

**Meeting of the Board of Directors, Meeting 396
February 22, 2023 at 2:00 PM**

Kellogg West Hotel & Conference Center, Auditorium

- or -

Join via Zoom

<https://cpp.zoom.us/j/83681853888>

Meeting ID: 836 8185 3888

AGENDA

Chair: Dr. Soraya Coley

Directors Erica Frausto Aguado, Dr. Jennifer Brown, Mayra Brown, Daniel Foncello, Dr. Nicholas Van Glahn, Deborah Goman, Christina Gonzales, April Jimenez, John McGuthry, Emily Han, Daniel Montplaisir, Cynthia Nelson, Dr. Phyllis Nelson, Lowell Overton, Stephanie Pastor, Dr. Homeyra Sadaghiani, Oliver Santos, Dr. Martin Sancho-Madriz, Dr. David Speak, Ruby Suchecki, Dr. Maryann Tolano-Leveque, Ysabel Trinidad

Staff: Shari Benson, Claudia Burciaga-Ramos, Valerie Castro, Jared Ceja, Joanne Mathew, Thomas Sekayan

Guests: Andrew Price and Karin Longhurst, Graystone

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|---|--|--|-------|
| I. | <u>ACKNOWLEDGEMENT OF MEMBERS OF THE PUBLIC</u> <i>who may or may not be commenting on a specific item or making a general comment.</i> | | |
| II. | <u>CHAIR'S REPORT</u> | Dr. Soraya Coley, Chair | |
| III. | <u>INTRODUCTIONS</u> | | |
| A. | Introduction of Valerie Castro, Executive Assistant | Jared Ceja, Executive Director/CEO | |
| B. | Transition of Designated Student Board Member | Jared Ceja | |
| IV. | <u>CONSENT AGENDA ITEMS</u> | | |
| <i>Items in this section are considered to be routine and acted on in one motion. Each item of the Consent agenda approved by the Board shall be deemed to have been considered in full and adopted as recommended. Any Board member may request that a consent item be removed from the consent agenda to be considered as a separate action item. If no additional information is requested, the approval vote will be taken without discussion. An "A" distinguishes items requiring approval.</i> | | | |
| C. | Approval of Minutes #395 (12/12/22)
(Attachment) A | Dr. Soraya Coley | 5-7 |
| D. | 990 Tax Return Overview
(Attachment) A | Ysabel Trinidad, Chair – F&I Committee
Joanne Mathew, Director/CFO | 8 |
| E. | Strategic Priority Update – Housing Market Demand Study
(Attachment) I | John McGuthry, Acting Chair – Program Committee
Randy Wallace Jr., Director, Real Estate & Facilities | 9 |
| F. | Consultant Assessment - AREAS & Point Blank
(Attachment) I | Dr. David Speak, Chair – Audit Committee
Joanne Mathew | 10-11 |
| G. | CalPERS Public Agency Valuation Reports
(Attachment) I | Ysabel Trinidad
Joanne Mathew | 12-19 |
| V. | <u>ED/CEO's REPORT</u> | | |
| H. | ED/CEO's Report 02/22/23 | Jared Ceja | 20-21 |

VI. ACTION ITEMS

- | | | |
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| I. Investment Portfolio Report 2 nd Quarter 2022-2023
(Attachment) A | Ysabel Trinidad
Joanne Mathew
Andrew Price, Graystone
Karin Longhurst, Graystone | 22-31 |
| J. Capital Budget 2023-2024
(Attachment) A | Ysabel Trinidad
Jared Ceja
Joanne Mathew | 32-34 |

VII. INFORMATION & DISCUSSION ITEMS

The following items provide information and reports by management staff to the Board. Staff and Board may engage in discussion on any item if requested by committee member or staff member.

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|--|--|-------|
| K. Financial Highlights 2nd Quarter 2022-2023
(Attachment) I | Ysabel Trinidad
Joanne Mathew | 35-37 |
| L. Strategic Priority Update – Instant Access & Equitable Access
(Attachment) I | John McGuthry
Jared Ceja
Thomas Sekayan, Assoc. Executive Director/COO | 38 |
| M. Budget Assumptions for 2023-2024
(Attachment) I | Ysabel Trinidad
Joanne Mathew | 39-40 |

VIII. OPEN FORUM

IX. ADJOURNMENT

Next Board Meeting – May 25, 2023 at 2:00 p.m. at Kellogg West & via Zoom



President's Report

Enterprise Foundation Board Meeting

February 22, 2023

Soraya M. Coley, Ph.D.
President

The Changing Landscape of Higher Education

CAL POLY POMONA FOUNDATION, INC.
Board of Directors, Meeting 395
Monday, December 12, 2022 at 2:00 pm
Minutes

Notice is hereby given that a meeting of the Board of Directors was held by video conference/teleconference on Monday, December 12, 2022 at 2:00 p.m. to discuss matters on the posted agenda. The meeting notice in its entirety was posted on the internet at <https://foundation.cpp.edu/meetingpackets.aspx>.

Present: April Jimenez, Deborah Goman, Christina Gonzales, Emily Han, Daniel Montplaisir, Aliza Ortega, Lowell Overton, Stephanie Pastor, Dr. Martin Sancho-Madriz, Dr. David Speak, Ruby Suchecki, Dr. Maryann Tolano-Leveque, Ysabel Trinidad, Dr. Nicholas Van Glahn, Dr. Soraya Coley, Dr. Jennifer Brown, Daniel Foncello, Erica Frausto Aguado, Mayra Brown, Homeyra Sadaghiani, Oliver Santos, Dr. Phyllis Nelson

Absent: John McGuthry and Cynthia Nelson

Staff: Shari Benson, Claudia Burciaga-Ramos, Jared Ceja, Yvette Lane, Joanne Mathew, Thomas Sekayan, Aaron Neilson

CHAIR'S REPORT

Dr. Coley called the meeting to order at 2:02 p.m. and welcomed everyone attending the meeting both in person and via Zoom.

INTRODUCTION

Jared Ceja welcomed Thomas Sekayan as Associate Executive Director/COO. He joins from CSUSB with additional experience at CSUN, USC and APU. Thomas will serve as the primary liaison to the Program Committee and oversee the Bookstore, Dining, Kellogg West, Marketing, and support Ag. Thomas introduced himself, mentioned he is looking forward to partnering, enhancing and strengthening the relationships with all.

CONSENT ACTION ITEMS

- A. Approval of Minutes
 - Approval of Minutes #394 (09/15/22)
 - Approval of Minutes #394a (09/26/22)
- B. Reserve Analysis
- C. Investment Portfolio Report Q1 2022-2023
- D. Fringe Benefits Budget Analysis & Update
- E. Updates to Policy 123 – Real Estate Acquisition & Development
- F. Mid-Year Additional Capital Budget Requests for 22/23
- G. Whistleblower Policy
- H. Holiday Calendar 2023
- I. Updates to Policy– 157 Purchasing and Capitalization
- J. Updates to Policy – 212 Accommodate of Religion
- K. Updates to Policy – 217 Jury Duty
- L. Updates to Policy 172 – Unrestricted Net Assets & Reserves

A motion was made by Dr. David Speak and seconded by Daniel Foncello to approve the consensus items as presented. The motion was unanimously approved.

EXECUTIVE DIRECTOR/CEO'S REPORT

Jared Ceja mentioned Shari Benson, Chief Human Resources Officer, received the Ladson Diversity Award with a professional development scholarship, the Marketing team received 1 Platinum and 4 Gold awards from MARCOM for Special Events, Digital Media Communications and Non-profit Digital Media. Jared gave a brief update on the CSU Auxiliary Compliance Audit that happens every few years, the audit includes all enterprise units plus Grants and Admin - policies, procedures, contracts, controls, and segregation of duties, it is anticipated to be completed in January and a report will go to the President, Audit Committee and Board of Directors. Envisions Strategies, a consultant retained for the Dining RFP/Market Assessment will help the Foundation through the process. A work group will also be formed consisting of students, faculty, staff, UHS, Collins, the President's Officer, Ag, and Foundation team members and will compare current operations, bids, and other CSU deals, Thomas Sekayan will lead the efforts and results are expected by Spring next year; the Foundation Pepsi Scholarship for Foundation student workers just closed, it awards 20 scholarships of \$1,000 each to use towards course materials, supplies, dining, housing, graduation regalia, etc., over 60 applications were received; the Foundation was mentioned in a Poly Post publication in a positive light regarding our impact on the life of a Bookstore student worker. Jared gave more detail to the recent headlines with regards to the embezzlement that occurred few years ago: not \$1.3 million but \$960K, losses are covered by a combination of insurance and restitution, communication came with all EO-1104 requirements followed,

notified VP of Admin Affairs, local authorities, insurance, disclosed to the Board, Audit Committee, and ASI Senate, received support for rectifying action from CSU Audit Advisory Review, external auditors, consultants, internal auditors, and external forensic auditors.

ACTION ITEMS

Audit Committee Charter

The responsibilities of the Audit Committee are included in the corporation's Bylaws under Section 3c and read as follows:

"The Audit Committee is established in compliance with the Nonprofit Integrity Act (Act). The Committee is responsible for assuring compliance with the Act, including but not limited to, recommending to the Board of Directors the retention and termination of independent auditors; negotiating the independent auditors' compensation; conferring with the auditors to satisfy committee members that the financial affairs of the Foundation are in order; reviewing and determining whether to accept the audit; assuring that any nonaudit services performed by the auditing firm conform with the standards for auditor independence set forth in the latest revision of the Government Auditing Standards issued by the Comptroller General of the United States; and approving performance of nonaudit services by the auditing firm."

Management has learned from sister CSU auxiliaries fresh off of Chancellor's Office Auxiliary Compliance Audits that a standalone Audit Committee Charge is now best practice. The guidelines referenced above have been incorporated into the attached document along with additional clarifying language and structure.

Moved and seconded by Dr. David Speak and Deborah Goman that the Board of Directors has reviewed and approved the Audit Committee Charge with clarifying details and structure as recommended by the system office; the motion was approved unanimously.

INFORMATION & DISCUSSION ITEMS

Strategic Priorities Update - Committee for Capital & Master Planning

As discussed in detail at the Summer Board Retreat, Innovation Village remains incomplete with four plots primed for development. Many of the potential uses for the land show signals of high demand: University Village student housing begins each term with a waitlist beyond current capacity, Mt. SAC has no student housing and refers more students to the University Village than can be housed, student-family housing remains an underserved segment of our University community, the last three years have seen every unit made available through the Affordable Faculty/Staff Housing Program sell within weeks, the University may require flex space as older infrastructure is upgraded, Innovation Village commercial units have remained at full capacity for approximately five years with requests for additional space going unsatisfied for about four years.

A consultant has been selected and a housing demand study has been launched to quantify the market for housing and other supporting needs. This data is designed to both inform us of the services needed to enhance resources for the campus community and aid in the development of a strategy to provide funding support. As the campus is relaunching its master planning effort, we will participate in that effort with our University partners. Given the complexities of this project, we plan to propose an ad hoc committee of the Board to support our efforts and ensure Board committees are not overly burdened. The bylaws include the provision: "From time to time, the Board may create other committees as necessary". We are developing a proposal for the creation of a temporary Major Capital & Master Planning Committee to support the development of Innovation Village for review by the appropriate standing committees and the full Board later this fiscal year.

Daniel Montplaisir recommended bringing alumni with expertise for the Major Capital and Master Planning. A resolution will be worked on and brought to a future Board meeting.

Pay Date Change Effective January 2023

Management has made a change to the pay date for employees effective January 1, 2023 from Thursday to Friday after the end of each pay period to provide needed time to employees and managers to correct any errors, submit, approve, and process timecards accurately. This includes adding appropriate time for individuals that may have missed a punch. During a Town Hall meeting on October 26, Jared Ceja discussed the issues and informed the group that a survey would go out to provide employees the opportunity to vote for one of the two options. An overwhelming number of employees voted to move the pay date from Thursday to Friday. This change was officially announced to employees on November 16, 2022 via a company-wide memorandum.

