comptroller's guidelines. Generally, all revenues are considered operating revenue unless they are non-exchange transactions, such as State appropriations, gifts, or investment related earnings.

### **I. Restricted versus Unrestricted Resources**

Expenses incurred by TSU for items that could be applied to restricted or unrestricted sources are first applied to unrestricted sources, unless such items were specifically budgeted for use from a restricted source.

### **J. Economic Dependency**

TSU relies extensively on State appropriations as well as resources from grantor agencies to support its operations.

# 717 - TEXAS SOUTHERN UNIVERSITY

(An Agency of the State of Texas)

## NOTES TO FINANCIAL STATEMENTS, Continued

For the Year Ended August 31, 2019

### NOTE 2: CAPITAL ASSETS

During fiscal year 2019, TSU collected \$1,113,191.59 in insurance recoveries that are reported in the financial statements as settlements and claims. A summary of changes in capital assets for the year ended August 31, 2019 is as follows:

	Balance 9/1/2018	Reclassify Completed CIP	Additions	Deletions	Balance 8/31/2019
<b>Non-depreciable or Non-amortizable Assets</b>					
Land and Land Improvements	\$ 17,355,199.60	\$ -	\$ -	\$ -	\$ 17,355,199.60
Construction in Progress	18,753,196.61	(47,640,922.14)	29,501,906.32	(614,180.79)	-
Other Tangible Capital Assets	2,829,312.50	-	-	-	2,829,312.50
<b>Total Non-depreciable/amortizable</b>	<b>38,937,708.71</b>	<b>(47,640,922.14)</b>	<b>29,501,906.32</b>	<b>(614,180.79)</b>	<b>20,184,512.10</b>
<b>Depreciable Assets</b>					
Buildings and Building Improvements	456,938,793.53	47,640,922.14	11,328,432.05	-	515,908,147.72
Infrastructure	7,096,483.95	-	-	-	7,096,483.95
Facilities and Other Improvements	16,650,893.64	-	300,181.23	-	16,951,074.87
Furniture and Equipment	31,966,281.34	-	1,857,628.73	(65,799.01)	33,758,111.06
Vehicle, Boats and Aircraft	2,543,928.16	-	171,159.36	(34,779.80)	2,680,307.72
Other Capital Assets	30,789,021.21	-	2,384,722.70	(1,193,295.95)	31,980,447.96
<b>Total Depreciable Assets</b>	<b>545,985,401.83</b>	<b>47,640,922.14</b>	<b>16,042,124.07</b>	<b>(1,293,874.76)</b>	<b>608,374,573.28</b>
<b>Less Accumulated Depreciation for:</b>					
Buildings and Building Improvements	(254,906,610.87)	-	(14,556,782.35)	-	(269,463,393.22)
Infrastructure	(3,501,162.60)	-	(417,970.20)	-	(3,919,132.80)
Facilities and Other Improvements	(12,451,373.76)	-	(332,159.64)	-	(12,783,533.40)
Furniture and Equipment	(24,970,740.33)	-	(2,125,658.37)	65,799.01	(27,030,599.69)
Vehicle, Boats, and Aircraft	(1,632,804.81)	-	(208,036.57)	34,779.80	(1,806,061.58)
Other Capital Assets	(13,271,924.55)	-	(2,120,530.78)	1,193,295.95	(14,199,159.38)
<b>Total Accumulated Depreciation</b>	<b>(310,734,616.92)</b>	<b>-</b>	<b>(19,761,137.91)</b>	<b>1,293,874.76</b>	<b>(329,201,880.07)</b>
<b>Depreciable Assets, Net</b>	<b>235,250,784.91</b>	<b>47,640,922.14</b>	<b>(3,719,013.84)</b>	<b>-</b>	<b>279,172,693.21</b>
<b>Intangible Capital Assets- Amortizable</b>					
Computer Software - Intangible	724,547.08	-	-	-	724,547.08
<b>Total Intangible Capital Assets</b>	<b>724,547.08</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>724,547.08</b>
<b>Less Accumulated Amortization for:</b>					
Computer Software - Intangible	(536,987.70)	-	(48,928.56)	-	(585,916.26)
<b>Total Accumulated Amortization</b>	<b>(536,987.70)</b>	<b>-</b>	<b>(48,928.56)</b>	<b>-</b>	<b>(585,916.26)</b>
<b>Intangible Capital Assets</b>	<b>187,559.38</b>	<b>-</b>	<b>(48,928.56)</b>	<b>-</b>	<b>138,630.82</b>
<b>Activities Capital Assets - Net.</b>	<b>\$ 274,376,053.00</b>	<b>\$ -</b>	<b>\$ 25,733,963.92</b>	<b>\$ (614,180.79)</b>	<b>\$ 299,495,836.13</b>

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### NOTE 3: DEPOSITS AND INVESTMENTS

#### A. Cash in Bank-Carrying Amount

As of August 31, 2019, the carrying amount of cash is:

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, TSU will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The bank balances that were exposed to custodial credit risks are as follows:

<u>Carrying Amount-Cash in Bank</u>	<u>Amount</u>
Cash in Bank- Carrying Amount	\$ 53,853,696.27
Less: Nonnegotiable CD's included in Carrying Amount	-
Less: Uninvested Collateral Included in Carrying Amount	-
Total Cash In Bank	\$ 53,853,696.27
Current Assets Restricted Cash in Bank	79.88
Cash in Bank Per AFR	<u>\$ 53,853,776.15</u>

Fund Type	Uninsured and uncollateralized	Uninsured and collateralized with securities held by the pledging financial institution	Uninsured and collateralized with securities held by the pledging financial institution's trust department but not in the state's name
5	\$0.00	\$53,853,776.15	\$0.00

#### B. Investments

TSU has adopted written investment policies regarding the investment of its endowment and non-endowed funds. All investments shall be made in accordance with applicable laws, the investment policies, and resolutions of the Board of Regents. In summary, TSU is authorized to invest in the following:

- Direct obligations of the U.S. Government or its agencies and instrumentalities
- Obligations of this State, or its agencies or its instrumentalities
- Fully collateralized certificates of deposit
- Fully collateralized repurchase agreements or reverse repurchase agreements
- Bankers' acceptance notes
- Commercial paper
- Mutual funds
- Investment pools
- Cash management and fixed income funds exempt from federal income taxation
- Negotiable certificates of deposit
- Corporate bonds rated in one of the two highest categories
- Common or convertible preferred stock
- Foreign government bonds
- Foreign corporate bonds

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As of August 31, 2019, TSU had the following investments:

<u>Investment Type</u>	<u>Fair Value</u>
U.S. Government Agency Obligations	\$ 2,668,889.10
U.S. Treasury Securities	3,481,641.62
Equity	37,682,450.19
Taxable Municipal Issues	402,013.63
Corporate Obligations	6,164,346.22
International Equity	5,430,213.38
Fixed Income Money Market Funds	37,243,554.07
Total Fair Value	<u>\$ 93,073,108.21</u>

*Credit risk.* Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. TSU's investment policy limits investments in obligations of states, agencies, counties, cities, and other political subdivisions of any investments rated greater than A or its equivalent. Corporate bonds, debentures, or similar debt instruments must be rated by a nationally recognized investment rating firm in one of the two highest long-term rating categories, without regard to gradation within those categories.

The following table presents each applicable investment type grouped by rating as of August 31, 2019:

### Investment Ratings

<u>Investment Type</u>	<u>AAA</u>	<u>AA</u>	<u>AA+</u>	<u>AA-</u>	<u>A</u>
U.S. Treasury Securities	\$ 3,481,641.62	\$ -	\$ -	\$ -	\$ -
Corporate Obligations	\$ 1,556,782.06	\$ 40,358.80	\$ 210,076.83	\$ -	\$ 308,458.14

### Investment Ratings

<u>Investment Type</u>	<u>A+</u>	<u>A-</u>	<u>BBB</u>	<u>BBB+</u>	<u>BBB-</u>
Corporate Obligations	\$ 171,699.02	\$ 1,433,133.75	\$ 1,147,571.73	\$ 1,146,956.53	\$ 149,309.36

### Unrated

<u>Investment Type</u>	
U.S. Government Agency Obligations	\$ 2,668,889.10
Equity	\$ 37,682,450.19
International Equity	\$ 5,430,213.38
Fixed Income Money Market Funds	\$ 37,243,554.07
Taxable Municipal Issues	\$ 402,013.63

*Concentration of credit risk – investments.* TSU's investment policy contains diversification as an investment risk but does not contain any limitation on a dollar amount that may be invested in a specific maturity, issuer, or class of investment for its non-endowment funds and endowment funds.

*Custodial credit risk – investments.* For an investment, this is the risk that, in the event of the failure of the counterparty, TSU will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. TSU's investment policy requires safekeeping securities at financial institutions, avoiding physical possession. Further, all trades, where applicable, are executed by delivery versus payment to ensure

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For the Year Ended August 31, 2019

that securities are deposited in TSU's safekeeping account prior to the release of funds. The investments of \$93,073,108.21 are subject to Uninsured and Unregistered Fair Value, Securities Held by Counterparty Credit Risk.

*Interest rate risk-investments.* For an investment, this is the risk that changes in interest rates will adversely affect the fair value of an investment.

The following table demonstrates TSU's interest rate risk.

Investment Type	Fair Value	Investment Maturities (in Years)				
		Stocks	Less Than 1	1 to 5	6 to 10	More than 10
Agency Discount Securities	\$ 290,525.89	\$ -	\$ 290,525.89	\$ -	\$ -	\$ -
Agencies	2,378,363.21	-	-	-	82,513.19	2,295,850.02
Treasuries	3,481,641.62	-	-	1,221,006.63	371,477.48	1,889,157.51
Common Stock	37,682,450.19	37,682,450.19	-	-	-	-
Taxable Municipal Issues	402,013.63	-	-	-	275,738.40	126,275.23
Corporate Obligations	6,164,346.22	-	-	2,189,221.50	1,662,764.54	2,312,360.18
International Equity	5,430,213.38	4,934,816.54	-	-	495,396.84	-
Money Market Funds	37,243,554.07	-	37,243,554.07	-	-	-
<b>Total</b>	<b>\$ 93,073,108.21</b>	<b>\$ 42,617,266.73</b>	<b>\$ 37,534,079.96</b>	<b>\$ 3,410,228.13</b>	<b>\$ 2,887,890.45</b>	<b>\$ 6,623,642.94</b>

*Fair value measurement – investments.* GASB 72 addresses accounting and reporting issues related to fair value measurements. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly fashion between market participants at measurement date. GASB 72 establishes a Fair Value Hierarchy that includes three levels of input based on reliability and objectivity of the information:

Level 1 — inputs are quoted prices (unadjusted) in active markets for assets or liabilities identical to the ones being measured. Level 1 inputs receive the highest priority.

Level 2 — inputs are observable for similar assets or liabilities, either directly (quoted market prices for similar assets or liabilities) or indirectly (corroborated from observable market information).

Level 3 — inputs are unobservable (for example: management's assumption of the default rate among underlying mortgages of a mortgage-backed security). Level 3 inputs receive the lowest priority.



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For the Year Ended August 31, 2019

Fair Value Hierarchy for TSU's investments as of August 31, 2019 is as follows:

Investments	Fair Value Hierarchy					Fair Value
	Level 1 Inputs	Level 2 Inputs	Level 3 Inputs	Net Asset Value		
U. S. Government						
US Government Agency Obligation	\$ -	\$ 2,668,889.10	\$ -	\$ -	\$ -	\$ 2,668,889.10
US Treasury Securities	3,481,641.62	-	-	-	-	3,481,641.62
Equity	37,682,450.19	-	-	-	-	37,682,450.19
Corporate Obligations	-	6,164,346.22	-	-	-	6,164,346.22
Taxable Municipal Issues	-	402,013.63	-	-	-	402,013.63
International Equity	-	5,430,213.38	-	-	-	5,430,213.38
Fixed Income Money Market Funds	37,243,554.07	-	-	-	-	37,243,554.07
<b>Total Investments</b>	<b>\$ 78,407,645.88</b>	<b>\$ 14,665,462.33</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 93,073,108.21</b>

### NOTE 5: SUMMARY OF LONG-TERM LIABILITIES

During the year ended August 31, 2019, the following changes occurred in the long-term liabilities:

Long-Term Liabilities	Balance 9/1/2018	Additions	Reductions	Balance 8/31/2019	Amounts Due Within One Year	Amounts Due Thereafter
Revenue Bonds Payable:						
Series 2011	\$ 21,795,000.00	\$ -	\$ 1,300,000.00	\$ 20,495,000.00	\$ 1,365,000.00	\$ 19,130,000.00
Series 2013	27,075,000.00	-	5,395,000.00	21,680,000.00	5,675,000.00	16,005,000.00
Series 2016	51,075,000.00	-	1,890,000.00	49,185,000.00	1,965,000.00	47,220,000.00
Premiums & discounts	7,496,446.57	-	897,188.52	6,599,258.05	912,540.72	5,686,717.33
Total revenue bonds	107,441,446.57	-	9,482,188.52	97,959,258.05 *	9,917,540.72	88,041,717.33
Notes Payable:						
Capital Lease Obligations	331,295.63	37,271.36	124,727.82	243,839.17	125,757.12	118,082.05
HBCU Loan 2011-4	49,775,121.36	-	2,415,985.14	47,359,136.22	2,469,845.88	44,889,290.34
HBCU Loan 2012-10	46,964,236.08	-	2,463,624.45	44,500,611.63	2,517,293.25	41,983,318.38
Total notes payable	97,070,653.07	37,271.36	5,004,337.41	92,103,587.02 *	5,112,896.25	86,990,690.77
Other Liabilities:						
Asset Retirement Obligations	-	295,566.99	-	295,566.99	-	295,566.99
Compensated Absences	6,080,641.74	139,978.95	104,302.46	6,116,318.23	2,992,138.36	3,124,179.87
Total other liabilities	6,080,641.74	435,545.94	104,302.46	6,411,885.22	2,992,138.36	3,419,746.86
<b>Total</b>	<b>\$ 210,592,741.38</b>	<b>\$ 472,817.30</b>	<b>\$ 14,590,828.39</b>	<b>\$ 196,474,730.29</b>	<b>\$ 18,022,575.33</b>	<b>\$ 178,452,154.96</b>

Long-term Debt Due in More Than One Year \$ 178,452,154.96

\*Debt associated with capital assets \$ 190,062,845.07

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For the Year Ended August 31, 2019

Annual debt service requirements to maturity for revenue bonds are as follows:

Ending Aug. 31	Revenue Bonds	
	Principal	Interest
2020	\$ 9,005,000.00	\$ 4,263,987.50
2021	9,450,000.00	3,821,018.76
2022	9,940,000.00	3,331,768.76
2023	6,770,000.00	2,922,143.76
2024	4,930,000.00	2,637,493.76
2025-2029	24,075,000.00	9,376,437.50
2030-2034	19,510,000.00	3,231,337.50
2035-2039	7,680,000.00	347,250.00
<b>Total</b>	<b>\$ 91,360,000.00</b>	<b>\$ 29,931,437.54</b>

Interest expense incurred on revenue bonds for the year ended August 31, 2019 totaled \$4,546,720.83.

### A. Notes and Loans Payable

#### 1. Student Housing-University Towers

On September 27, 2012, pursuant to the Board resolution made on July 6, 2012, TSU secured financing to construct new student housing, consisting of 800 beds, to be located on the eastside of the campus at Wheeler and Sampson streets. The financing of this project is through the U.S. Department of Education's Historically Black Colleges and Universities loan program initiative. The amount of the loan is not to exceed \$55,000,000.00. The total amount of proceeds advanced under this loan is \$53,588,626.43. Pursuant to the terms of the loan agreement, the last day to advance funds was March 1, 2016. The building was placed into service during August 2016. Interest expense was capitalized through July 31, 2016. The interest rate will be fixed for each advance equal to U.S. Treasury yields prevailing at the dates at each advance plus 22.5 basis points (.225%). Scheduled payment dates are May 1<sup>st</sup> and November 1<sup>st</sup> of each year. The first principal payment date is November 2, 2016 and the maturity date is May 1, 2034. The debt service is secured by Housing rental revenues. Estimated loan debt requirements are as follows:

Year Ending August 31,	Principal	Interest	Total Estimated Annual Amounts
2020	\$ 2,517,293.25	\$ 1,003,690.77	\$ 3,520,984.02
2021	2,572,414.63	948,569.39	3,520,984.02
2022	2,639,111.42	881,872.60	3,520,984.02
2023	2,699,279.67	821,704.35	3,520,984.02
2024	2,756,751.34	764,232.68	3,520,984.02
2025-2029	14,770,082.20	2,834,837.90	17,604,920.10
2030-2034	16,545,679.12	1,059,240.39	17,604,919.51
	<b>\$ 44,500,611.63</b>	<b>\$ 8,314,148.08</b>	<b>\$ 52,814,759.71</b>

Interest incurred for the year ended August 31, 2019 totaled \$1,020,373.22.

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For the Year Ended August 31, 2019

### 2. Parking Garage

On September 26, 2011, pursuant to the Board resolution made in June 2011, TSU acquired the East and West parking garages from the Central Houston Parking, L.L.C. The acquisition was financed through U.S Department of Education's Historical Black Colleges and Universities loan program initiative. The loan amount was \$64,180,000.00. Existing debt service funds and reserves held by the trustees in Bank of New York Trust Company, NA., were also applied in the satisfaction of the purchase agreement and terms. Consequently, Central Houston Parking has since relinquished all beneficial interests, rights and title of the properties. The cost of the purchase was \$33,307,026.59. The debt service is secured by parking revenues.

### 3. Student Housing - Tierwester Oaks and Richfield Manor Apartments

On September 26, 2011, pursuant to the Board resolution made in June 2011, TSU acquired the Tierwester Oaks and Richfield Manor Apartments from the Houston Student Housing II, L.L.C. The acquisition was financed through U.S Department of Education's Historical Black Colleges and Universities loan program initiative. The loan amount was \$64,180,000.00.

Existing debt service funds and reserves held by the trustees in Bank of New York Trust Company, NA., were also applied in the satisfaction of the purchase agreement and terms. Consequently, Houston Student Housing II has since relinquished all beneficial interests, rights and title of the properties. The cost of the purchase was \$21,442,969.78. The debt service is be secured by housing rental revenues.

### 4. Student Housing – The University Courtyard Apartments

On September 26, 2011, pursuant to the Board resolution made in June 2011, TSU acquired the University Courtyard apartments from the Houston Student Housing, L.L.C. The acquisition was financed through U.S Department of Education's Historical Black Colleges and Universities loan program initiative. The loan amount was \$64,180,000.00.

Existing debt service funds and reserves held by the Trustees in Bank of New York Trust Company, NA., were also applied in the satisfaction of the purchase agreement and terms. Consequently, Houston Student Housing has since relinquished all beneficial interests, rights and title of the properties. The cost of the purchase was \$9,817,505.80. The debt service is be secured by Housing rental revenues. Estimated loan debt requirements are as follows:

Year Ending August 31,	Principal	Interest	Total Estimated Annual amount
2020	\$ 2,469,845.88	\$ 1,096,012.08	\$ 3,565,857.96
2021	2,525,179.55	1,040,678.41	3,565,857.96
2022	2,593,126.38	972,731.58	3,565,857.96
2023	2,653,825.95	912,032.01	3,565,857.96
2024	2,711,366.64	854,491.32	3,565,857.96
2025-2029	14,553,599.57	3,275,690.23	17,829,289.80
2030-2034	16,348,068.65	1,481,221.15	17,829,289.80
2035-2039	3,504,123.60	61,734.11	3,565,857.71
	<u>\$ 47,359,136.22</u>	<u>\$ 9,694,590.89</u>	<u>\$ 57,053,727.11</u>

Interest expense incurred for the year ended August 31, 2019 totaled \$1,111,916.20

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For the Year Ended August 31, 2019

### B. Compensated Absences

A State employee is entitled to be paid for all unused vacation time accrued, in the event of the employee's resignation, dismissal, or separation from State employment, provided the employee has had continuous employment with the State for six months. An expense and liability are recorded as the benefits accrue to employees. No liability is recorded for non-vesting accumulating rights to receive sick pay benefits. This obligation is usually paid from the same funding source from which the employee's salary or wage compensation was paid.