Financial Highlights – Q1 2022-2023

Joanne Mathew presented the highlights of 1st quarter from July - September 2022, total gross revenue is \$26.1M of which \$13.6M is for Enterprise Activities. After payroll and other expenses, the net surplus, not including Grants and Contracts, and transfers to the university is \$2.3M. Investments continue to have a lot of volatility in the first quarter and we had unrealized losses after interests and dividends of \$1.4M. We are forecasting to end the year at a surplus of \$5.7M, slightly above our budget of \$5.4M. With regard to Enterprise activities, Dining had 24 locations open at the end of the quarter, with strong revenues during the period at \$3.8M. With increased staffing costs, we are projecting to end the year at \$1.3M. Kellogg West has been experiencing challenges in building maintenance and upkeep which has affected overall revenue, resulting in a negative variance of \$137K. Bookstore has been tracking very close to budget with Instant Access accounting for over 61% of gross revenue. Real Estate and University Village had strong performances in the period, with Real Estate surplus at 46% over budget and University Village surplus at 136% above budget. The Foundation has about 1,600 individuals employed of which 1,152 are students.

Q1 also saw the organization receiving full forgiveness on the Paycheck Protection Program loan of \$3.8M. That resulted in a \$3.0M quarterly surplus for the traditional cost center of Administration. Management continues to focus on cash management and look for opportunities to increase revenue in the organization. We were able to transfer \$4.5M (\$3.0M in September and \$1.5M in October) to Morgan Stanley and put the funds into a separate Preferred savings account earning interest of over 3%.

OPEN FORUM

April Jimenez thanked the Management and Staff, specially Jared and Yvette, on behalf of Staff Council when they hosted their annual toy drive; the Foundation sponsored cookies and drinks for those donating toys as well as refreshments for their volunteers.

ADJOURNMENT

Moved and seconded by Dr. Martin Sancho-Madriz and April Jimenez to adjourn the meeting; no opposition the meeting was adjourned at 3:15 p.m.

Next Board Meeting 396 – February 22, 2023 at 2:00-4:00 p.m. at Kellogg West & via Zoom

Memorandum



Date: February 22, 2023
To: Board of Directors
From: Ysabel Trinidad, Finance & Investment Committee Chair
Joanne Mathew, Director of Financial Services/CFO
Attached: 990 Tax Forms and Supporting Schedules
Subject: INCOME TAX RETURN FORM 990 & 990-T Review

The Foundation is required to annually file the following Federal returns:

Form 990 Return of Organization Exempt from Income Tax
Form 990-T Exempt Organization Business Income Tax Return

In addition, the Foundation must also file the corresponding State returns:

Form 199
Form 109
Form RRF-1 Annual Registration Renewal Fee Report to Attorney General of California

Aldrich was hired to prepare the documents prior to Management's review.

Form 990 Review Policy #124 provides the governing guidelines for this review before finalizing and filing the returns as per Part VI, Section B on the 990 form that requests confirmation whether the organization has provided a copy of the form to all members of its governing body before filing.

Accordingly, we have provided all members of the Board a copy of Form 990 and supporting schedules via email and on our website.

Recommended Action: Management and the Finance & Investment Committee recommend that the Board of Directors review and approve the resolution regarding tax return forms 990 and 990-T as presented.

Now therefore be it resolved that the Foundation's tax return Form 990, Form 990-T, and all supporting schedules have been reviewed and approved as presented.

PASSED AND ADOPTED THIS 22nd DAY OF FEBRUARY 2023.

By: _____
Dr. Martin Sancho-Madriz, Secretary/Chair
Board of Directors

Market Demand Study Update

Spring/Summer 2022 – Project Concept

Enterprise Foundation Management and the Board of Directors brainstormed possibilities for the continued development of Innovation Village. This includes presentations and roundtables at the Summer Board Retreat. Housing was identified as the primary focal point with the possibility of associated dining, retail, commercial, conference, and educational spaces. A demand analysis was identified as the initial need.

Fall 2022 – Demand Analysis

An RFP was issued in partnership with University Housing Services (UHS) for an independent consulting firm to perform an intensive market demand study. Areas of focus include (a) various forms of student housing, (b) faculty-staff housing for both CPP and Mt. SAC, (c) retail, office and lab space, (d) conference space.

The process included:

- A working group formed with members from UHS, CPP Administrative Affairs, University Village, Enterprise Foundation, and Mt. SAC Administration to evaluate potential partners;
- A list of a dozen experienced economic consultant firms, including those approved by the Chancellors Office, were invited to participate in the RFP process;
- Several firms responded and proposals were reviewed by the working group;
- Three finalists were interviewed and Jones Lang LaSalle (JLL) was selected;

Scope of Work:

- JLL's submitted a Scope of Work that was reviewed and approved group including the above-described market demand items, local competitive supply and pipeline of housing; economic analysis including definition of affordability for each housing population; cost analyses of development/construction; financing and delivery options; and recommendations for product types, sizes, mix, and amenities.

January 2023 – Data Requests

JLL prepared detailed data lists for review. The goal is to distribute targeting surveys to campus stakeholders. The data requested is critical to the accuracy and value of the market demand study. Core survey needs include extensive demographics information on enrollment projections, first-year versus transfer students, and faculty/staff employment plans for both campuses.

January 24, 2023 – Kick-Off Meeting

A day-long initial meeting introducing the consultant team of JLL to the working group members. UHS, University Village, Enterprise Foundation leadership, and Mt. SAC management provided insight on both campuses and overall objectives to the JLL team. JLL also met with stakeholders from campus including Institutional Research, Planning and Analytics, and Faculty Affairs. Tours of existing facilities and infrastructure followed. The day concluded with a wrap-up of assignments and timelines.

- Focus Groups are planned to occur in February/March for both campuses
- Surveys will be issued following the Focus Groups
- Demographic analysis to be done in March

Early May, 2023 - Target Date for Study Completion and Board Presentation

Cal Poly Pomona Foundation

Conducted by AREAS Consulting & Point Blank **Organizational Review - Executive Summary**

The focus of the review was on adherence to policies and procedures, segregation of duties, internal controls, recordkeeping, consistency across Enterprises, risk assessment, and compliance. It encompassed a combination of Standard Operating Procedures/ Forms/ Documents, interviews with Foundation and Enterprise personnel, onsite property walks, and website review.

GLOBAL OBSERVATIONS AND RECOMMENDATIONS – Highlights on Procedures Implemented

1. Standard Operating Procedures (SOPs)
 - a. Observations
 - i. The SOPs were inconsistent in format, unclear regarding formal policies versus informal procedures, and multiple versions of SOPs existed.
 - b. **Procedures Implemented**
 - i. Standardized all policy and procedure documents along with supporting schedules and forms, and created a single access location for all the documents, made available to all staff.
 - ii. Eliminated obsolete, duplicate, and incorrect forms/documents/schedules.
 - c. In Progress
 - i. SOPs and related forms/documents should have approval levels in place when new ones are drafted, when changes are made, or existing ones are eliminated.
2. Cash Handling
 - a. Observations
 - i. There are multiple Enterprise units and individuals handling cash which can lead to collusion, misappropriation of assets, noncompliance with SOPs, errors, and omissions.
 - b. **Procedures Implemented**
 - i. Ensure all Enterprises are following the Financial Services policies and procedures for cash handling. There should be one cash handling SOP for all Enterprises ([Policy AR#370](#))
 - ii. Implemented a required training for all positions that handle cash. Once upon new hire, and again annually for refresher courses – all mandatory. Includes successful completion of a test on an annual basis.
 - iii. Periodic audits of cash handling procedures conducted in person in a single year.

UNIT/DIVISION - Highlights on Procedures Implemented

EMPLOYMENT SERVICES

1. Documented SOPs and Adherence
 - a. By focusing on updating and drafting new SOPs, ES has increased their usage and compliance with the SOPs in place (Document location: \\fdn.cpp.edu\policies&procedures\Enterprise Foundation Policies & Procedures\Employment Services).
2. Employee Transaction Forms (ETF)
 - a. ES developed an instructional form, updated job aid, and increased training on completing and processing ETFs creating compliance in completing the form accurately and completely for employee transactions - [ETF Instructions](#) .

FINANCIAL SERVICES

1. Segregation of Duties
 - a. FS has sufficient segregation of duties in place across their accounting/financial functions. As such, FS should become the 'foundation' for all Enterprise policy and procedures to provide accuracy, consistency, and compliance (Document location: \\fdn.cpp.edu\policies&procedures\Enterprise Foundation Policies & Procedures\Financial Services).
2. 1099 Review
 - a. A random evaluation of proper classification of 1099s resulted in a favorable conclusion and enhanced review of the process overall.

BRONCO BOOKSTORE

1. Segregation of Duties
 - a. Updated purchase order, disposition, and destruction of outdated materials and approval authority with clearly defined thresholds including the Foundation CFO for approvals of all purchases more than \$15,000 – [Purchasing and Capitalization policy #157](#).
 - b. Clearly defined inventory and receiving practices including third party review on three inventory counts annually and all shipments received. Procedures include – Bronco Bookstore inventory procedure, Receiving Procedure, Purchasing Procedures and receiving manuals.
2. Cash Management
 - a. Implemented a more tightly run cash management program at the point of sale (Bronco Bookstore Supplemental Cash Receipts Policy #BB370).

KELLOGG WEST

1. Tours and donations are clearly tracked in writing (Policy #KW860).
2. A corkage policy was developed (Policy #KW857).
3. Payments against purchase orders are approved by a member of Financial Services (Policy #KW140 and #AP157).
4. A team member of Financial Services approves credit memorandums (Policy #AP120, #AP140).

UNIVERSITY VILLAGE

1. Updated the key issuance and reconciliation policy with tighter controls. Procedures include Key Check-out, Key Request form, Gate Card procedure and Temporary Key Process.
2. Deposit procedures require two approvals for all deposits, per process as defined under the UV Deposit Procedure.
3. For segregation of duties – the process has been reinforced as referenced in Resident Fee Monitoring Policy #UV700, UV/FDN Accounts Receivable Procedures and UV/FDN Deposit Procedures.

DINING SERVICES

1. Tightened cash handling procedures, detailed in Cash Handling Procedures #DS801. Included an updated procedure for record-keeping and addressed supervisor managing cash upon shift change as per DS Access Procedures, and Authorization of Access Procedure.
2. The Food Service Employee Meal Plan (EMP) and Manager Meal Plan (MMP) procedures were revised to better define shift meal and guidelines.
3. Policies were redefined to address segregation of duties for: Ordering, Receiving, Inventory per Purchasing-Receiving-Inventory Procedure #DS810.

Memorandum

Date: February 22, 2023

To: Board of Directors

From: Ysabel Trinidad, Finance & Investment Committee Chair
Joanne Mathew, Director of Financial Services/CFO

Subject: CalPERS Public Agency Valuation Reports for Foundation with Selected Pages from Each Valuation Report

Attachments: (1) First Tier Plan
(2) Second Tier Plan
(3) PEPRA Miscellaneous Plan



The California Public Employee Retirement System (CalPERS) released new financial reports for the FY ending June 30, 2021 which detail the finances of CalPERS pension plans of contracting public agencies. Specific information related to the pension plans can be located on the CalPERS website under the Public Agency Valuation Report section. On that site one can locate detailed reports showing the financial status for each of the three Foundation pension plan tiers with established FY 2023-24 employer contribution rates and other important pension plan data. A summary of the most critical information follows:

- Miscellaneous First Tier Plan is based on the 2% at 55 formula
 - Estimated funding level of 90.0%
 - Projected employer contribution rate for FY 2023-24 is 13.84% of covered payroll. This is a slight cost rate increase from the FY 2022-23 rate of 12.32%

- Miscellaneous Second Tier Plan is based on 2% at 60 formula
 - Estimated funded level of 106.1%
 - Projected employer contribution rate for FY 2023-24 is 10.10%. This is a cost rate increase from the FY 2022-23 rate of 8.63%.

- PEPRA Miscellaneous Plan based on 2% at 62 formula
 - Estimated funded level of 104.3%
 - Projected employer contribution rate for FY 2023-24 is 7.68%. This is a moderate cost rate increase from the FY 2021-22 rate of 7.47%.