### C. Asset Remediation Obligations

TSU purchased radiation equipment with asset retirement obligation (ARO). TSU must estimate the new obligation amount using probability weighting and record the initial measurement as a deferred outflow ARO and a noncurrent ARO. TSU must assess any relevant factors annually to determine if a significant change in current value has occurred, if so, record the change in ARO deferred outflow and noncurrent ARO. When the radiation equipment reaches the end of their useful life, the value of the ARO is moved to current ARO. Current ARO is then reduced by the amount of actual expenditures to retire the asset, with an offset to deferred outflows of resources.

## NOTE 6: BONDED INDEBTEDNESS

### Revenue Bonds, Series 2011

<b>Purpose</b>	To construct the new Leonard Spearman Technology Building
<b>Amount of Issue</b>	\$31,500,000; all authorized have been issued
<b>Issue Date</b>	11-01-2010
<b>Type of Bond</b>	Revenue Bond - Self Supporting
<b>Reporting</b>	Business-type Activities
<b>Source of Revenue</b>	Pledged Revenues
<b>Change in Debt</b>	None

### Revenue Bonds, Series 2013

<b>Purpose</b>	On August 28, 2013 TSU defeased \$64,485,000 of outstanding revenue bonds. The transaction refunded bonds 1998A-1, 1998A-2, 1998B, 2002 and 2003 series.
<b>Amount of Issue</b>	\$62,355,000; all authorized have been issued
<b>Issue Date</b>	08-28-2013
<b>Type of Bond</b>	Revenue Bond - Self Supporting
<b>Reporting</b>	Business-type Activities
<b>Source of Revenue</b>	Pledged Revenues
<b>Change in Debt</b>	None

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For the Year Ended August 31, 2019

### Revenue Bonds, Series 2016

<b>Purpose</b>	On June 23, 2016, TSU Board of Regents authorized the issuance of revenue financing system bonds for the purpose of constructing a library/learning center
<b>Amount of Issue</b>	\$55,490,000; all authorized have been issued
<b>Issue Date</b>	09-15-2016
<b>Type of Bond</b>	Revenue Bond - Self Supporting
<b>Reporting</b>	Business-type Activities
<b>Source of Revenue</b>	Pledged Revenues
<b>Change in Debt</b>	None

### NOTE 8: LEASES

#### Operating Leases

Included in the expenditures reported in the financial statements are the following amounts of rent paid or due under operating lease obligations.

<u>Fund Type</u>	<u>Amount</u>
Proprietary Fund	<u>\$1,029,820.97</u>

Future minimum lease rental payments under non-cancelable operating leases having an initial term in excess of one year are as follows:

<u>Year Ending August 31,</u>	<u>Minimum Lease Payments</u>
2020	\$ 746,434.84
2021	746,434.84
2022	-
2023	-
2024	-
<b>Total</b>	<u>\$ 1,492,869.68</u>

#### Capital Leases

TSU entered into an agreement with TPFA to purchase capital equipment for \$420,226.00 in fiscal year 2016.

Agencies that enter into a contractual agreement with Texas Public Finance Authority (TPFA) to finance capital projects are required to record the asset acquired and the related depreciation. TPFA records the related liability and interest. The decision to record the asset and related liability separately, in two different agencies, is based on the fact the CAFR combines all agencies and thus matches the assets and related liabilities on the statewide basis. Each agency must enter the annual capital outlay transfer in/out in USAS.

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TSU entered into long-term lease for financing the purchase of capital vehicles. Such leases are classified as capital leases for accounting purposes and are recorded at present value of the future minimum lease payment at the inception of the lease.

A summary of original capitalized costs of all such property under lease in addition to the accumulated depreciation as of August 31, 2019, is presented below.

### Assets Under Capital Leases

August 31, 2019

Type	Primary Government-Business-Type Activities		
	Assets under Capital Lease	Accumulated Depreciation	Total
Vehicles	\$378,794.51	\$ (62,953.97)	\$ 315,840.54
<b>Total</b>	<b>\$378,794.51</b>	<b>\$ (62,953.97)</b>	<b>\$ 315,840.54</b>

Future minimum lease payments under these capital leases, together with the present value of the net minimum lease payments at fiscal year-end are:

### Future Capital Lease Payments

August 31, 2019

Year	Primary Government-Business-Type Activities		
	Principal	Interest	Total Future Minimum Lease
2020	\$125,757.12	\$ 3,845.28	\$ 129,602.40
2021	116,792.59	1,254.28	118,046.87
2022	1,289.46	2.73	1,292.19
2023	-	-	-
2024	-	-	-
<b>Total</b>	<b>\$243,839.17</b>	<b>\$ 5,102.29</b>	<b>\$ 248,941.46</b>

## NOTE 9: EMPLOYEE RETIREMENT PLANS

### A. Teacher Retirement System (TRS)

The State of Texas has joint contributory retirement plans for substantially all its employees. One of the primary plans in which TSU participates is a cost-sharing, multi-employer, public employee retirement system administered by the Teacher Retirement System of Texas ("TRS"). TRS is primarily funded through State and employee contributions. Depending upon the source of funding for a participant's salary, TSU may be required to make contributions in lieu of the State.

All TSU personnel employed in a position on a half time or greater basis for at four and a half months or more are eligible for membership in TRS. Members with at least five years of service at age 65 or any combination of age plus years of service which equals 80, have a vested right to retirement benefits. Additionally, reduced benefits are available at age 55 with at least five years of service or at any age below 50 with 30 years of service. Members are fully vested after five years of service and are entitled to any benefits for which the eligibility requirements have been met.

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## NOTES TO FINANCIAL STATEMENTS, Continued

For the Year Ended August 31, 2019

TRS contribution rates for both employers and employees are not actuarially determined but are legally established by the State Legislature. Contributions by employees are 7.7 percent of gross earnings. Depending upon the source of funding for the employee's compensation, the State or TSU contributes a percentage of participant salaries totaling 6.8 percent of annual compensation. TSU's contributions to TRS for the year ended August 31, 2019 were \$2,050,711.42, which equaled the amount of the required contributions for the year.

Each of TRS's component government agencies accounts for its share of the pension fund based on its proportionate share of the State of Texas TRS Pension Fund. Disclosures regarding TSU's proportionate share as well as the underlying actuarial assumptions and conclusions are discussed in a separate note.

### Optional Retirement Program (ORP)

The State of Texas has also established an Optional Retirement Program ("ORP") for institutions of higher education. Participation in the ORP is in lieu of participation in TRS. The ORP provides for the purchase of annuity contracts and mutual funds. Participants are vested in the employer contributions after one year and one day of service. The contributory percentages of participant salaries currently provided by the State of Texas and each participant are 6.60 percent and 6.65 percent, respectively. Depending upon the source of funding for the employee's compensation, TSU may be required to make the employer contributions in lieu of the State. Additionally, the State or TSU must make additional contributions above six percent depending upon the employee's date of hire. Since these are individual annuity contracts, the State and TSU have no additional or unfunded liability for this program.

<u>Employee Retirement Plans</u>	<u>Aug. 31, 2019</u>
Employee Contribution	\$ 1,925,632.72
Employer Contribution	2,147,018.98
	<u>\$ 4,072,651.70</u>

### NOTE 9A: TRS PENSION FUND - TSU's PROPORTIONATE SHARE

The State of Texas has three retirement systems in its financial reporting entity – Employees Retirement System (ERS), Teacher Retirement System (TRS), and Texas Emergency Services Retirement System (TESRS). These three retirement systems administer the following six defined benefit pension plans:

- ERS – the Employees Retirement System of Texas Plan (ERS), the Law Enforcement and Custodial Officer Supplemental Retirement Plan (LECOS), the Judicial Retirement System of Texas Plan One (JRS 1) and Judicial Retirement System of Texas Plan Two (JRS2).
- TRS – the Teacher Retirement System of Texas (TRS) plan
- TESRS – the Texas Emergency Services Retirement System (TESRS) plan.

ERS, LECOS, JRS2, TRS, and TESRS plans are administered through trust; JRS1 plan is on a pay-as-you-go basis.

### TRS plan

Teacher Retirement System is the administrator of the TRS plan, a cost-sharing, multiple-employer defined benefit pension plan with a special funding situation.

The employers of the TRS Plan include the state of Texas, TRS, the state's public schools, education service centers, charter schools, community and junior colleges. All employees of public, state-supported education institutions in Texas who are employed for one-half or more of the standard work load and not exempted from membership under

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## NOTES TO FINANCIAL STATEMENTS, Continued

For the Year Ended August 31, 2019

Texas Government Code, Title 8, Section 822.002 are covered by the system. Employees of TRS and state of Texas colleges, universities and medical schools are members of the TRS plan.

The TRS Plan provides retirement, disability annuities and death and survivor benefits. The benefit and contribution provisions of the TRS Plan are authorized by state law and may be amended by the Legislature. The pension benefit formulas are based on members' average annual compensation and years of service credit. The standard annuity is 2.3 percent of the average of the five highest annual salaries multiplied by years of service credit. For grandfathered members who were hired on or before August 31, 2005 and meet certain criteria, the standard annuity is based on the average of the three highest annual salaries. The plan does not provide automatic cost of living adjustments (COLAs).

Audited Comprehensive Annual Financial Report (CAFR) for Teacher Retirement System may be obtained from:

Teacher Retirement System of Texas  
1000 Red River Street  
Austin, Texas 78701-2698

During the measurement period of 2018 for fiscal 2019 reporting, the amount of TSU's contributions recognized by the plan was \$2,431,944.00. The contribution rates are based on a percentage of the monthly gross compensation for each member. The contribution requirements for the state and the members in the measurement period are presented in the table below:

### Required Contribution Rates

	<u>TRS Plan</u>
Contribution Rates	
Employer	6.8%
Employees	7.7%

The total pension liability is determined by an annual actuarial valuation. The table below presents the actuarial methods and assumptions used to measure the total pension liability as of the August 31, 2018 measurement date.

### Actuarial Methods and Assumptions

	<u>TRS Plan</u>
Actuarial Valuation Date	August 31, 2017 rolled forward to August 31, 2018
Actuarial Cost Method	Individual Entry Age Normal
Amortization Method	Level Percentage of Payroll, Floating
Actuarial Assumptions:	
Discount Rate	6.907%
Long-term Expected Rate of Return	7.25%
Municipal Bond Rate of Return as of August 2018	3.69%**
Inflation	2.30%
Salary Increase	3.05% to 9.05% including inflation
Mortality	



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## NOTES TO FINANCIAL STATEMENTS, Continued

For the Year Ended August 31, 2019

Active	90% of the RP 2014 Employee Mortality Tables for males and females with full generational mortality using Scale BB.
Post-Retirement	2018 TRS Healthy Pensioner Mortality Tables with full generation projection using Scale BB.
Ad Hoc Post-Employment Benefit Changes	None

\*\*Source for the rate is Fixed Income Market Date/Yield Curve/Data Municipal Bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index's "20-Year Municipal GO AA Index."

The actuarial assumptions used in valuation were primarily based on the result of an actuarial experience study for the four-year period ending August 31, 2017 and adopted July 2018. The mortality rates were based on 90% of the RP 2014 employee Mortality Tables for males and females. The Post-retirement mortality rates were based on 2018 TRS Health Pensioner Mortality Tables.

Furthermore, assumptions, methods, and plan changes was updated from the prior year's report. The net pension liability increased significantly since the prior measurement date due to a change in the following assumptions:

- the total pension liability as of Aug. 31, 2018 was developed using a roll forward method from the Aug. 31, 2017 valuation;
- demographic assumptions including post-retirement mortality, termination rates, and rates of retirement was updated based on the experience study performed for TRS for the period ending Aug. 31, 2017;
- economic assumptions including rates of salary increase for individual participants was updated based on the same experience study;
- the discount rate changed from 8.000% as of Aug. 31, 2017 to 6.907% as of Aug. 31, 2018;
- the long term assumed rate of return changed from 8.00% to 7.25%; and,
- the change in the long term assumed rate of return combined with the change in the discount rate was the primary reason for the increase in the net pension liability.

There have been no changes to the benefit provisions of the plan since the prior measurement date.

The discount rate of 6.907% was applied to measure the total pension liability. The discount rate was based on the expected rate of return on pension plan investments of 7.25% and a municipal bond rate of 3.69%. The projected cash flows into and out of the pension plan assumed that active members, employers, and non-employer contributing entity make their contributions at the statutorily required rates. It is assumed that future employer and state contributions will be 7.76% of payroll. This includes a factor for the rehired retirees and the Non-OASDI surcharge. Based on these assumptions, the pension plan's fiduciary net position and future contributions were sufficient to finance the benefit payments until the year 2069. As a result, the long-term expected rate of return on pension plan investments was applied to projected benefit payments through the year 2069, and the municipal bond rate was applied to all benefit payments after that date.

The long-term expected rate of return on plan investments was developed using a building-block method in which best estimate ranges of expected future real rates of return (net of pension plan investment expense and inflation) are developed for each major asset class.

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## NOTES TO FINANCIAL STATEMENTS, Continued

For the Year Ended August 31, 2019

These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

The target allocation and best estimates of arithmetic real rates of return for each major asset class for the plan's investment portfolio are presented below:

Asset Class	Target Allocation	Long- Term Expected Arithmetic Real Rate of Return
<b>Global Equity</b>		
U.S.	18.00%	5.70%
Non-U.S. Developed	13.00%	6.90%
Emerging Markets	9.00%	8.95%
Directional Hedge Funds	4.00%	3.53%
Private Equity	13.00%	10.18%
<b>Stable Value</b>		
U.S. Treasury	11.00%	1.11%
Absolute Return	0.00%	0.00%
Stable Value Hedge Funds	4.00%	3.09%
Cash	1.00%	-0.30%
<b>Real Return</b>		
Global Inflation Linked Bonds	3.00%	0.70%
Real Assets	14.00%	5.21%
Energy and Natural Resources	5.00%	7.48%
Commodities	0.00%	0.00%
<b>Risk Parity</b>		
Risk Parity	5.00%	3.70%
<b>Total</b>	<u>100%</u>	

Sensitivity analysis was performed on the impact of changes in the discount rate on the proportionate share of TSU's net pension liability. The result of the analysis is presented in the table below:

### Sensitivity of TSU's Proportionate Share of Net Pension Liability to Changes in Discount Rate

1% Decrease (5.907%)	Current Discount Rate (6.907%)	1% Increase (7.907%)
\$ 59,970,958	\$ 39,735,871	\$ 23,354,368

The pension plan's fiduciary net position is determined using economic resources measurement focus and the accrual basis of accounting, which is the same basis used by Teacher Retirement System. Benefits and refunds of contributions are recognized when due and payable in accordance with the terms of the plan. Investments are reported at fair value. Fair value is a market-based measurement, not an entity-specific measurement. TRS utilizes one or more of the following valuation techniques in order to measure fair value: the market approach, the cost approach, and the income approach. More detailed information on the plan's investment policy, assets, and fiduciary net position, may be obtained from TRS' fiscal 2018 Comprehensive Annual Financial Report.

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## NOTES TO FINANCIAL STATEMENTS, Continued

For the Year Ended August 31, 2019

At August 31, 2019, TSU reported a liability of \$39,735,872 for its proportionate share of the collective net pension liability. The collective net pension liability was measured as of August 31, 2018, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. TSU's proportion at August 31, 2018 was .0721913500 percent which was an increase from the .0590660066 percent measured at the prior measurement date. TSU's proportion of the collective net pension liability was based on its contributions to the pension plan relative to the contributions of all the employers and non-employer contributing entity to the plan for the period September 1, 2017 through August 31, 2018.

For the year ending August 31, 2019, TSU recognized pension expense of \$4,872,990. At August 31, 2019, TSU reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 247,681.00	\$ 974,961.00
Change of assumptions	14,326,696.00	447,710.00
Net difference between projected and actual investment return		753,960.00
Change in proportion and contribution difference	4,589,085.30	1,618,251.00
Contribution subsequent to the measurement date	2,050,711.42	-
Total	\$ 21,214,173.72	\$ 3,794,882.00

The \$ 2,050,711.42 reported as deferred outflows of resources resulting from contributions subsequent to the measurement date will be recognized as a reduction in the net pension liability for the year ending August 31, 2020.

Amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense in the following years:

Year Ending August 31,	Amortization of deferred outflows/inflows
2020	\$ 3,485,149.00
2021	1,898,511.00
2022	1,588,182.00
2023	3,200,408.00
2024	3,174,439.00
Thereafter	2,021,892.00
Total	\$ 15,368,581.00

### NOTE 9B: ERS OPEB Plan – TSU's PROPORTIONATE SHARE

#### ERS plan

Employees Retirement System is the administrator of the State Retiree Health Plan (SRHP), a cost-sharing, multiple-employer defined benefit OPEB plan with a special funding situation.

The 61 employers of SRHP include state of Texas agencies and universities, community and junior colleges, and other entities specified by the Legislature. Benefits are provided to retirees through the Texas Employees Group Benefits Program as authorized by Texas Insurance Code, Chapter 1551.

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## NOTES TO FINANCIAL STATEMENTS, Continued

For the Year Ended August 31, 2019

The SRHP provides postemployment health care, life and dental insurance benefits to retirees. The benefit and contribution provisions of the SRHP are authorized by state law and may be amended by the Legislature. Retirees must meet certain age and service requirements and have at least 10 years of service at retirement to participate in the plan. Surviving spouses and dependents of retirees are also covered by the plan. The plan does not provide automatic cost of living adjustments (COLAs).

Audited Comprehensive Annual Financial Report (CAFR) for Employees Retirement System may be obtained from:

Employees Retirement System of Texas  
200 E. 18<sup>th</sup> Street  
Austin, Texas 78701

During the measurement period of 2018 for fiscal 2019 reporting, the amount of TSU's contributions recognized by the plan was \$0. The employer does not contribute toward dental or optional life insurance. Surviving spouses and their dependents do not receive any employer contribution.

The contribution requirements for the state and the members in the measurement period are presented in the table below:

### Employer Contribution Rates Retiree Health and Basic Life Premium

Retiree Only	\$621.90
Retiree & Spouse	1334.54
Retiree & Children	1099.06
Retiree & Family	1811.70

The total OPEB liability is determined by an annual actuarial valuation. The table below presents the actuarial methods and assumptions used to measure the total OPEB liability as of the August 31, 2018 measurement date.

### Actuarial Methods and Assumptions

	SRHP
Actuarial Valuation Date	August 31, 2018
Actuarial Cost Method	Entry Age
Amortization Method	Level Percent of Payroll, Open
Remaining Amortization Period	30 Years
Actuarial Assumptions:	
Discount Rate	3.96%
Inflation	2.50%
Salary Increase	2.50% to 9.50%, including inflation 7.30% for FY 2020, 7.40% for FY2021, 7.00% for FY2022, decreasing 0.50% per year to ultimate rate 4.50% for FY 2027 and later years
Healthcare Cost and Trend Rate	

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For the Year Ended August 31, 2019

Aggregate Payroll Growth	3.00%
Retirement Age	Experience-based tables of rates that are specific to the class of employee
Mortality	
State Agency Members	2017 State Retirees of Texas Mortality table with a 1 year set forward for male CPO/CO members and Ultimate MP Projection Scale projected from the year 2017
Service Retirees, Survivors and Other Inactive Members	RP-2014 Disabled Retiree Mortality with Ultimate MP Projection Scale projected from the year 2014
Disabled Retirees	RP-2014 Active Member Mortality tables with Ultimate MP Projection Scale from the year 2014
Active Members	
Higher Education Members	Tables based on TRS experience with Ultimate MP Projection Scale from the year 2018
Service Retirees, Survivors and Other Inactive Members	Tables based on TRS experience with Ultimate MP Projection Scale from year 2018 using a 3-year set forward and minimum mortality rates of four per 100 male members and two per 100 female members
Disabled Retirees	Sex Distinct RP-2014 Employee Mortality multiplied by 90% with Ultimate MP Projection Scale from the year 2014
Active Members	
Ad Hoc Post-Employment Benefit Changes	None

\* *The source of the municipal bond rate is the Bond Buyer Index of general obligations bonds with 20 years to maturity and mixed credit quality. The bonds' average credit quality is roughly equivalent to Moody's Investors Service's Aa2 rating and Standard & Poor's Corp.'s AA.*

The many actuarial assumptions used in the valuation were primarily based on the result of actuarial experience studies performed by the ERS and TRS retirement plan actuaries for the period Sept. 1, 2011 to Aug. 31, 2016 for state agency members and for the period Sept. 1, 2010 to Aug. 31, 2014 for higher education members. The mortality rates were based on the tables identified in the table above titled *Actuarial Methods and Assumptions*.