In plentiful years Management prefers to take a pro-active approach to pay down the UAL by making payments above the minimum required for all 3 rate plans. Additional payment is not required for the Second Tier Plan and PEPRA. No such additional payment is planned for the First Tier Plan.

PROPOSED ACTION:

Management and the Personal Committee recommend that the Board of Directors accept the three CalPERS Public Agency Valuation Reports with the funding level and rate changes as presented.

THEREFORE, BE IT RESOLVED that the Board of Directors approves the CalPERS Public Agency Valuation Reports for the First Tier, Second Tier, and PEPRA plans as presented.

BE IT FURTHER RESOLVED that upon approval of this resolution, the Executive Director/CEO and Chief Human Resources Officer are authorized and directed to take any and all action as may be necessary to the effectuate this Resolution.

PASSED AND ADOPTED THIS 22nd DAY OF FEBRUARY 2023.

Dr. Martin Sancho-Madriz, Secretary/Treasurer
Board of Directors

Required Contributions

	Fiscal Year 2023-24
Required Employer Contributions	
Employer Normal Cost Rate	13.84%
<i>Plus</i>	
Required Payment on Amortization Bases¹	\$881,878
<i>Paid either as</i>	
1) Monthly Payment	\$73,489.83
<i>Or</i>	
2) Annual Prepayment Option*	\$853,342
<p><i>The total minimum required employer contribution is the sum of the Plan's Employer Normal Cost Rate (expressed as a percentage of payroll and paid as payroll is reported) plus the Employer Unfunded Accrued Liability (UAL) Contribution Amount (billed monthly (1) or prepaid annually (2) in dollars).</i></p> <p><i>* Only the UAL portion of the employer contribution can be prepaid (which must be received in full no later than July 31).</i></p>	

	Fiscal Year 2022-23	Fiscal Year 2023-24
Development of Normal Cost as a Percentage of Payroll		
Base Total Normal Cost for Formula	17.24%	18.76%
Surcharge for Class 1 Benefits ²		
a) EE Contribution to State Level - Covered by SS	2.00%	2.00%
Phase out of Normal Cost Difference ³	0.00%	0.00%
Plan's Total Normal Cost	19.24%	20.76%
Formula's Expected Employee Contribution Rate	6.92%	6.92%
Employer Normal Cost Rate	12.32%	13.84%

¹ The required payment on amortization bases does not take into account any additional discretionary payment made after April 29, 2022.

² Section 2 of this report contains a list of Class 1 benefits and corresponding surcharges for each benefit.

³ The normal cost change is phased out over a five-year period in accordance with the CalPERS contribution allocation policy.

Plan's Funded Status

	June 30, 2020	June 30, 2021
1. Present Value of Projected Benefits (PVB)	\$64,777,243	\$65,763,253
2. Entry Age Accrued Liability (AL)	60,797,996	61,962,574
3. Plan's Market Value of Assets (MVA)	48,922,702	55,777,946
4. Unfunded Accrued Liability (UAL) [(2) - (3)]	11,875,294	6,184,628
5. Funded Ratio [(3) / (2)]	80.5%	90.0%

The UAL and funded ratio are assessments of the need for future employer contributions based on the actuarial cost method used to fund the plan. The UAL is the present value of future employer contributions for service that has already been earned and is in addition to future normal cost contributions for active members. The funded ratio, on the other hand, is a relative measure of funded status that allows for comparison between plans of different sizes. For measures of funded status that are appropriate for assessing the sufficiency of plan assets to cover estimated termination liabilities, please see "Hypothetical Termination Liability" in the "Risk Analysis" section.

Projected Employer Contributions

The table below shows the required and projected employer contributions (before cost sharing) for the next six fiscal years. The projection assumes that all actuarial assumptions will be realized and that no further changes to assumptions, contributions, benefits, or funding will occur during the projection period. In particular, the investment return beginning with FY 2021-22 is assumed to be 6.80% per year, net of investment and administrative expenses. Actual contribution rates during this projection period could be significantly higher or lower than the projection shown below. Future contribution requirements may differ significantly from those shown below. The actual long-term cost of the plan will depend on the actual benefits and expenses paid and the actual investment experience of the fund.

Fiscal Year	Required Contribution	Projected Future Employer Contributions (Assumes 6.80% Return for Fiscal Year 2021-22 and Beyond)				
	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
	Rate Plan 10123 Results					
Normal Cost %	13.84%	13.8%	13.8%	13.8%	13.8%	13.8%
UAL Payment	\$881,878	\$843,000	\$764,000	\$681,000	\$570,000	\$600,000

For some sources of UAL, the change in UAL is amortized using a 5-year ramp up. For more information, please see "Amortization of the Unfunded Actuarial Accrued Liability" under "Actuarial Methods" in Appendix A of the Section 2 Report. This method phases in the impact of the change in UAL over a 5-year period in order to reduce employer cost volatility from year to year. As a result of this methodology, dramatic changes in the required employer contributions in any one year are less likely. However, required contributions can change gradually and significantly over the next five years. In years when there is a large increase in UAL, the relatively small amortization payments during the ramp up period could result in a funded ratio that is projected to decrease initially while the contribution impact of the increase in the UAL is phased in.

For projected contributions under alternate investment return scenarios, please see the "Future Investment Return Scenarios" in the "Risk Analysis" section.

Our online pension plan projection tool, Pension Outlook, is available in the Employers section of the CalPERS website. Pension Outlook can help plan and budget pension costs under various scenarios.

Required Contributions

Required Employer Contributions	Fiscal Year 2023-24
Employer Normal Cost Rate	10.10%
Plus	
Required Payment on Amortization Bases¹	\$0
<i>Paid either as</i>	
1) Monthly Payment	\$0.00
<i>Or</i>	
2) Annual Prepayment Option*	\$0
<i>The total minimum required employer contribution is the sum of the Plan's Employer Normal Cost Rate (expressed as a percentage of payroll and paid as payroll is reported) plus the Employer Unfunded Accrued Liability (UAL) Contribution Amount (billed monthly (1) or prepaid annually (2) in dollars).</i>	
<i>* Only the UAL portion of the employer contribution can be prepaid (which must be received in full no later than July 31).</i>	

	Fiscal Year 2022-23	Fiscal Year 2023-24
Development of Normal Cost as a Percentage of Payroll		
Base Total Normal Cost for Formula	15.56%	17.03%
Surcharge for Class 1 Benefits ²		
None	0.00%	0.00%
Phase out of Normal Cost Difference ³	0.00%	0.00%
Plan's Total Normal Cost	15.56%	17.03%
Formula's Expected Employee Contribution Rate	6.93%	6.93%
Employer Normal Cost Rate	8.63%	10.10%

¹ The required payment on amortization bases does not take into account any additional discretionary payment made after April 29, 2022.

² Section 2 of this report contains a list of Class 1 benefits and corresponding surcharges for each benefit.

³ The normal cost change is phased out over a five-year period in accordance with the CalPERS contribution allocation policy.

Plan's Funded Status

	June 30, 2020	June 30, 2021
1. Present Value of Projected Benefits (PVB)	\$3,922,321	\$4,717,670
2. Entry Age Accrued Liability (AL)	1,997,792	2,469,340
3. Plan's Market Value of Assets (MVA)	1,870,169	2,620,380
4. Unfunded Accrued Liability (UAL) [(2) - (3)]	127,623	(151,040)
5. Funded Ratio [(3) / (2)]	93.6%	106.1%

The UAL and funded ratio are assessments of the need for future employer contributions based on the actuarial cost method used to fund the plan. The UAL is the present value of future employer contributions for service that has already been earned and is in addition to future normal cost contributions for active members. The funded ratio, on the other hand, is a relative measure of funded status that allows for comparison between plans of different sizes. For measures of funded status that are appropriate for assessing the sufficiency of plan assets to cover estimated termination liabilities, please see "Hypothetical Termination Liability" in the "Risk Analysis" section.

Projected Employer Contributions

The table below shows the required and projected employer contributions (before cost sharing) for the next six fiscal years. The projection assumes that all actuarial assumptions will be realized and that no further changes to assumptions, contributions, benefits, or funding will occur during the projection period. In particular, the investment return beginning with FY 2021-22 is assumed to be 6.80% per year, net of investment and administrative expenses. Actual contribution rates during this projection period could be significantly higher or lower than the projection shown below. Future contribution requirements may differ significantly from those shown below. The actual long-term cost of the plan will depend on the actual benefits and expenses paid and the actual investment experience of the fund.

Fiscal Year	Required Contribution	Projected Future Employer Contributions (Assumes 6.80% Return for Fiscal Year 2021-22 and Beyond)				
	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
	Rate Plan 10124 Results					
Normal Cost %	10.10%	10.1%	10.1%	10.1%	10.1%	10.1%
UAL Payment	\$0	\$0	\$0	\$0	\$0	\$0

For some sources of UAL, the change in UAL is amortized using a 5-year ramp up. For more information, please see "Amortization of the Unfunded Actuarial Accrued Liability" under "Actuarial Methods" in Appendix A of the Section 2 Report. This method phases in the impact of the change in UAL over a 5-year period in order to reduce employer cost volatility from year to year. As a result of this methodology, dramatic changes in the required employer contributions in any one year are less likely. However, required contributions can change gradually and significantly over the next five years. In years when there is a large increase in UAL, the relatively small amortization payments during the ramp up period could result in a funded ratio that is projected to decrease initially while the contribution impact of the increase in the UAL is phased in.

For projected contributions under alternate investment return scenarios, please see the "Future Investment Return Scenarios" in the "Risk Analysis" section.

Our online pension plan projection tool, Pension Outlook, is available in the Employers section of the CalPERS website. Pension Outlook can help plan and budget pension costs under various scenarios.

Required Contributions

	Fiscal Year 2023-24
Required Employer Contributions	
Employer Normal Cost Rate	7.68%
<i>Plus</i>	
Required Payment on Amortization Bases¹	\$0
<i>Paid either as</i>	
1) Monthly Payment	\$0.00
<i>Or</i>	
2) Annual Prepayment Option*	\$0
Required PEPRA Member Contribution Rate	7.75%
<p><i>The total minimum required employer contribution is the sum of the Plan's Employer Normal Cost Rate (expressed as a percentage of payroll and paid as payroll is reported) plus the Employer Unfunded Accrued Liability (UAL) Contribution Amount (billed monthly (1) or prepaid annually (2) in dollars).</i></p> <p><i>* Only the UAL portion of the employer contribution can be prepaid (which must be received in full no later than July 31).</i></p> <p><i>For additional detail regarding the determination of the required PEPRA member contribution rate see section on PEPRA Member Contribution Rates.</i></p>	

	Fiscal Year 2022-23	Fiscal Year 2023-24
Development of Normal Cost as a Percentage of Payroll		
Base Total Normal Cost for Formula	14.22%	15.43%
Surcharge for Class 1 Benefits ²		
None	0.00%	0.00%
Phase out of Normal Cost Difference ³	0.00%	0.00%
Plan's Total Normal Cost	14.22%	15.43%
Plan's Employee Contribution Rate	6.75%	7.75%
Employer Normal Cost Rate	7.47%	7.68%

¹ The required payment on amortization bases does not take into account any additional discretionary payment made after April 29, 2022.

² Section 2 of this report contains a list of Class 1 benefits and corresponding surcharges for each benefit.

³ The normal cost change is phased out over a five-year period in accordance with the CalPERS contribution allocation policy.

Plan's Funded Status

	June 30, 2020	June 30, 2021
1. Present Value of Projected Benefits (PVB)	\$10,784,962	\$11,608,015
2. Entry Age Accrued Liability (AL)	3,681,209	4,397,054
3. Plan's Market Value of Assets (MVA)	3,381,115	4,584,175
4. Unfunded Accrued Liability (UAL) [(2) - (3)]	300,094	(187,121)
5. Funded Ratio [(3) / (2)]	91.8%	104.3%

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Fiscal Year	Required Contribution	Projected Future Employer Contributions (Assumes 6.80% Return for Fiscal Year 2021-22 and Beyond)				
	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
	Rate Plan 27224 Results					
Normal Cost %	7.68%	7.7%	7.7%	7.7%	7.7%	7.7%
UAL Payment	\$0	\$0	\$0	\$0	\$0	\$0

For some sources of UAL, the change in UAL is amortized using a 5-year ramp up. For more information, please see "Amortization of the Unfunded Actuarial Accrued Liability" under "Actuarial Methods" in Appendix A of the Section 2 Report. This method phases in the impact of the change in UAL over a 5-year period in order to reduce employer cost volatility from year to year. As a result of this methodology, dramatic changes in the required employer contributions in any one year are less likely. However, required contributions can change gradually and significantly over the next five years. In years when there is a large increase in UAL, the relatively small amortization payments during the ramp up period could result in a funded ratio that is projected to decrease initially while the contribution impact of the increase in the UAL is phased in.

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**Cal Poly Pomona
Foundation**

**ED/CEO'S REPORT
FEBRUARY 22, 2023**

AGENDA

- CSU Auxiliary Compliance Audit in Progress
- Dining Market Analysis/RFP Postponement
- New Innovations in Dining/Ag
- BTI Presentations

Memorandum

Date: February 22, 2023
To: Board of Directors
From: Ysabel Trinidad, Finance & Investment Committee Chair
Joanne Mathew, Director of Financial Services/CFO
Attached: Graystone Consulting Portfolio – Morgan Stanley
Commonfund Investment Report



Subject: INVESTMENT HIGHLIGHTS – Second Quarter 2022-2023

The Foundation's General Investment Policy 131 requires a comprehensive quarterly report of the investment portfolio's performance be provided to the members of the Finance & Investment Committee and Board of Directors at each regularly scheduled meeting.

GENERAL INVESTMENT PORTFOLIO

The General Investment Portfolio ("Portfolio") has a current total market value of \$31.4M as of December 31, 2022. The majority portion managed by Graystone Consulting has a current market value of \$26.3M with 24.9% Fixed Income, 52.3% Equities, 22.5% Alternatives, and 0.3% Cash. All allocations are within current policy ranges. The return over the last quarter was 0.45% (gross) and -16.48% over the last twelve months (12/31/21-12/31/22). Additional information is included in the report provided by Graystone.

Management received capital call notices and has contributed \$236,250 against its commitment of \$250,000 to Capital Partners IV and \$699,375 against its commitment of \$750,000 to Capital Private Equity Partners VII. The value of the Non-Marketable investments are \$291,442. The CommonFund Summary Investment and Performance Reports are available for further details. During Q2 2022-23, the foundation opened a MSPBNA Preferred Savings account. The current balance and APY are \$4.5M and 3.5%, respectively.

Recommended Action:

The Finance & Investment Committee has reviewed the comprehensive quarterly investment report and believe the report is in compliance with the investment policy and recommends the quarterly investment report be presented and approved to the Board of Directors.

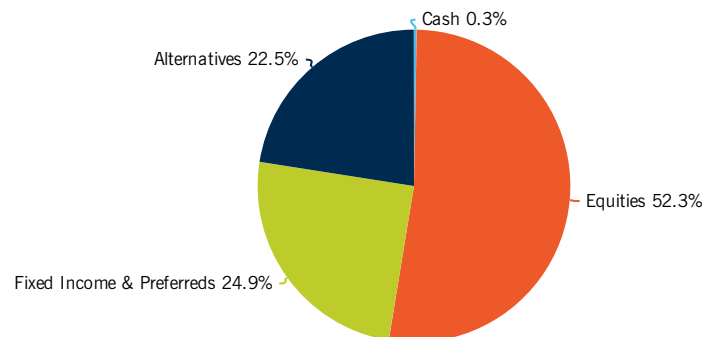
THEREFORE, BE IT RESOLVED that the Board of Directors has reviewed the comprehensive quarterly investment report and believe the report is in compliance with the General Investment Policy.

PASSED AND ADOPTED THIS 22TH DAY OF FEBRUARY 2023.

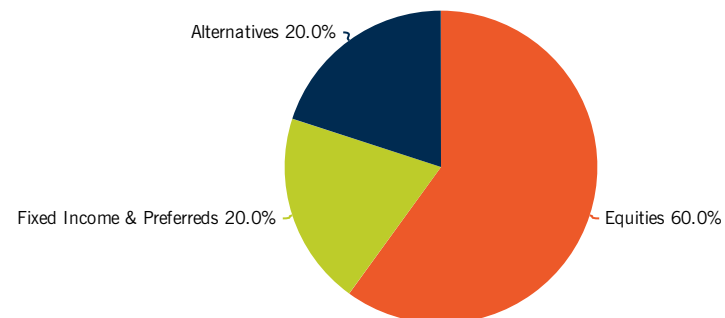
By: _____
Dr. Martin Sancho-Madriz, Secretary/Treasurer
Board of Directors

ACTUAL VS. TARGET

Actual

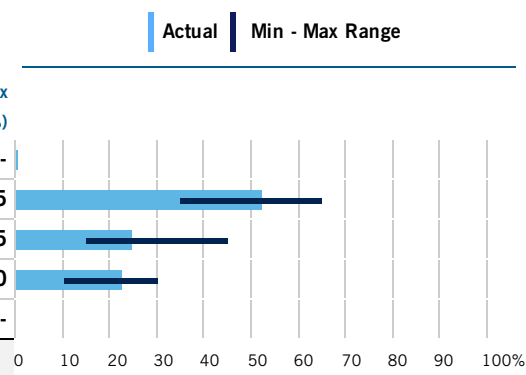


Target



ASSET ALLOCATION: ACTUAL VS. TARGET WITH MIN-MAX RANGE

Asset Class	Actual 12/31/2022		Target		Difference		Min-Max Range (%)
	(\$)	(%)	(\$)	(%)	(\$)	(%)	
Cash	77,321.91	0.29	0.00	0.00	77,321.91	0.29	-
Equities	13,800,364.55	52.30	15,831,295.71	60.00	-2,030,931.15	-7.70	35 - 65
Fixed Income & Preferreds	6,562,300.90	24.87	5,277,098.57	20.00	1,285,202.33	4.87	15 - 45
Alternatives	5,945,505.48	22.53	5,277,098.57	20.00	668,406.91	2.53	10 - 30
Other	0.00	0.00	0.00	0.00	0.00	0.00	-
Total Assets	26,385,492.84	100.00	26,385,492.84	100.00			

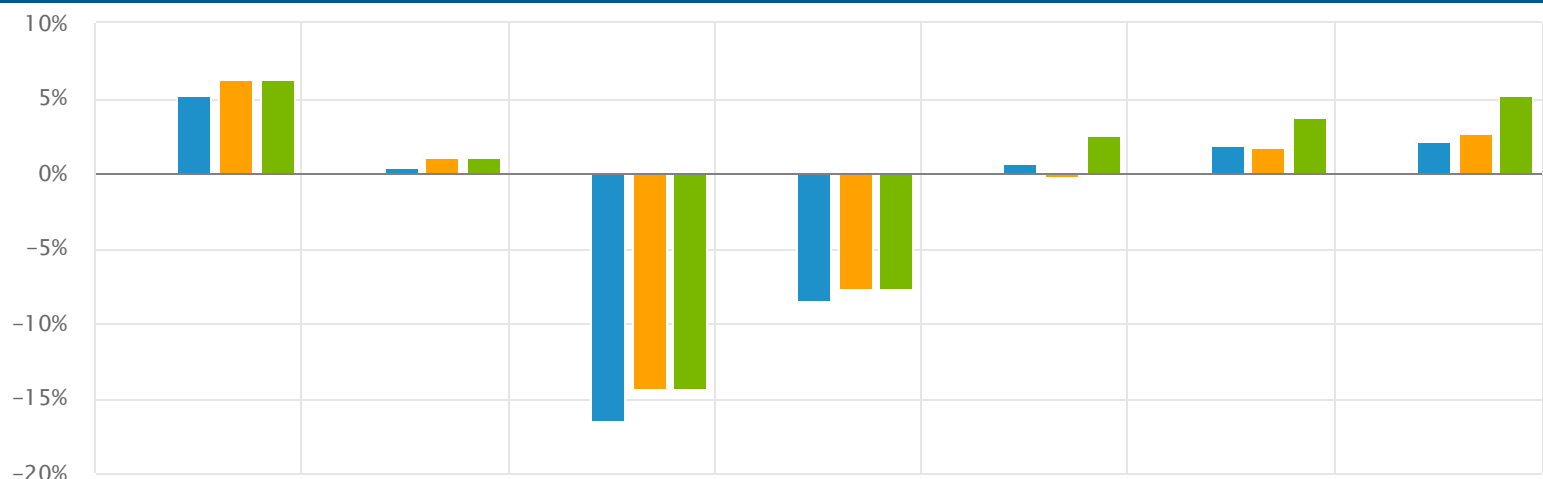


Target Allocation as determined by you and your Financial Advisor for this account only.
Total Value and % of Portfolio are based on US Dollar values.

OCIO - Cal Poly Pomona Foundation

As of December 31, 2022 | Reporting Currency: USD

RETURN % (NET OF FEES) VS. BENCHMARKS (ANNUALIZED)



	Quarter to Date 09/30/22 - 12/31/22	Fiscal YTD 06/30/22 - 12/31/22	Last 12 Months 12/31/21 - 12/31/22	FY 2022 06/30/21 - 12/31/22	Last 3 Years 12/31/19 - 12/31/22	Last 5 Years 12/31/17 - 12/31/22	Performance Inception Month End 03/31/13 - 12/31/22
Beginning Total Value (\$)	27,843,624.59	26,257,755.77	31,582,307.59	30,561,867.95	27,646,068.44	55,271,179.64	24,506,768.54
Net Contributions/Withdrawals (\$)	-3,023,543.84	-23,543.84	-23,543.84	-446,384.01	-1,996,625.22	-32,854,909.01	-7,521,762.74
Investment Earnings (\$)	1,518,370.24	104,239.05	-5,220,312.77	-3,777,032.96	689,007.76	3,922,180.35	9,353,445.18
Ending Total Value (\$)	26,338,450.98	26,338,450.98	26,338,450.98	26,338,450.98	26,338,450.98	26,338,450.98	26,338,450.98
Return % (Net of Fees)	5.16	0.45	-16.48	-8.53	0.72	1.87	2.16
Allocation Over Time (%)	6.29	1.12	-14.34	-7.79	-0.14	1.78	2.64
Cal Poly Pomona Policy BM (%)	6.29	1.12	-14.34	-7.79	2.57	3.70	5.18

The investment returns shown on this page are time-weighted measurements which exclude the effect of the timing and amount of your contributions and withdrawals.