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## NOTES TO FINANCIAL STATEMENTS, Continued

For the Year Ended August 31, 2019

The following assumptions and other inputs have been adopted since the prior valuation to reflect plan experience and trends as expected by ERS and the actuaries attesting to the results of the valuation:

- a. demographic assumptions (including rates of retirement, disability, termination, mortality, and assumed salary increases) for higher education members have been updated to reflect assumptions recently adopted by the Trustees from TRS;
- b. assumed expenses, assumed Per Capita Health Benefit Costs and assumed Health Benefit Cost, Retiree Contribution and expense trends have been updated to reflect recent experience and its effects on our short-term expectations;
- c. percentage of current retirees and their spouses not yet eligible to participate in the HealthSelect Medicare Advantage plan and future retirees and their spouses who will elect to participate in the plan at the earliest date at which coverage can commence;
- d. percentage of future retirees assumed to be married and electing coverage for their spouse have been updated to reflect recent plan experience and expected trends; and,
- e. discount rate assumption was increased from 3.51% to 3.96% to utilize the yield or index rate for 20-year, tax-exempt general obligation municipal bonds rated AA/Aa (or equivalent) or higher in effect on the measurement date.

The only benefit revisions that have been adopted since the prior valuation for retirees and dependents for whom Medicare is not primary is an increase in the out-of-pocket maximum for both HealthSelect and Consumer Directed HealthSelect plans.

The discount rate that was used to measure the total OPEB liability is the municipal bond rate of 3.96% as of the end of the measurement year; as of the beginning of the measurement year, the discount rate was 3.51%. Projected cash flows into the plan are equal to projected benefit payments out of the plan. As the plan operates on a pay as you go basis and is not intended to accumulate assets, there is no long-term expected rate of return. ERS' board of trustees adopted an amendment to the investment policy in August 2017 to require that all funds in this plan be invested in short-term fixed income securities and specify that the expected rate of return on these investments be at least 2.4%.

The investment rate of return used to calculate the projected earnings on OPEB plan investments was 3.51%.

Sensitivity analysis was performed on the impact of changes in the discount rate on the proportionate share of TSU's net OPEB liability. The result of the analysis is presented in the table below:

**Sensitivity of TSU's Proportionate Share of the Net OPEB Liability to Changes in the Discount Rate (\$ thousands)**

1% Decrease (2.96%)	Current Discount Rate (3.96%)	1% Increase (4.96%)
\$ 77,339,612	\$ 65,142,759	\$ 55,911,113

Sensitivity analysis was performed on the impact of changes in the healthcare cost trend rates on the proportionate share of TSU's net OPEB liability.

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## NOTES TO FINANCIAL STATEMENTS, Continued

For the Year Ended August 31, 2019

The result of the analysis is presented in the table below:

### Sensitivity of TSU's Proportionate Share of the Net OPEB Liability to Changes in the Healthcare Cost Trend Rate (\$ thousands)

1% Decrease (6.30 % decreasing to 3.50%)	Current Healthcare Cost Trend Rates (7.30 % decreasing to 4.50%)	1% Increase (8.30 % decreasing to 5.50%)
\$ 55,167,493	\$ 65,142,759	\$ 78,010,873

The OPEB plan's fiduciary net position is determined using economic resources measurement focus and accrual basis of accounting, which is the same basis used by ERS. Benefits and refunds of contributions are recognized when due and payable in accordance with the terms of the plan. Investments of the Other Employee Benefit Trust Fund are reported at fair value in accordance with GASB Statement No. 72. The fair value of investments is based on published market prices and quotations from major investment brokers at available current exchange rates. However, corporate bonds in general are valued based on currently available yields of comparable securities by issuers with similar credit ratings. More detailed information on the plan's investment valuation, investment policy, assets, and fiduciary net position may be obtained from ERS' fiscal 2018 CAFR.

At August 31, 2019, TSU reported a liability of \$65,142,759 for its proportionate share of the collective net OPEB liability. The collective net OPEB liability was measured as of August 31, 2018, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of that date. TSU's proportion at August 31, 2018 was 0.21979663 percent. TSU's proportion of the collective net OPEB liability was based on its contributions to the OPEB plan relative to the contributions of all the employers and non-employer contributing entity to the plan for the period September 1, 2017 through August 31, 2018.

For the year ending August 31, 2019, TSU recognized OPEB expense of \$15,796,377. At August 31, 2019, TSU reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ -	\$ 2,386,621.00
Change of assumptions	-	22,827,803.00
Net difference between projected and actual investment return	30,849.00	-
Effect of change in proportion and contribution difference	74,444,695.00	-
Contributions subsequent to the measurement date	-	-
	<u>\$ 74,475,544.00</u>	<u>\$ 25,214,424.00</u>

The amount reported as deferred outflows of resources resulting from contributions subsequent to the measurement date will be recognized as a reduction in the net OPEB liability for the year ending August 31, 2020.

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## NOTES TO FINANCIAL STATEMENTS, Continued

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Amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense in the following years:

Year Ending August 31:	Amortization of Deferred Outflows/Inflows
2020	\$ 9,770,856.00
2021	9,770,896.00
2022	9,770,896.00
2023	11,853,814.00
2024	8,094,736.00
Total	<u>\$ 49,261,198.00</u>

### NOTE 12: INTERFUND ACTIVITY AND TRANSACTIONS

TSU reports their financial statements in accordance with GASB Statement No. 35. The statement requires TSU to report as one fund. Accordingly, no interfund balances and activities are reported.

### NOTE 14: RESTATEMENT OF NET POSITION

Net position was restated at August 31, 2018 to properly reflect GASB Statement No. 75 implementation.

	Total
Net Position, 09/01/18	<u>\$ 206,804,324.23</u>
Restatements:	
GASB Statement No.75 Implementation	<u>(6,040,027.00)</u>
Net Position, 09/01/18, Restated	<u>\$ 200,764,297.23</u>

### NOTE 15: CONTINGENCIES AND COMMITMENTS

#### A. Grants

Amounts received or receivable from granting agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount of expenditures which may be disallowed by the grantor cannot be determined at this time, although TSU expects such amounts, if any, to be immaterial.

#### B. Lawsuits

TSU is a defendant in numerous lawsuits. Although the outcome of these lawsuits is not presently determinable, it is the opinion of TSU's management that resolution of these matters will not have a materially adverse effect on the financial condition of TSU.



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*NOTES TO FINANCIAL STATEMENTS, Continued*

For the Year Ended August 31, 2019

## **NOTE 16: SUBSEQUENT EVENT**

TSU evaluated subsequent events through November 13, 2019, the date the financial statements were available to be issued and is not aware of any subsequent events that would require recognition or disclosure.

## **NOTE 17: RISK FINANCING AND RELATED INSURANCE**

TSU is exposed to a variety of civil claims resulting from the performance of its duties. It is TSU's policy to periodically assess the proper combination of commercial insurance and retention of risk to cover losses to which it may be exposed. TSU assumes substantially all risks associated with tort and liability claims due to the performance of its duties.

TSU has commercial insurance policies for general liability, directors and officers, and commercial property. There were no significant reductions in insurance coverage in the past year and losses did not exceed funding arrangements for the past three years. Currently, TSU is not involved in any risk pools with other government entities.

TSU has various self-insured arrangements for coverage in the areas of employee health insurance, workers' compensation, unemployment compensation, and medical malpractice. Employee health and medical malpractice plans are funded.

The State provides coverage for workers' compensation and unemployment benefits from appropriations made to other State agencies for TSU employees. The current General Appropriations Act provides that TSU must reimburse the general revenue fund, consolidated from TSU appropriations, one-half of the unemployment benefits and 25 percent of the workers' compensation benefits paid for former and current employees. The Comptroller determines the proportionate amount to be reimbursed from each appropriated fund type. TSU must reimburse the general revenue fund 100 percent of the cost for workers' compensation and unemployment compensation for any employees paid from funds held in local bank accounts and local funds held in the State treasury. Workers' compensation and unemployment plans are on a pay-as-you-go basis, in which no assets are set aside to be accumulated for the payment of claims. No material outstanding claims are pending at August 31, 2019.

The Texas Motor Vehicle Safety Responsibility Act requires that every non-governmental vehicle operated on a State highway be insured for minimum limits of liability in the amount of \$20,000 / \$40,000 bodily injury and \$15,000 property damage. However, TSU has chosen to carry liability insurance on its licensed vehicles in the amount of \$250,000 / \$500,000 bodily injury and \$100,000 property damage, the extent of the waivers of State sovereign immunity specified in the tort claims act.

## **NOTE 18: MANAGEMENT'S DISCUSSION AND ANALYSIS**

Although normally included as Note 18 following the Comptroller's requirements, Management's Discussion and Analysis is included as a separate section in the front of this report to comply with GASB.