OCIO - Cal Poly Pomona Foundation

As of December 31, 2022 | Reporting Currency: USD

RETURN % (GROSS OF FEES) VS. BENCHMARKS

Account Number	Investment Description/ Benchmark	Performance Inception Date	Total Value (\$) 12/31/22	% Of Portfolio 12/31/22	Quarter to Date (%) 09/30/22 - 12/31/22	Fiscal YTD (%) 06/30/22 - 12/31/22	Last 12 Months (%) 12/31/21 - 12/31/22	FY 2022 (%) 06/30/21 - 06/30/22	Last 3 Years (%) 12/31/19 - 12/31/22	Last 5 Years (%) 12/31/17 - 12/31/22	Performance Inception Month End (%) to 12/31/22
US Large Cap Growth			2,826,724.42	10.77							
CAL POLY POMONA FOUNDATION INC (Select UMA) - Unified Managed Account	Vanguard Growth ETF <i>CRSP Lg Cap Gr</i>	12/22/21	1,660,433.31	6.33	-0.18 -0.15	-4.44 -3.93	-32.79 -33.13	-	-	-	-32.79 -33.13
CAL POLY POMONA FOUNDATION INC (Select UMA) - Unified Managed Account	Brown Advisory LC Sustain Grth <i>Russell 1000 Gr</i>	05/21/21	712,725.98	2.71	2.24 2.20	-2.72 -1.48	-30.69 -29.14	-18.56 -18.77	-	-	-9.56 -9.72
Polen Large Cap Growth Equity <i>Russell 1000 Gr</i>		05/21/21	453,565.13	1.73	0.53 2.20	-4.81 -1.48	-37.08 -29.14	-28.67 -18.77	-	-	-17.63 -8.91
CAL POLY POMONA FOUNDATION INC (Select UMA) - Unified Managed Account	Polen Large Cap Growth Equity <i>Russell 1000 Gr</i>	05/21/21	453,565.13	1.73	0.53 2.20	-4.81 -1.48	-37.08 -29.14	-28.67 -18.77	-	-	-18.78 -9.72
US Large Cap Value			4,161,334.45	15.85							
CAL POLY POMONA FOUNDATION INC (Select UMA) - Unified Managed Account	ClearBridge Large Value ESG <i>Russell 1000 Value</i>	05/21/21	1,671,834.88	6.37	14.95 12.42	9.35 6.11	-11.40 -7.54	-12.65 -6.82	-	-	-3.14 -1.43
CAL POLY POMONA FOUNDATION INC (Select UMA) - Unified Managed Account	Boston Partners LC Value <i>Russell 1000 Value</i>	05/21/21	1,657,334.84	6.31	12.09 12.42	5.33 6.11	-9.74 -7.54	-7.73 -6.82	-	-	-3.06 -1.43
CAL POLY POMONA FOUNDATION INC (Select UMA) - Unified Managed Account	Vanguard Value ETF <i>CRSP Lg VL</i>	12/22/21	832,164.73	3.17	14.61 14.68	8.50 8.12	-1.70 -2.01	-	-	-	-1.70 -2.01
US Small Cap Value			520,612.89	1.98							
CAL POLY POMONA FOUNDATION INC (Select UMA) - Unified Managed Account	Neuberger SC Intrinsic Value <i>Russell 2000 VL</i>	04/18/22	520,612.89	1.98	8.25 8.42	3.72 3.42	-	-	-	-	-9.92 -5.01
US Mid Cap			630,491.75	2.40							
CAL POLY POMONA FOUNDATION INC (Select UMA) - Unified Managed Account	Earnest Prnts Small/Mid Core <i>Russell Midcap</i>	05/21/21	630,491.75	2.40	8.01 9.18	4.64 5.43	-13.49 -17.32	-8.91 -17.30	-	-	-3.75 -7.44
International Equities			3,138,351.66	11.95							
CAL POLY POMONA FOUNDATION INC (Select UMA) - Unified Managed Account	T. Rowe Price Intl Eqty ADR <i>MSCI EAFE Net</i>	07/20/22	1,571,110.06	5.98	17.11 17.34	-	-	-	-	-	-0.49 1.31

Inception dates for advisory account(s) reflect the most recent advisory program or discretion change. The investment returns shown on this page are time-weighted measurements which exclude the effect of the timing and amount of your contributions and withdrawals. Year to Date(YTD), Quarter to Date(QTD) and Month to Date(MTD): Returns are for the period in which position or account was open.

OCIO - Cal Poly Pomona Foundation

As of December 31, 2022 | Reporting Currency: USD

RETURN % (GROSS OF FEES) VS. BENCHMARKS (Continued)

	Account Number	Investment Description/ Benchmark	Performance Inception Date	Total Value (\$) 12/31/22	% Of Portfolio 12/31/22	Quarter to Date (%) 09/30/22 - 12/31/22	Fiscal YTD (%) 06/30/22 - 12/31/22	Last 12 Months (%) 12/31/21 - 12/31/22	FY 2022 (%) 06/30/21 - 06/30/22	Last 3 Years (%) 12/31/19 - 12/31/22	Last 5 Years (%) 12/31/17 - 12/31/22	Performance Inception Month End (%) to 12/31/22
CAL POLY POMONA FOUNDATION INC (Select UMA) - Unified Managed Account	835-XXX415	iShares ESG Aware MSCI EAFE <i>MSCI EAFE ESG Focus NR USD</i>	05/21/21	1,567,241.60	5.97	17.61 17.24	5.30 6.26	-15.17 -14.93	-18.12 -17.88	- -	- -	-9.66 -8.93
Japan Equities				378,403.29	1.44							
CAL POLY POMONA FOUNDATION INC (Select UMA) - Unified Managed Account	835-XXX415	iShares MSCI Japan <i>MSCI Japan Net</i>	04/18/22	378,403.29	1.44	11.70 13.23	3.21 4.54	- -	- -	- -	- -	-2.72 -2.13
Emerging Market Equities				2,144,525.08	8.17							
CAL POLY POMONA FOUNDATION INC (Select UMA) - Unified Managed Account	835-XXX415	iShares ESG Aware MSCI EM <i>MSCI EM ESG Focus NR USD</i>	05/21/21	1,352,819.23	5.15	10.51 9.96	-5.18 -4.20	-22.07 -22.11	-25.54 -26.43	- -	- -	-19.02 -19.64
CAL POLY POMONA FOUNDATION INC (Select UMA) - Unified Managed Account	835-XXX415	Martin Currie Emerging Markets <i>MSCI EM Net</i>	05/21/21	791,705.85	3.02	11.55 9.70	-1.24 -2.99	-25.39 -20.09	-31.45 -25.28	- -	- -	-20.94 -17.71
Short Term Fixed Income				1,621,501.86	6.18							
CAL POLY POMONA FOUNDATION INC (Select UMA) - Unified Managed Account	835-XXX415	Vanguard Short Term Corp Bond <i>BC Corp 1-5 Yr</i>	07/20/22	1,044,705.98	3.98	2.14 1.95	- -	- -	- -	- -	- -	-1.63 -1.52
CAL POLY POMONA FOUNDATION INC (Select UMA) - Unified Managed Account	835-XXX415	Vanguard Short-Term Treasury <i>BC TSY 1-3 Yr</i>	08/30/22	576,795.88	2.20	0.70 0.73	- -	- -	- -	- -	- -	-0.49 -0.45
Long Term Govt/Corp				311,029.41	1.18							
CAL POLY POMONA FOUNDATION INC (Select UMA) - Unified Managed Account	835-XXX415	iShares BC 20 Plus Treas Bd <i>ICE US Treasury 20+ yr Bd</i>	04/18/22	311,029.41	1.18	-1.69 -1.37	-11.80 -11.98	- -	- -	- -	- -	-14.88 -14.86
Securitized				1,391,643.03	5.30							
CAL POLY POMONA FOUNDATION INC (Select UMA) - Unified Managed Account	835-XXX415	JP Morgan Mort Backed Sec Fd <i>BC MBS Fixed Rate</i>	07/20/22	1,391,643.03	5.30	1.40 2.14	- -	- -	- -	- -	- -	-4.98 -6.33
US Taxable Core				3,243,349.51	12.35							
CAL POLY POMONA FOUNDATION INC (Select UMA) - Unified Managed Account	835-XXX415	Western Core Plus Bond Fd <i>Barclays Aggregate</i>	04/20/22	1,435,450.77	5.47	3.22 1.87	-3.22 -2.97	- -	- -	- -	- -	-5.78 -3.87

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TIME WEIGHTED PERFORMANCE DETAIL - ADVISORY ASSETS

OCIO - Cal Poly Pomona Foundation

As of December 31, 2022 | Reporting Currency: USD

RETURN % (GROSS OF FEES) VS. BENCHMARKS (Continued)

						Quarter to Date (%)	Fiscal YTD (%)	Last 12 Months (%)	FY 2022 (%)	Last 3 Years (%)	Last 5 Years (%)	Performance Inception Month End (%)
	Account Number	Investment Description/ Benchmark	Performance Inception Date	Total Value (\$) 12/31/22	% Of Portfolio 12/31/22	09/30/22 - 12/31/22	06/30/22 - 12/31/22	12/31/21 - 12/31/22	06/30/21 - 06/30/22	12/31/19 - 12/31/22	12/31/17 - 12/31/22	to 12/31/22
CAL POLY POMONA FOUNDATION INC (Select UMA) - Unified Managed Account	835-XXX415	iShares BC Aggregate Bond <i>Barclays Aggregate</i>	04/18/22	673,789.53	2.57	1.58	-3.19	-	-	-	-	-3.97
						1.87	-2.97	-	-	-	-	-3.87
CAL POLY POMONA FOUNDATION INC (Select UMA) - Unified Managed Account	835-XXX415	iShares BC 7-10 Yr Treas Bd <i>ICE BofA Treasury 7-10 yr Bd</i>	07/20/22	596,709.40	2.27	0.58	-	-	-	-	-	-7.86
						0.98	-	-	-	-	-	-7.54
CAL POLY POMONA FOUNDATION INC (Select UMA) - Unified Managed Account	835-XXX415	CCM Community Impact Bond Fund <i>Barclays Aggregate</i>	05/21/21	537,399.81	2.05	0.83	-2.91	-9.59	-7.55	-	-	-6.52
						1.87	-2.97	-13.01	-10.29	-	-	-7.98
Alternatives				5,558,106.84	21.17							
CAL POLY POMONA FOUNDATION INC (Alternative Investments Advisory) - Alternative Investments	835-XXX416	Alternative Investments Advisory <i>HFRI Fund Weighted Comp</i>	06/25/21	2,973,663.52	11.33	2.03	1.30	-6.41	-1.79	-	-	-0.35
						2.32	1.58	-4.14	-5.60	-	-	-2.75
CAL POLY POMONA FOUNDATION INC (Alternative Investments Advisory) - Hamilton Lane	835-XXX325	Alternative Investments Advisory <i>HFRI Fund Weighted Comp</i>	06/05/17	2,584,443.32	9.84	0.00	-1.92	-7.25	7.53	12.88	11.09	10.85
						2.32	1.58	-4.14	-5.60	5.71	4.44	4.93
Managed Futures				325,107.39	1.24							
CAL POLY POMONA FOUNDATION INC (Select UMA) - Unified Managed Account	835-XXX415	Abbey Capital Futures Fd <i>CS Managed Futures Hedged Fund</i>	04/18/22	325,107.39	1.24	-5.81	-0.40	-	-	-	-	2.39
						-3.43	0.46	-	-	-	-	1.54

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CLIENT OVERVIEW

CAL POLY POMONA FOUNDATION PORTFOLIO ANALYSIS

REPORTING DATE: FEB 2023

CLIENT PROFILE

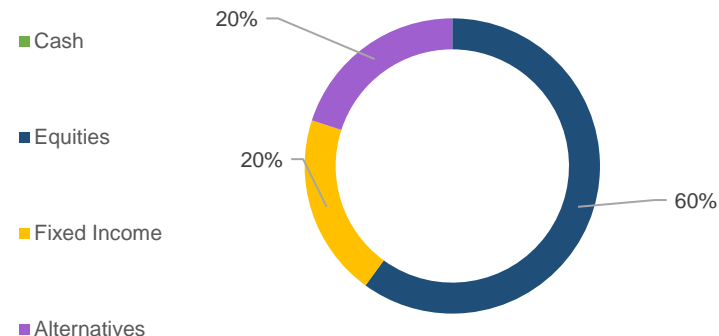
Client Name	Cal Poly Pomona Foundation
Client Type	Endowment, Educational
Portfolio Value	26,338,451
Tax Status	Tax-Exempt

INVESTMENT POLICY STATEMENT

ACCOUNTS INCLUDED

XXX-XXXX16	(2,984,248)
XXX-XXXX46	(75,500)
XXX-XXXX25	(2,585,061)
XXX-XXXX15	(20,693,642)

POLICY BENCHMARK ASSET ALLOCATION



POLICY BENCHMARK INDICES

INDEX NAME	WEIGHT
FIXED INCOME	20.0%
<i>Bloomberg Barclays US Agg TR UH</i>	20.0%
EQUITIES	60.0%
<i>MSCI AC World Net TR</i>	60.0%
ALTERNATIVES	20.0%
<i>HFRX Global Hedge Fund</i>	20.0%

Indices are unmanaged and not available for direct investment

Past performance is no guarantee of future results. Estimates of future performance are based on assumptions that may not be realized. This material is not a solicitation of any offer to buy or sell any security or other financial instrument or to participate in any trading strategy. Please refer to important information, disclosures and qualifications at the end of this material.

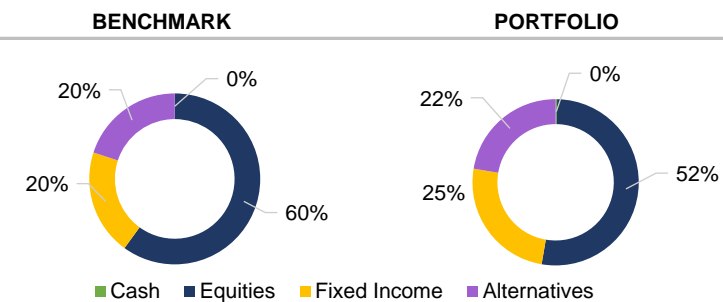
OCIO PORTFOLIO POSITIONING

CAL POLY POMONA FOUNDATION PORTFOLIO ANALYSIS

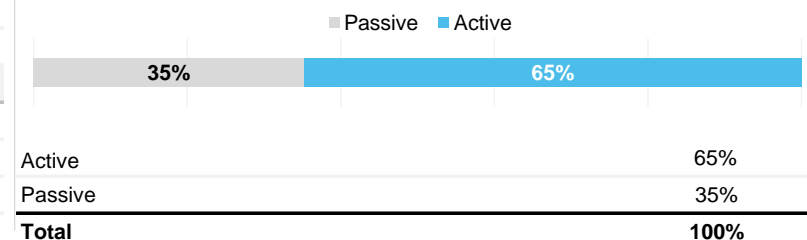
REPORTING DATE: FEB 2023

PORTFOLIO POSITIONING VS. POLICY BENCHMARK

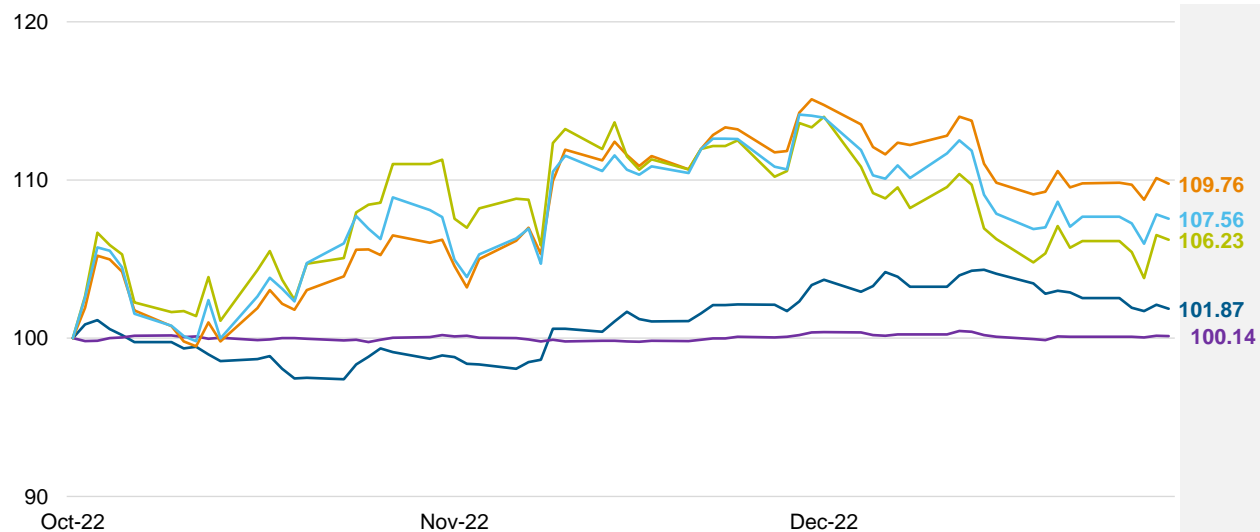
ASSET CLASS	BENCHMARK	PORTFOLIO	UNDERWEIGHT	NEUTRAL	OVERWEIGHT
Cash	-	0.3%		■	
Equities	60.0%	52.4%	■		
US Large Cap	32.2%	26.5%	■		
US SMID Cap	4.0%	4.4%		■	
International	17.0%	13.4%	■		
Emerging Market	6.7%	8.1%			■
Fixed Income	20.0%	24.9%			■
Investment Grade FI	20.0%	24.9%			■
Non-US Fixed Income	-	-			
Sub-Investment Grade FI	-	-			
Tax Exempt Fixed Income	-	-			
Alternatives	20.0%	22.4%			■
Real Assets	-	-			
Hedged Strategies	20.0%	8.1%	■		
Private Investments	-	14.3%			■



ACTIVE/PASSIVE ALLOCATION



MARKET INDICES PERFORMANCE



INDEX (Total Return Indices)	10/3/22 - 12/30/22
Barclays U.S. Aggregate	1.87%
S&P 500	7.56%
Russell 2000	6.23%
MSCI All-Country World	9.76%
HFRX Global Hedge Fund	0.14%

Indices are unmanaged and not available for direct investment

Past performance is no guarantee of future results. Estimates of future performance are based on assumptions that may not be realized. This material is not a solicitation of any offer to buy or sell any security or other financial instrument or to participate in any trading strategy. Please refer to important information, disclosures and qualifications at the end of this material.

All Accounts

ACCOUNT SUMMARY AS OF 12/31/2022

	Vintage Year	Capital Committed	Capital Called	Remaining Capital to be Called	Capital Distributions	Capital Balance	Multiple	IRR	Value Date
General Fund - 06									
Commonfund Real Estate									
Realty Investors 2004-12 (Tranche)	2005	\$1,500,000	\$1,500,000	\$0	(\$283,096)		0.2	-26.2%	
Total Commonfund Real Estate		\$1,500,000	\$1,500,000	\$0	(\$283,096)		0.2	-26.2%	
US Private Equity									
Private Equity Partners VII	2007	\$750,000	\$699,375	\$50,625	(\$1,367,751)	\$223,177	2.3	14.0%	9/30/2022
Total US Private Equity		\$750,000	\$699,375	\$50,625	(\$1,367,751)	\$223,177	2.3	14.0%	9/30/2022
Multi-Asset									
Capital Partners IV	2007	\$250,000	\$236,250	\$13,750	(\$393,047)	\$68,265	1.9	10.1%	9/30/2022
Total Multi-Asset		\$250,000	\$236,250	\$13,750	(\$393,047)	\$68,265	1.9	10.1%	9/30/2022
Total General Fund - 06		\$2,500,000	\$2,435,625	\$64,375	(\$2,043,894)	\$291,442	0.9	-0.6%	9/30/2022
Grand Total		\$2,500,000	\$2,435,625	\$64,375	(\$2,043,894)	\$291,442	0.9	-0.6%	9/30/2022

Explanatory Notes:

- Performance data is net of all fees and carried interest. Transaction flows and capital for these funds are included in the appropriate totals.
- Multiple, also referred to as TVPI, total value to invested capital net of the general partners and special limited partners (Capital Distributions + Capital Balance/Capital Distributions).
- Each partnership's net IRR (Internal Rate of Return) should be evaluated in light of information on such partnership's investment program, the risks associated therewith, and partnership performance as disclosed in the respective Offering Memorandum and Annual and Quarterly Reports. Return information calculated on a dollar-weighted (e.g., internal rate of return), since inception basis, which is standard for the private capital industry, rather than the time-weighted (e.g., annual or other period rate of return) basis. Comparison of returns calculated on a net IRR basis with returns on a time-weighted basis is not appropriate. There can be no assurance that unrealized investments ultimately will be realized at the valuations used in calculating net IRRs or Net Multiples or that the calculated net IRRs will be obtained. Actual realized returns will depend on, among other factors, future operating results, the value of assets and market conditions at the time of disposition, any related transaction costs and the timing and manner of sale.
- Capital Called and Capital Distributions are since inception through the report End Date.

Fund performance is depicted net of fees. Manager and strategy performance is net of sub-advisor management fees and gross of other Commonfund Fund expenses. Past performance is not indicative of future performance.

All Accounts

NON-MARKETABLE INVESTMENTS ROLL FORWARD FROM VALUE DATE TO 12/31/2022

Non-Marketable Fund	Incep. Date	Commitment	Valuation Date	Most Recent Valuation	Capital Calls since Valuation Date	Distributions since Valuation Date	Adjusted Market Value
Private Equity Partners VII	9/30/2007	\$750,000.00	9/30/2022	\$223,177.00	\$1,875.00	(\$21,461.00)	\$203,591.00
Capital Partners IV	9/30/2007	\$250,000.00	9/30/2022	\$68,265.00	\$0.00	(\$5,657.00)	\$62,608.00
Total Core Funds		\$1,000,000.00	9/30/2022	\$291,442.00	\$1,875.00	(\$27,118.00)	\$266,199.00
Non-Marketable Total		\$1,000,000.00	9/30/2022	\$291,442.00	\$1,875.00	(\$27,118.00)	\$266,199.00

Fund performance is depicted net of fees. Manager and strategy performance is net of sub-advisor management fees and gross of other Commonfund Fund expenses. Past performance is not indicative of future performance.

Memorandum



Date: February 22, 2023

To: Board of Directors

From: Ysabel Trinidad, Chair - Finance & Investment Committee
Jared Ceja, Executive Director/CEO
Joanne Mathew, Director of Financial Services/CFO

Attached: Capital Budget for 2023-2024 – detail by division

Subject: **Draft Capital Budget 2023-2024**

Pursuant to the Enterprise Foundation's Policy #118, Management is presenting to the Committee the Budget of capital expenditures for fiscal year 2023-2024.

Capital expenditures requested cover the divisions of the Bookstore, University Village, Dining Services, Kellogg West, Real Estate, Administration, Information Technology, Agriculture and Center for Professional and Global Education at a total amount of approximately \$5.1M. Projects are designated as Scheduled Renewals/Security, Programmatic, Deferred Maintenance, ADA, Health & Safety, or Contractual/Legal. However, some projects may have components in other designated categories that are not reflected on the report.

RECOMMENDED ACTION:

Management, the Finance & Investment Committee, and the Program Committee recommend approval of the Capital Expenditure Budget for 2023-2024 as presented.

BE IT RESOLVED, that the members of the Board of Directors have reviewed and approved the presented 2023-2024 capital expenditure budget with the removal of the "dining platform brand identity development" line item assigned to Centerpointe for a reduced overall request of \$5,042,029.