## **NOTE 19: THE FINANCIAL REPORTING ENTITY**

### **A. Related Parties**

TSU is affiliated with the Texas Southern University Foundation. The stated purpose of the foundation is "to solicit and receive gifts, grants, devices, or bequests and to maintain, use, and apply the income there from and the principal

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For the Year Ended August 31, 2019

thereof exclusively for charitable, scientific, literary or educational activities in order to aid and benefit Texas Southern University." According to foundation bylaws, the President of TSU and a representative of TSU's Board of Regents shall be ex officio members of the foundation's Board of Directors with full voting rights.

TSU is also affiliated with the Texas Southern University Alumni Association. The alumni association is a non-profit organization created for the purpose of promoting, fostering, and advancing the educational goals of TSU and the interests and welfare of its students; to provide the means for continuing relationships between TSU, former students, and the community; and to enable them to contribute to and share in the progress of TSU. All former students are eligible for membership in the alumni association. The Board of Directors of the alumni association is elected by the membership. TSU administration has no controlling interest in the alumni association.

The financial statements of TSU encompass the financial activity only of TSU. TSU does not have any component entities that should be included in these financial statements.

### NOTE 20: STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

TSU has no material violations of finance related legal and contract provisions. Per the laws of the State of Texas, TSU cannot spend amounts in excess of appropriations granted by the Texas Legislature and there are no deficits reported in net position.

### NOTE 22: DONOR-RESTRICTED ENDOWMENTS

<u>Donor-Restricted Endowments</u>	<u>Amount of Net Appreciation (Depreciation)</u>	<u>Reported in Net Position</u>
True Endowments	\$ 24,334,224.13	Restricted for expendable
Term Endowments	6,134,617.83	Restricted for expendable
Total	<u>\$ 30,468,841.96</u>	

In the table above, amounts reported as "Net Appreciation" represent net appreciation (cumulative and unexpended) on investments of donor or constitutionally restricted endowments that are available for authorization and expenditure by the TSU Board of Regents. For donor restricted endowments, pursuant to the Uniform Management of Institutional Funds Act, as adopted by Texas, the TSU Board of Regents may distribute net appreciation, realized and unrealized, in the fair market value of the assets of endowment holdings over the historic dollar value of the gifts, to the extent prudent.

TSU's spending policy for endowments reflects an objective to distribute as much of the total return as is consistent with overall investment objectives while protecting the real value of the endowment corpus. The primary long-term investment objective of the endowment is to earn a total rate of return that exceeds the spending rate plus the cost of managing the investment fund. The university all-inclusive spending rate of 7%, which includes 5% spending rate, 1.5% university advancement assessment and 0.5% costs of managing the investment fund. In order to preserve purchasing power parity, the Endowment's spending policy shall not exceed 5%. The calculation of the 5% spending rate will be based upon a three year moving average of Endowment Fund earnings with the most recent year removed. The 5% annual spending rate is required to be applied to each individual endowment. The University will calculate the average market value based upon the time period that these endowments are in existence.

<u>Increase/Decrease</u>	<u>Reason For Change</u>
\$ 1,476,301.02	Fair value decrease in portfolio
\$ 118,785.70	Fair value decrease in portfolio

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## NOTES TO FINANCIAL STATEMENTS, Continued

For the Year Ended August 31, 2019

### NOTE 23: EXTRAORDINARY AND SPECIAL ITEMS

TSU does not have any extraordinary and special items to report during the year ended August 31, 2019.

### NOTE 24: DISAGGREGATION OF RECEIVABLE AND PAYABLE BALANCES

Aggregate receivables and other payables as reported on the statement of net position as of August 31, 2019, are detailed as follows:

<u>Receivables</u>	<u>Balance</u>
Student Accounts	\$26,924,514.98
Non-Federal Grants	746,106.09
Third Party Accounts	2,699,362.08
Less Allowance	(9,944,822.22)
<b>Total</b>	<b><u>\$20,425,160.93</u></b>

<u>Other Payables</u>	<u>Balance</u>
Escheat payable	\$ 464,778.27
Student refund payable	358,890.81
Other payables	851,034.36
HBCU Loans Other payables	6,578,809.76
Bookstore Clearing Other payables	1,876,200.00
Retainage Other payables	2,037,067.12
Housing Other payables	1,712,919.08
<b>Total</b>	<b><u>\$13,879,699.40</u></b>

### NOTE 28: Deferred Outflows of Resources and Deferred Inflows of Resources

In fiscal year 2019, TSU reported deferred outflows of resources and deferred inflows of resources in connection with GASB 68 pension plan and GASB 75 OPEB plan.

<u>As of August 31, 2019</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
TRS Pension Plan (GASB 68)	\$ 21,214,173.72	\$ 3,794,882.00
ERS OPEB Plan (GASB 75)	74,475,544.00	25,214,424.00
Asset Retirement Obligation (GASB 83)	295,566.99	
Total	<b><u>\$ 95,985,284.71</u></b>	<b><u>\$ 29,009,306.00</u></b>

Deferred outflows of resources of \$21,214,173.72 and Deferred inflows of resources of \$3,794,882.00 were related to changes in employee TRS pension plan. Deferred outflow of resources of \$74,475,544.00 and Deferred inflow of resources of \$25,214,424.00 were related to changes in employee OPEB plan. Deferred outflows of resources of \$295,566.99 were related to Asset Retirement Obligation.

## **SUPPLEMENTARY INFORMATION**

# TEXAS SOUTHERN UNIVERSITY

(An Agency of the State of Texas)

## SCHEDULE OF OPERATING EXPENSES

For the Year Ended August 31, 2019

<u>Expenses by Natural Classification</u>		<u>2019</u>
Salaries and Wages	\$	97,082,405.66
Payroll Related Costs		42,433,767.63
Professional Fees and Services		10,992,817.13
Travel		3,815,911.12
Materials and Supplies		9,353,649.82
Communication and Utilities		6,967,530.37
Repairs and Maintenance		7,826,474.10
Rentals and Leases		1,636,198.87
Printing and Reproductions		522,384.95
Scholarships		22,449,873.48
Other Operating Expenses		8,863,128.26
Depreciation		19,810,066.47
<b>Total Operating Expenses by Natural Class</b>	<b>\$</b>	<b>231,754,207.86</b>

<u>Expenses by NACUBO Classification</u>		<u>2019</u>
Instruction	\$	80,757,814.94
Research		4,893,014.42
Public Service		1,858,814.62
Academic Support		13,481,383.97
Student Services		15,317,909.85
Institutional Support		46,436,385.51
Operation and Maintenance of Plant		15,367,497.31
Scholarships and Fellowships		16,443,263.72
Auxiliary		17,388,057.05
Depreciation		19,810,066.47
<b>Total Operating Expenses by NACUBO Class</b>	<b>\$</b>	<b>231,754,207.86</b>

**TEXAS SOUTHERN UNIVERSITY**  
 (An Agency of the State of Texas)  
**SCHEDULE 1A - SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
 For the Year Ended August 31, 2019

Federal Grantor/ Pass-through Grantor/ Program Title	CFDA Number	NSE Name/ Id. No.	Agy/ Univ No	Pass-through From		Direct Program Amount	Total Amount PT From and Direct Program
				Pass-Through From Agencies or Universities Amount	Pass-Through From Non- State Entities Amount		
<b>National Science Foundation</b>							
<u>Direct Programs:</u>							
Education and Human Resources	47.076			\$	-	\$ 503,634.35	\$ 503,634.35
Education and Human Resources	47.076					72,682.35	72,682.35
<i>Pass-Through To:</i>							
<i>University of Houston</i>							
Education and Human Resources	47.076					123,402.44	123,402.44
<i>Pass-Through To:</i>							
<i>Texas State University</i>							
Education and Human Resources	47.076					69,818.54	69,818.54
<i>Pass-Through To:</i>							
<i>University of Houston - Clear Lake</i>							
Education and Human Resources	47.076					79,217.47	79,217.47
<i>Pass-Through To:</i>							
<i>University of Houston - Downtown</i>							
Totals - National Science Foundation						848,755.15	848,755.15
<b>U.S. Department of Defense</b>							
<u>Direct Programs:</u>							
Basic and Applied Scientific Research	12.300					-4,334.45	-4,334.45
Basic, Applied, and Advanced Research in Science and Engineering	12.630					40,188.35	40,188.35
Totals - U.S. Department of Defense						35,853.90	35,853.90
<b>U.S. Department of Education</b>							
<u>Direct Programs:</u>							
Higher Education Institutional Aid	84.031					11,351,724.67	11,351,724.67
Totals - U.S. Department of Education						11,351,724.67	11,351,724.67
<b>U.S. Department of Health and Human Services</b>							
<u>Direct Programs:</u>							
NIEHS Hazardous Waste Worker Health and Safety Training	93.142					1,197,435.68	1,197,435.68
Substance Abuse and Mental Health Services Projects of Regional and National Significance	93.243					142,618.98	142,618.98
Totals - U.S. Department of Health and Human Services						1,340,054.66	1,340,054.66
<b>U.S. Department of Homeland Security</b>							
<u>Pass-Through From:</u>							
Disaster Grants - Public Assistance (Presidentially Declared Disasters)	97.036						375,032.18
<i>Pass-Through From:</i>							
<i>Department of Public Safety</i>							
			405		375,032.18		
Totals - U.S. Department of Homeland Security					375,032.18		375,032.18
<b>U.S. Department of Transportation</b>							
<u>Direct Programs:</u>							
Highway Training and Education	20.215					31,756.75	31,756.75
Totals - U.S. Department of Transportation						31,756.75	31,756.75

Agy/ Univ No.	Pass-through To		Expenditures Amount	Total Amount PT To and Expenditures
	Pass-Through To Agencies or	Pass-Through To Non-State		
	Universities Amount	Entities Amount		
	\$ -	\$ -	\$ 503,634.35	\$ 503,634.35
730	72,682.35			72,682.35
754	123,402.44			123,402.44
759	69,818.54			69,818.54
784	79,217.47			79,217.47
	<b>345,120.80</b>		<b>503,634.35</b>	<b>848,755.15</b>
			-4,334.45	-4,334.45
			40,188.35	40,188.35
			<b>35,853.90</b>	<b>35,853.90</b>
			11,351,724.67	11,351,724.67
			<b>11,351,724.67</b>	<b>11,351,724.67</b>
			1,197,435.68	1,197,435.68
			142,618.98	142,618.98
			<b>1,340,054.66</b>	<b>1,340,054.66</b>
			375,032.18	375,032.18
			<b>375,032.18</b>	<b>375,032.18</b>
			31,756.75	31,756.75
			<b>31,756.75</b>	<b>31,756.75</b>

**TEXAS SOUTHERN UNIVERSITY**  
 (An Agency of the State of Texas)  
**SCHEDULE 1A - SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
 For the Year Ended August 31, 2019

Federal Grantor/ Pass-through Grantor/ Program Title	CFDA Number	NSE Name/ Id. No.	Agy/ Univ No	Pass-through From		Direct Program Amount	Total Amount PT From and Direct Program
				Pass-Through From Agencies or Universities Amount	Pass-Through From Non- State Entities Amount		
<b>Research &amp; Development Cluster</b>							
<b>National Aeronautics and Space Administration</b>							
<u>Direct Programs:</u>							
Education	43.008					49,675.67	49,675.67
Totals - National Aeronautics and Space Administration				-	-	49,675.67	49,675.67
<b>National Science Foundation</b>							
<u>Direct Programs:</u>							
Mathematical and Physical Sciences	47.049					16,734.53	16,734.53
Computer and Information Science and Engineering	47.070					119,754.86	119,754.86
Social, Behavioral, and Economic Sciences	47.075					4,590.00	4,590.00
Education and Human Resources	47.076					765,724.98	765,724.98
Totals - National Science Foundation				-	-	906,804.37	906,804.37
<b>U.S. Department of Defense</b>							
<u>Direct Programs:</u>							
Basic, Applied, and Advanced Research in Science and Engineering	12.630					5,116.41	5,116.41
Totals - U.S. Department of Defense				-	-	5,116.41	5,116.41
<b>U.S. Department of Energy</b>							
<u>Pass-Through From:</u>							
Minority Economic Impact	81.137						64,315.41
<u>Pass-Through From:</u>							
University of Houston			730	64,315.41			
Totals - U.S. Department of Energy				64,315.41	-	-	64,315.41
<b>U.S. Department of Health and Human Services</b>							
<u>Direct Programs:</u>							
Maternal and Child Health Federal Consolidated Programs	93.110					64,858.02	64,858.02
Minority Health and Health Disparities Research	93.307					1,336,876.92	1,336,876.92
Cancer Cause and Prevention Research	93.393					44,819.19	44,819.19
Cancer Biology Research	93.396					110,666.90	110,666.90
Biomedical Research and Research Training	93.859					59,418.94	59,418.94
Totals - U.S. Department of Health and Human Services				-	-	1,616,639.97	1,616,639.97
<b>U.S. Department of Homeland Security</b>							
<u>Direct Programs:</u>							
Scientific Leadership Awards	97.062					194,132.22	194,132.22
Totals - U.S. Department of Homeland Security				-	-	194,132.22	194,132.22
<b>U.S. Department of Transportation</b>							
<u>Direct Programs:</u>							
Highway Planning and Construction	20.205					55,945.43	55,945.43
University Transportation Centers Program	20.701					139,582.62	139,582.62
<u>Pass-Through From:</u>							
University Transportation Centers Program	20.701						160,621.49
<u>Pass-Through From:</u>							
University of Texas at Austin			721	160,621.49			
Totals - U.S. Department of Transportation				160,621.49	-	195,528.05	356,149.54



Agy/ Univ No.	Pass-through To		Expenditures Amount	Total Amount PT To and Expenditures
	Pass-Through To Agencies or	Pass-Through To Non-State		
	Universities Amount	Entities Amount		
			49,675.67	49,675.67
	-	-	49,675.67	49,675.67
			16,734.53	16,734.53
			119,754.86	119,754.86
			4,590.00	4,590.00
			765,724.98	765,724.98
	-	-	906,804.37	906,804.37
			5,116.41	5,116.41
	-	-	5,116.41	5,116.41
			64,315.41	64,315.41
	-	-	64,315.41	64,315.41
			64,858.02	64,858.02
			1,336,876.92	1,336,876.92
			44,819.19	44,819.19
			110,666.90	110,666.90
			59,418.94	59,418.94
	-	-	1,616,639.97	1,616,639.97
			194,132.22	194,132.22
	-	-	194,132.22	194,132.22
			55,945.43	55,945.43
			139,582.62	139,582.62
			160,621.49	160,621.49
	-	-	356,149.54	356,149.54

# TEXAS SOUTHERN UNIVERSITY

(An Agency of the State of Texas)

## SCHEDULE 1A - SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

For the Year Ended August 31, 2019

Federal Grantor/ Pass-through Grantor/ Program Title	CFDA Number	NSE Name/ Id. No.	Agy/ Univ No	Pass-through From		Direct Program Amount	Total Amount PT From and Direct Program	
				Pass-Through From Agencies or Universities Amount	Pass-Through From Non- State Entities Amount			
<b><u>Highway Planning and Construction Cluster</u></b>								
<b>U.S. Department of Transportation</b>								
<b><u>Direct Programs:</u></b>								
Highway Planning and Construction	20.205					14,195.00	14,195.00	
<b><u>Pass-Through From:</u></b>								
Highway Planning and Construction	20.205						247,722.81	
<b><u>Pass-Through From:</u></b>								
Texas Department of Transportation			601	247,722.81				
Totals - U.S. Department of Transportation					247,722.81	-	14,195.00	261,917.81
<b><u>Student Financial Assistance Programs Cluster</u></b>								
<b>U.S. Department of Education</b>								
<b><u>Direct Programs:</u></b>								
Federal Supplemental Educational Opportunity Grants						882,594.06	882,594.06	
	84.007							
Federal Work-Study Program						857,351.72	857,351.72	
	84.033							
Federal Pell Grant Program						30,504,522.08	30,504,522.08	
	84.063							
Federal Direct Student Loans						106,869,925.00	106,869,925.00	
	84.268							
Teacher Education Assistance for College and Higher Education Grants (TEACH Grants)						60,834.50	60,834.50	
	84.379							
Totals - U.S. Department of Education					-	-	139,175,227.36	139,175,227.36
<b><u>TRIO Cluster</u></b>								
<b>U.S. Department of Education</b>								
<b><u>Direct Programs:</u></b>								
TRIO Student Support Services						263,898.83	263,898.83	
	84.042							
TRIO Talent Search						545,473.44	545,473.44	
	84.044							
TRIO Upward Bound						744,227.05	744,227.05	
	84.047							
TRIO Educational Opportunity Centers						373,337.48	373,337.48	
	84.066							
Totals - U.S. Department of Education					-	-	1,926,936.80	1,926,936.80
<b>Total Expenditures of Federal Awards</b>					<b>\$ 847,691.89</b>	<b>\$ -</b>	<b>\$ 157,692,400.98</b>	<b>\$ 158,540,092.87</b>

Agy/ Univ No.	Pass-through To		Expenditures Amount	Total Amount PT To and Expenditures
	Pass-Through To Agencies or	Pass-Through To Non-State		
	Universities Amount	Entities Amount		
			14,195.00	14,195.00
			247,722.81	247,722.81
	-	-	<u>261,917.81</u>	<u>261,917.81</u>
			882,594.06	882,594.06
			857,351.72	857,351.72
			30,504,522.08	30,504,522.08
			106,869,925.00	106,869,925.00
			60,834.50	60,834.50
	-	-	<u>139,175,227.36</u>	<u>139,175,227.36</u>
			263,898.83	263,898.83
			545,473.44	545,473.44
			744,227.05	744,227.05
			373,337.48	373,337.48
	-	-	<u>1,926,936.80</u>	<u>1,926,936.80</u>
	<b>\$ 345,120.80</b>	<b>\$ -</b>	<b>\$ 158,194,972.07</b>	<b>\$ 158,540,092.87</b>

**SEFA Note 2 Reconciliatons**

Federal revenue-Operating  
 Federal revenue-Non-operating  
 Federal pass-through revenue  
 Federal direct student loans

**Note 2 Amount**

\$ 19,374,525.34  
 31,447,950.64  
 847,691.89  
 106,869,925.00

**Total Pass-Through and Expenditures per Federal Schedule**

**\$ 158,540,092.87**

# TEXAS SOUTHERN UNIVERSITY

(An Agency of the State of Texas)

## SCHEDULE 1B - STATE GRANT PASS THROUGH FROM/TO STATE AGENCIES

For the Year Ended August 31, 2019

**State Pass Through From:**

	<u>2019</u>
Cancer Prevention & Research Inst of Tx (Agency# 542.0370)	\$ 1,283,395.31
University of Texas System (Agency# 720.0002)	13,091.00
Texas Higher Education Coordinating Board (Agency# 781.0008)	7,901,722.00
Texas Higher Education Coordinating Board (Agency# 781.0023)	75,711.00
Texas Higher Education Coordinating Board (Agency# 781.0026)	(113,886.06)
Texas Higher Education Coordinating Board (Agency# 781.0029)	39,166.27
Texas Higher Education Coordinating Board (Agency# 781.0075)	10,805.00
<b>Total State Pass Through From Other Agencies</b>	<b><u>\$ 9,210,004.52</u></b>

**TEXAS SOUTHERN UNIVERSITY**  
 (An Agency of the State of Texas)  
**SCHEDULE 2A - MISCELLANEOUS BOND INFORMATION**  
 For the Year Ended August 31, 2019

**Business-Type Activities**

<b>Description</b>	<b>Interest Rate</b>	<b>Maturity Dates</b>		<b>First Call Date</b>	<b>Original Issue</b>
		<b>First Year</b>	<b>Last Year</b>		
<b>Revenue Bonds- Self Supporting</b>					
Series 2011	4.00-6.75%	2011	2030	5/1/2021	\$ 31,500,000.00
Series 2013	2.00-5.00%	2013	2023	n/a	62,355,000.00
Series 2016	2.00-3.00%	2016	2036	5/1/2026	55,490,000.00
<b>Total Revenue Bonded Debt</b>					<u>\$ 149,345,000.00</u>