PASSED AND ADOPTED THIS 22nd DAY OF FEBRUARY 2023

By: _____
Dr. Marin Sancho-Madriz, Secretary/Treasurer
Board of Directors

CAL POLY POMONA FOUNDATION
2023-2024 CAPITAL EXPENDITURES BUDGET
DRAFT

Project	Division	Reserves	Requested Capital Budget Carryover to Proposed Budget Year	2023-2024 Requested Proposed Budget	Purpose	Category
130010	Bookstore		36,000		Replacement registers	Scheduled Renewals/Security
130010	Bookstore		-	10,000	Replacement workstations	Scheduled Renewals/Security
130010	Bookstore		-	30,000	Furniture and fixtures	Scheduled Renewals/Security
130010	Bookstore		45,000	30,000	Upstairs remodel + credit union build out	Programmatic
Bookstore Total		-	81,000	70,000		
180850	University Village		12,100		Replace Blinds due to damage/wear and tear: 4 bldgs.	Deferred Maintenance
180850	University Village		-	25,000	Carpet & Tile replacement	ADA Related
180850	University Village		120,889	125,000	HVAC replacement	Deferred Maintenance
180850	University Village		-	68,000	Iron work railing and pool fencing repairs, walkway repair, exterior painting	Health & Safety
180850	University Village		-	83,333	Parking light pole replacement 65 poles some below grade	Scheduled Renewals/Security
180850	University Village		-	40,000	Replace ball valves on Buildings	Scheduled Renewals/Security
180850	University Village		-	260,000	Pool Furniture + apartment furniture for multiple units + 100 twin mattresses annually	Deferred Maintenance
180850	University Village		-	75,000	Phase III elevator floor replacement - 4 Elevators	Deferred Maintenance
180850	University Village		70,000	759,067	Roof replacement - all buildings	Deferred Maintenance
180850	University Village		39,250	85,000	Community Center Village building 300 - Replace four 3.5 ton package units in house	Health & Safety
180850	University Village		8,674	50,000	Toilet replacement 100 toilets annual basis	Scheduled Renewals/Security
180850	University Village		14,976	18,000	Duct Cleaning Phase I: 3 bldgs.	Health & Safety
180850	University Village		15,088	18,000	Repair Stairwells due to broken or damaged stair treads	ADA Related
180850	University Village		14,900	85,000	Painting: 24 apts. Interior only due to damage/wear and tear	Scheduled Renewals/Security
University Village Total		-	295,877	1,691,400		
170104	Innovation Brew Works		73,400		Update HVAC system to keep the IBW space cool during the summer, exhaust fan to be installed and expand system	Health & Safety
170104	Innovation Brew Works		30,000		Add refrigeration space to meet increased demand. Eliminate offsite refrigeration	Programmatic
170105	Poly Fresh		40,000		Replace 4 open aired coolers and 1 Freezer, implement frictionless checkout (Zippin)	Deferred Maintenance
170101	Taco Bell		25,000		Branded QSR Concept conversion	Programmatic
170130	Centerpointe	85,000	30,000	55,000	Dining platform brand identity development	Programmatic
170130	Centerpointe	25,000	-	25,000	Nutri-Slice Menu Board display system	Programmatic
170130	Centerpointe	35,000	-	35,000	new Recipe, inventory, menu management system	Programmatic
170130	Centerpointe	45,000	-	45,000	Food Lockers and ordering kiosks	Programmatic
170107	Mini Poly Trolley (SSB)		-	85,000	Electric mobile café serving beverages, sandwiches and burritos.	Programmatic
170130	Vending-Micro Fridge	\$105,000	\$168,400	35,000	RFID fresh food vending for food desserts	Programmatic
Dining Services Total		190,000	198,400	280,000		
280510	Kellogg West Conf Center & Hotel		100,000	\$225,000	Exterior/Landscape remodel - deteriorating at the entry and perimeter of Kellogg West	Health & Safety
280510	Kellogg West Conf Center & Hotel		575,000		Roof repair	Deferred Maintenance
280510	Kellogg West Conf Center & Hotel		150,000		Carpet replacement	Deferred Maintenance
280510	Kellogg West Conf Center & Hotel		500,000		Fire/life safety system replacement	Health & Safety
280510	Kellogg West Conf Center & Hotel		-	90,000	Upgrade to old Audio Visual systems within the conference center	Programmatic
280510	Kellogg West Conf Center & Hotel		-	90,000	Replace existing low temp dish machine - High temp machine will not cause corrosion and will clean dishes	Deferred Maintenance
280510	Kellogg West Conf Center & Hotel		-	25,000	Purchase and upgrade smallwares, serviceware and catering equipment	Programmatic
280510	Kellogg West Conf Center & Hotel		-	750,000	Contingency to support campus work on buildings	Deferred Maintenance
Kellogg West Total		-	1,325,000	955,000		
190040	Executive Administration		50,000		Select door, window, and flooring upgrades to rectify leaks and safety issues (2021-22)	Deferred Maintenance
190040	Executive Administration		20,000		Bldg. 55 Wall & Paint Refresh. Walls damaged and marked, last painted in 2014.	Deferred Maintenance
190040	Executive Administration		15,000	5,500	Additional costs for roof sealing of building 55	Deferred Maintenance
190040	Executive Administration		-	26,125	Repair/replace portions of damaged patio/entrance coverings	Deferred Maintenance
TBD	General		-	525,000	Emergency & unanticipated needs	Programmatic
190044	Marketing		-	10,000	Workstation renewals	Scheduled Renewals/Security
190110	Human Resources		-	45,000	Kronos Timeclocks+interfaces+equipment	Scheduled Renewals/Security
Administration Total		-	85,000	611,625		
190010	Information Technology		30,000		Grants Module Implementation: Purchase and implement the OneSolution grants module.	Programmatic
190010	Information Technology		30,000		Budget application and implementation	Programmatic
190030	Information Technology		20,000		Migration to POD IAAS - Hardware migration expenses related to moving equipment from b55 to new POD co-location facility	Programmatic
190030	Information Technology		10,000	15,000	UKG Workforce Ready - Updates	Scheduled Renewals/Security
190030	Information Technology		15,000	10,000	Migration to POD Datacenter: Hardware migration expenses related to moving equipment from b55 to new POD co-location facility	Scheduled Renewals/Security
190030	Information Technology		16,000	14,000	VM Host Installation: Add a 4th host to our VM infrastructure	Scheduled Renewals/Security

Project	Division	Reserves	Requested Capital Budget Carryover to Proposed Budget Year	2023-2024 Requested Proposed Budget	Purpose	Category
190030	Information Technology		15,000	20,000	Laptop Rollout: IT to continue offering laptops as workstations replacements	Scheduled Renewals/Security
190030	Information Technology		-	25,000	PCI Consultant: PCI DSS3.2.1 to 4.0, help with the uplift.	Contractual/Legal
280510	Information Technology		-	30,000	Honeywell Server Upgrade - end of life at the end of 2023	Scheduled Renewals/Security
190030	Information Technology		-	15,000	Marketing Storage Server - upgrade network attached storage server to an enterprise level server.	Scheduled Renewals/Security
190030	Information Technology		-	30,000	Enterprise Workstation & Equipment Refresh	Scheduled Renewals/Security
Information Technology Total		-	136,000	159,000		
220080	Center for Training Technology and Incubation		13,000	2,000	Carpet replacement for tenant suites at CTTI	Scheduled Renewals/Security
130010	Bldg. 66 Bookstore Side		-	42,320	Roof re-coat needed to seal any openings	Deferred Maintenance
200660	Bldg. 66 Classroom Side		-	42,320	Roof re-coat needed to seal any openings	Deferred Maintenance
190970	Building 97		-	45,556	Roof re-coat needed to seal any openings	Deferred Maintenance
170500	Building 97 - Dining		-	45,556	Roof re-coat needed to seal any openings	Deferred Maintenance
190970	Building 97		-	200,000	Firewall Extention/ Code Update affecting Classroom 120	Health & Safety
170080	Facilities		-	25,000	Additional used utility Vehicle needed for facilities technicians	Programmatic
Real Estate Activities Total		-	13,000	402,753		
016200	Agronomy Farm		36,000		3-Row Direct Seeder - replace hand seeding and weeding labor	Programmatic
016200	Agronomy Farm		16,500		Replace 70 year old Corn Sprayer.	Deferred Maintenance
016200	Agronomy Farm		20,000		4 Seat 4x4 Utility Vehicle w/Dump Trailer. Replace Stolen Vehicle at Spadra.	Deferred Maintenance
016200	Agronomy Farm		65,000		Off-Road 4x4 Forklift - increase field related work, avoid rental costs	Programmatic
320300	Ornamental Horticulture		170,000		Replacing 20 year old shade curtains - essential to growing quality plants for both retail sales and class/student projects	Deferred Maintenance
320300	Ornamental Horticulture		140,000		Greenhouse Pad Vent Support Repair - deteriorating due to age and outside conditions	Deferred Maintenance
320300	Ornamental Horticulture		8,000		Update faulty exterior Greenhouse lighting, increases student/staff safety	Scheduled Renewals/Security
320300	Ornamental Horticulture		4,000		Greenhouse and Nursery Cameras - reduce theft	Scheduled Renewals/Security
462530	Westwind Ranch		27,000		Water Mainline Pipe - for connection to alternate water source	Programmatic
462610	Agriscapes Outreach		44,000		Cargo Van - increase farm produce delivery	Programmatic
020010 & 420010	AVS Cattle & Sheep Units		-	206,250	New barn to replace current old barn	Deferred Maintenance
260220	Farm Store		-	5,000	Purchase of a surveillance system that includes cameras for the Farm Store. Reduce theft.	Scheduled Renewals/Security
016200	Agronomy Farm		-	40,000	Westwind Irrigation Upgrade - repair and replace aging underground irrigation filtration systems	Deferred Maintenance
016200	Agronomy Farm		-	155,000	Replace antique produce washing lines - increase washing volume and effectiveness, and worker safety	Deferred Maintenance
016200	Agronomy Farm		-	80,000	Citrus and Avocado Sizing Line - Multi-purpose weight sorter that can handle various fruit varieties	Programmatic
016200	Agronomy Farm		-	55,000	Vegetable Wash Line - increase washing volume and effectiveness, and increase worker safety	Deferred Maintenance
016200	Agronomy Farm		-	25,000	Multipurpose Spray Washer - clean and sanitize harvest crates between harvests	Deferred Maintenance
016200	Agronomy Farm		-	19,000	Zero Turn Mower - efficiently mow weeds in small areas, orchards, turf, and experimental plots	Programmatic
016200	Agronomy Farm		-	5,000	14' Utility trailer - haul utility vehicle and zero turn mower to various locations across campus	Programmatic
016200	Agronomy Farm		-	87,000	Replace existing forklift that is far past its useful life and undersized for safe operation	Deferred Maintenance
016200	Agronomy Farm		-	30,000	Baler for plastic recycling	Programmatic
016200	Agronomy Farm		-	10,000	Hydraweeder - reduce hand weeding in certain crops and speed up the weeding process.	Programmatic
016200	Agronomy Farm		-	6,000	Pallet scale - To weigh all incoming and outgoing produce	Programmatic
193040	Pine Tree Ranch		-	22,000	Variable Speed Drive water pump to eliminate run-off due to excess volume	Deferred Maintenance
462610	Agriscapes Outreach		-	32,000	Tuff Shed or Similar to provide additional space for event & farming equipment	Programmatic
Agriculture Total		-	530,500	777,250		
283500	CPGE		-	150,000	International Village Consultant 50% FDN	Scheduled Renewals/Security
CPGE Total		-	-	150,000		
Grand Total		190,000	2,664,777	5,097,029		

Prior Years & Proposed Capital Budget
Capital Funding from Reserves
Capital Funding from Operations

	\$105,000	\$2,634,777	\$5,042,029
			<u>\$ 7,761,806</u>
			<u>190,000</u>
			<u>\$ 7,571,806</u>



Cal Poly Pomona Foundation, Inc.
Statement of Activities
July 2022 - December 2022