**TEXAS SOUTHERN UNIVERSITY**  
 (An Agency of the State of Texas)  
**SCHEDULE 2B - CHANGES IN BOND INDEBTEDNESS**  
 For the Year Ended August 31, 2019

Description	Bonds Outstanding 09/01/2018	Bonds Issued	Bonds Matured or Retired	Bonds Refunded or Extinguished	Par Value Adjustments	Bonds Outstanding 8/31/2019	Unamortized Premium	Unamortized Discount	Adjustments	Net Bonds Outstanding 8/31/2019	Amounts Due Within One Year	Bonds Outstanding 8/31/2019
<b>Revenue Bonds- Self Supporting</b>												
Series 2011	\$ 21,795,000.00	\$ -	\$ 1,300,000.00	\$ -	\$ -	\$ 20,495,000.00	\$ -	\$ (127,856.05)	\$ -	\$ 20,367,143.95	\$ 1,352,823.22	\$ 20,495,000.00
Series 2013	27,075,000.00	-	5,395,000.00	-	-	21,680,000.00	1,575,752.85	-	-	23,255,752.85	6,296,696.25	21,680,000.00
Series 2016	51,075,000.00	-	1,890,000.00	-	-	49,185,000.00	5,151,361.25	-	-	54,336,361.25	2,268,021.25	49,185,000.00
<b>Total General Bonded Debt</b>	<b>\$ 99,945,000.00</b>	<b>\$ -</b>	<b>\$ 8,585,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 91,360,000.00</b>	<b>\$ 6,727,114.10</b>	<b>\$ (127,856.05)</b>	<b>\$ -</b>	<b>\$ 97,959,258.05</b>	<b>\$ 9,917,540.72</b>	<b>\$ 91,360,000.00</b>

**TEXAS SOUTHERN UNIVERSITY**  
 (An Agency of the State of Texas)  
**SCHEDULE 2C - DEBT SERVICE REQUIREMENTS**  
 For the Year Ended August 31, 2019

Year Ending Aug. 31	Series 2011 Revenue Bonds			Series 2013 Revenue Bonds Refunding		
	Principal	Interest	Total	Principal	Interest	Total
2020	\$ 1,365,000.00	\$ 1,310,512.50	\$ 2,675,512.50	\$ 5,675,000.00	\$ 904,475.00	\$ 6,579,475.00
2021	1,440,000.00	1,237,143.76	2,677,143.76	5,965,000.00	613,475.00	6,578,475.00
2022	1,520,000.00	1,156,143.76	2,676,143.76	6,275,000.00	307,475.00	6,582,475.00
2023	1,610,000.00	1,068,743.76	2,678,743.76	2,905,000.00	92,500.00	2,997,500.00
2024	1,705,000.00	972,143.76	2,677,143.76	860,000.00	17,200.00	877,200.00
2025-2029	10,350,000.00	3,032,437.50	13,382,437.50	-	-	-
2030-2034	2,505,000.00	169,087.50	2,674,087.50	-	-	-
<b>Total</b>	<b>\$ 20,495,000.00</b>	<b>\$ 8,946,212.54</b>	<b>\$ 29,441,212.54</b>	<b>\$ 21,680,000.00</b>	<b>\$ 1,935,125.00</b>	<b>\$ 23,615,125.00</b>

Year Ending Aug. 31	Series 2016 Revenue Bonds		
	Principal	Interest	Total
2020	\$ 1,965,000.00	\$ 2,049,000.00	\$ 4,014,000.00
2021	2,045,000.00	1,970,400.00	4,015,400.00
2022	2,145,000.00	1,868,150.00	4,013,150.00
2023	2,255,000.00	1,760,900.00	4,015,900.00
2024	2,365,000.00	1,648,150.00	4,013,150.00
2025-2029	13,725,000.00	6,344,000.00	20,069,000.00
2030-2034	17,005,000.00	3,062,250.00	20,067,250.00
2035-2039	7,680,000.00	347,250.00	8,027,250.00
<b>Total</b>	<b>\$ 49,185,000.00</b>	<b>\$ 19,050,100.00</b>	<b>\$ 68,235,100.00</b>

Year Ending Aug. 31	Financing Note Series 2011-4			Financing Note Series 2012-10		
	Principal	Interest	Total	Principal	Interest	Total
2020	\$ 2,469,845.88	\$ 1,096,012.08	\$ 3,565,857.96	\$ 2,517,293.25	\$ 1,003,690.77	\$ 3,520,984.02
2021	2,525,179.55	1,040,678.41	3,565,857.96	2,572,414.63	948,569.39	3,520,984.02
2022	2,593,126.38	972,731.58	3,565,857.96	2,639,111.42	881,872.60	3,520,984.02
2023	2,653,825.95	912,032.01	3,565,857.96	2,699,279.67	821,704.35	3,520,984.02
2024	2,711,366.64	854,491.32	3,565,857.96	2,756,751.34	764,232.68	3,520,984.02
2025-2029	14,553,599.57	3,275,690.23	17,829,289.80	14,770,082.20	2,834,837.90	17,604,920.10
2030-2034	16,348,068.65	1,481,221.15	17,829,289.80	16,545,679.12	1,059,240.39	17,604,919.51
2035-2039	3,504,123.60	61,734.11	3,565,857.71	-	-	-
<b>Total</b>	<b>\$ 47,359,136.22</b>	<b>\$ 9,694,590.89</b>	<b>\$ 57,053,727.11</b>	<b>\$ 44,500,611.63</b>	<b>\$ 8,314,148.08</b>	<b>\$ 52,814,759.71</b>

# TEXAS SOUTHERN UNIVERSITY

(An Agency of the State of Texas)

## SCHEDULE 2D - ANALYSIS OF FUNDS AVAILABLE FOR DEBT SERVICE

For the Year Ended August 31, 2019

<u>Business-Type Activities</u>	Pledged and Other Sources and Related Expenditures for FY 2019			
	Net Available for Debt Service		Debt Service	
	Total Pledged and Other Sources	Operating Expenses/ Expenditures and Capital Outlay	Principal	Interest
Revenue Bonds				
BOND SERIES				
TRB 2011, 2013, 2016	\$ 99,404,061.06	\$ 74,963,478.40	\$ 8,585,000.00	\$ 4,684,587.50
<b>Total</b>	\$ 99,404,061.06	\$ 74,963,478.40	\$ 8,585,000.00	\$ 4,684,587.50



# TEXAS SOUTHERN UNIVERSITY

(An Agency of the State of Texas)

*Required Supplementary Information*

For the Last Five Measurement Years Ended August 31 \*

Schedule of Proportionate Share of Net Pension Liability\*  
Teacher Retirement System of Texas

	2018	2017	2016	2015	2014
TSU's proportion of the net pension liability (asset)	0.0722%	0.0591%	0.0562%	0.0572%	0.0677%
TSU's proportionate share of the net pension liability (asset)	\$ 39,735,872	\$ 18,886,127	\$ 21,231,694	\$ 20,380,538	\$ 18,085,720
TSU's covered payroll	\$ 48,780,116	\$ 21,229,587	\$ 21,992,327	\$ 22,004,400	\$ 24,812,792
TSU's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	81.46%	88.96%	100.01%	91.94%	72.89%
Plan fiduciary net position as a percentage of the total pension liability	73.74%	82.17%	78.00%	78.43%	83.25%

\* This schedule is intended to present 10 years of information. Currently, only five years of information is available. Information on future years will be added when it becomes available.

# TEXAS SOUTHERN UNIVERSITY

(An Agency of the State of Texas)

*Required Supplementary Information*

For the Last Six Fiscal Years Ended August 31 \*

Schedule of Employer Contributions\*  
Teacher Retirement System of Texas

	2019	2018	2017	2016	2015	2014
Statutorily required contributions	\$ 2,050,711	\$ 2,089,619	\$ 1,251,453	\$ 1,174,302	\$ 1,694,645	\$ 2,151,269
Contributions in relation to the statutorily required contributions	2,050,711	2,089,619	1,251,453	1,174,302	1,694,645	1,702,626
Contribution deficiency (excess)	-	-	-	-	-	448,643
Covered payroll	\$ 53,462,578	\$ 48,780,116	\$ 21,229,587	\$ 21,992,327	\$ 22,004,400	\$ 24,812,792
Contribution as a percentage of covered-employee payroll	3.84%	4.28%	5.89%	5.34%	7.70%	6.86%

\* This schedule is intended to present 10 years of information. Currently, only six years of information is available. Information on future years will be added when it becomes available.

# TEXAS SOUTHERN UNIVERSITY

(An Agency of the State of Texas)

*Required Supplementary Information*

For the Last Two Measurement Years Ended August 31 \*

Schedule of Proportionate Share of Net OPEB Liability\*  
Employees Retirement System of Texas Plan

	2018	2017
TSU's proportion of the net OPEB liability (asset)	0.21979663%	0.00026482%
TSU's proportionate share of the net OPEB liability (asset)	\$ 65,142,759	\$ 90,232
TSU's covered-employee payroll	\$ -	\$ 6,040,027
TSU's proportionate share of the net OPEB liability (asset) as a percentage of its covered-employee payroll	100.00%	1.49%
Plan fiduciary net position as a percentage of the total OPEB liability	1.27%	2.04%

\* This schedule is intended to present 10 years of information. Currently, only two years of information is available. Information on future years will be added when it becomes available.

# TEXAS SOUTHERN UNIVERSITY

(An Agency of the State of Texas)

*Required Supplementary Information*

For the Last Two Fiscal Years Ended August 31 \*

Schedule of Employer Contributions\*  
Employees Retirement System of Texas

	2019	2018
Statutorily required contributions	\$ -	\$ 6,040,027
Contributions in relation to the statutorily required contributions	-	6,040,027
Contribution deficiency (excess)	-	-
Covered payroll	\$ -	\$ 6,040,027
Contribution as a percentage of covered-employee payroll	0.00%	100.00%

\* This schedule is intended to present 10 years of information. Currently, only two years of information is available. Information on future years will be added when it becomes available.