	REVENUES		EXPENSES - Payroll		EXPENSES - Other			EXPENSES - Total		SURPLUS/(DEFICIT)			Annual Forecast FY 22-23	Annual Budget FY 22-23	
	FY 22-23 YTD	FY 22-23 YTD	FY 22-23 YTD	FY 22-23 YTD	FY 22-23 YTD			FY 22-23 YTD	FY 22-23 YTD	FY 22-23 YTD					
	Actual	Budget	Actual	Budget	Admin Fees	Other Expense	Actual	Budget	Actual	Budget	Actual	Budget			\$ Variance
Enterprise Activities															
Dining Services	9,206,071	9,045,220	3,293,609	3,053,099	634,566	5,313,184	5,947,751	5,718,580	9,241,360	8,771,679	(35,289)	273,541	(308,830)	1,747,397	1,456,227
Bookstore	5,392,310	5,330,804	822,749	824,262	142,553	4,475,902	4,618,455	4,544,143	5,441,204	5,368,405	(48,894)	(37,601)	(11,293)	1,200,050	911,343
Kellogg West	1,891,903	2,214,566	1,338,367	1,119,041	132,750	860,660	993,410	1,250,060	2,331,777	2,369,101	(439,874)	(154,535)	(285,339)	(45,435)	297,904
University Village	5,046,880	5,116,309	1,007,014	1,216,745	317,730	2,884,460	3,202,191	2,844,344	4,209,205	4,061,089	837,676	1,055,220	(217,544)	2,786,623	3,004,167
Real Estate/Rentals	4,120,732	4,557,925	284,079	268,510	161,926	2,307,045	2,468,970	3,450,700	2,753,049	3,719,210	1,367,683	838,715	528,968	1,917,641	1,488,673
Total Enterprise Activities	25,657,896	26,264,824	6,745,817	6,481,657	1,389,525	15,841,252	17,230,777	17,807,827	23,976,595	24,289,484	1,681,302	1,975,340	(294,038)	7,606,276	7,158,314
Designated Funds	30,774	0	27,892	0	0	150,933	150,933	150,000	178,825	150,000	(148,050)	(150,000)	1,950	(300,000)	(300,000)
Support Activities															
Bronco One Card	141,536	237,739	114,498	146,373	9,200	19,121	28,321	98,201	142,819	244,574	(1,283)	(6,835)	5,552	(0)	0
Research Office	938,810	737,884	60,998	82,745	421,530	436,283	857,812	531,123	918,810	613,868	20,000	124,016	(104,017)	20,000	20,000
Agriculture	2,639,852	2,700,395	782,973	722,656	104,795	1,385,934	1,490,729	1,698,622	2,273,702	2,421,279	366,150	279,116	87,034	298,651	211,617
Continuing Education	1,026,500	808,538	648,382	727,201	46,193	174,825	221,018	300,870	869,399	1,028,071	157,101	(219,533)	376,634	(432,081)	(598,097)
Foundation Programs	2,042,009	0	459,704	0	7,634	867,438	875,072	0	1,334,776	0	707,233	0	707,233	(0)	0
Total Support Activities	6,788,707	4,484,556	2,066,556	1,678,975	589,351	2,883,601	3,472,952	2,628,816	5,539,507	4,307,791	1,249,199	176,765	1,072,435	(113,431)	(366,480)
Operating Surplus (Deficit)	32,477,377	30,749,380	8,840,265	8,160,632	1,978,876	18,875,786	20,854,662	20,586,643	29,694,926	28,747,275	2,782,451	2,002,105	780,346	7,192,844	6,491,834
Other Activities															
Investments	(11,691)	510,588	0	0	0	35,286	35,286	51,000	35,286	51,000	(46,977)	459,588	(506,565)	441,435	948,000
Administration	4,034,549	2,099,607	1,190,809	2,861,759	(1,978,876)	452,761	452,761	619,462	1,643,570	3,481,220	2,390,978	(1,381,613)	3,772,592	986,686	(2,085,906)
Total Other Activities	4,022,857	2,610,195	1,190,809	2,861,759	(1,978,876)	488,047	488,047	670,462	1,678,856	3,532,220	2,344,001	(922,025)	3,266,026	1,428,120	(1,137,906)
Unrestricted Surplus (Deficit)	36,500,234	33,359,575	10,031,074	11,022,391	0	19,363,833	21,342,709	21,257,104	31,373,783	32,279,496	5,126,452	1,080,079	4,046,372	8,620,964	5,353,928
Grants and Contracts	9,636,503	6,631,622	2,176,231	0	0	7,460,272	7,460,272	6,631,622	9,636,503	6,631,622	0	0	0	0	0
Vesting Grant Assets	0	0	0	0	0	(3,029,813)	(3,029,813)	0	(3,029,813)	0	3,029,813	0	3,029,813	0	0
Transfers	0	0	0	0	0	26,423	26,423	0	26,423	0	(26,423)	0	(26,423)	0	0
Total Foundation Net	46,136,737	39,991,197	12,207,304	11,022,391	0	23,820,715	25,799,591	27,888,726	38,006,896	38,911,118	8,129,842	1,080,079	7,049,762	8,620,964	5,353,928

Cal Poly Pomona Foundation, Inc.
Fund Balance and Net Position (Current only)
As of Dec 31, 2022

Current Assets	Unrestricted	Restricted	Total
Cash	506,532	223,268	729,800
Investments	31,401,102	1,408,030	32,809,132
Receivables	12,944,618	2,135,924	15,080,542
Lease Receivables (short-term)	864,992	-	864,992
Lease Receivables (long-term)	93,154,962	-	93,154,962
Inventories	3,059,932	12,617	3,072,550
Prepaid	856,038	1,010	857,048
Due to/from	(12,050,679)	12,048,227	(2,452)
	1,000	0	1,000
Current Assets	130,738,496	15,829,077	146,567,573

Current Liabilities	Unrestricted	Restricted	Total
Accounts Payable	4,216,489	159,813	4,376,302
Accrued Liabilities	1,609,992	1,326,074	2,936,066
Deferred Income	1,510,115	20,850	1,530,965
Other	-	934,825	934,825
Current Liabilities	7,336,596	2,441,561	9,778,158

Fund Balances	Unrestricted	Restricted	Total
Net Assets Beginning	30,427,482	12,501,869	42,929,351
Net Change in Position	37,332,680	54,811,064	92,143,744
Fund Balances	67,760,162	67,312,933	135,073,095

Note:

Restricted funds in the Foundation include sponsored programs and foundation programs

Liquidity ratios:

Current Ratio = Current Assets/Current Liabilities
Quick Ratio = (Current Assets- Inventory)/Current Liabilities
Absolute liquidity ratio : (Cash + Marketable Securities)/Current Liabilities

Liquidity Ratio	CPPF	Benchmark
Current Ratio	5.00	1.5-3
Quick Ratio	4.59	>=1
Absolute liquidity ratio	4.35	>0.5

Available Resources	
Unrestricted current assets	130,738,496
Less Inventory	(3,059,932)
Less Current Liabilities	(7,336,596)
Long-term Portion of Lease Receivables	(93,154,962)

Available Resources As of Dec 31, 2022 **27,187,006**

Operating Surplus for the period before depreciation 6,768,598

As of Dec 31, 2022 , net **33,955,604**

Forecasted operating surplus/(deficit) before depreciation at year-end 10,762,705

Total unrestricted funds forecasted to year-end **37,949,711**

Cal Poly Pomona Foundation

Cash Flow Forecast

Dec 2022 - Jun 2023

	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23
Operating cash - Beginning Balance	3,482,141	729,800	7,957,690	4,027,400	2,248,160	2,463,837	2,673,231
Cash Inflow	Dec-22	Jan-23					
Operating cash inflow	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Cash from operations	4,503,526	8,869,282	4,540,965	5,600,638	6,190,128	7,479,863	6,253,063
Grants & Contracts	593,539	978,983	1,258,177	1,168,293	962,160	656,965	1,715,411
Financing Activities							
GIP - withdrawals	-	2,000,000	-	-	-	-	-
LOC - withdrawals	-	-	-	-	-	-	-
Other financing	-	-	-	-	-	-	-
Total Cash Inflow	5,097,065	11,848,266	5,799,142	6,768,931	7,152,288	8,136,829	7,968,474
Cash Outflow							
Operating cash outflow	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Expenses from operations	4,969,814	3,026,792	3,198,969	6,633,817	2,949,738	4,764,674	3,768,308
Salaries/wages	2,070,545	1,176,271	1,274,590	1,364,632	1,373,212	1,432,935	2,308,684
Tax/Benefit payments	794,680	368,654	605,873	499,722	413,661	679,827	714,763
Capital Expenditure							
Capital projects	10,575	48,659	150,000	50,000	200,000	50,000	150,000
Financing Activities							
GIP - deposits	-	-	4,500,000	-	2,000,000	1,000,000	1,000,000
LOC - repayment	-	-	-	-	-	-	-
LOC - interest	3,792	-	-	-	-	-	-
Lease payments	-	-	-	-	-	-	-
Other financing	-	-	-	-	-	-	-
Total Cash Outflow	7,849,405	4,620,376	9,729,432	8,548,170	6,936,611	7,927,435	7,941,755
Net Cash Activities	(2,752,340)	7,227,889	(3,930,290)	(1,779,240)	215,677	209,394	26,719
Operating cash - Ending Balance	729,800	7,957,690	4,027,400	2,248,160	2,463,837	2,673,231	2,699,950

Bronco Bookstore Instant Access Program Update

Spring 22	Fall 22
600 COURSES , 1262 SECTIONS	700 COURSES , 1452 SECTIONS
38.2% OF SECTIONS USING COURSE MATERIALS PARTICIPATE IN IA	52% OF SECTIONS USING COURSE MATERIALS PARTICIPATE IN IA
79.4% OF STUDENTS REMAIN OPTED IN	81.7% OF STUDENTS REMAIN OPTED IN
Since program inception in 2019, Instant Access has saved students ----->	\$4, 740.000

What's Next? Equitable Access!

Equitable Access (EA) is a course materials model that offers the following:

- Provides access to all required materials for all classes to all enrolled students at one low cost
- EA is a digital first concept but also includes OER, print, and library content
- Saves students money with an estimated \$250 per semester per student cost billed to student accounts
- Allows us to take advantage of lower EA pricing from content providers
- Students can opt out of the program, but not out of individual classes
- Faculty maintain academic freedom in choosing course materials
- All students have timely access and an equal playing field
- Students with no assigned course materials are automatically opted out
- Average student cost for course materials will drop by \$60 per term (much more versus new books).
- Future materials cost reductions passed on to students via lower semester charge or scholarships.

California University's transitioning to EA

- UC Davis - in place for 2 years
- San Diego State - started Fall 22
- CSU Northridge - Fall 23 goal
- Sonoma State - Fall 23 goal
- Cal Poly Pomona - Fall 23 goal

EA Progress thus far:

- Presented to ASI Senate with a support resolution being crafted now
- Presentations scheduled with the Library and Academic Senate
- Meeting with publishers/content providers to further drive costs down
- Developing a scholarship fund to support students that may not have sufficient financial aid or other resources to cover the \$250 cost

This transition will require synergy with campus administration, Faculty, Library, ASI, Student Account Services, Orientation, and Enterprise Foundation management. If successful, the student benefits are many including more prepared students, lower costs, and less stress.

Who loses?

Amazon and other third-party content providers

Do the economics work from an enterprise point of view?

Yes. There is even a possibility that the \$250 price point will go down as we continue to find more cost-effective course material solutions and negotiate better terms from publishers.



Budget 2023-2024 Assumptions

General Information

Capital Budget process is in progress and is managed separately

Board approval February 22, 2023

Operating Budget

Board approval May 22, 2023

Actuals for FY22-23 will be provided to December 2022

Depreciation will be added to operating budget by Financial Services

Meeting dates for departments March 13-31

OneSolution reports to use for additional information:

COG GL Budget Comparison Summary (budcomph) - *As of December 2022 saved in your budget folder*

COG 03 - Income Statement by Month - Budgets and Actuals

University related assumptions

For programs that base their revenues on in-session classes, use calendar link below:

[Academic calendar](#)

Enrollment	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
Academic Year FTE	22,354	21,981	21,981	21,981	21,981	21,981
Headcount						
Summer	762	762				
Fall	27,173	26,811				
Spring	24,574	24,219				
New First-time freshmen~	3,655	4,600				
New Fall transfers~	2,960	3,000				
New Spring transfers~	50	300				

~impact on Bronco One Card budget

Enterprise Activities

General

Staffing and other expenses for each semester to reflect the varying foot traffic and occupancy numbers.

Inflationary increase 4.0%

On-campus foot traffic 80% of enrollment*

**Represents weighted estimated headcount on-campus daily.*

University Village

Small meal plans included as part of rent.

	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27 ^{^^}	FY 27-28
Occupancy	1200	1200	1200	1200	1550	1550
Capacity	98%	98%	98%	98%	85%	90%

^{^^} Note FY26-27 and FY27-28 reflect expansion to student housing by 350 spots.

Facilities (Real Estate)

Maintenance expenses by project based on Facilities budget totals



Budget 2023-2024 Assumptions

Events/Celebrations on campus:

Hot Dog Caper	October
Winter Wonderland - Bookstore	November
Thanksgiving meals	November
Staff holiday party	December
Other events	Include detail in budget

Staffing & Compensation

Vary staffing levels between fall, spring, and summer based on need.

Focus on student employment to the best extent possible (entry level, leads, and first-level supervision).

California minimum wage increase: Budget at \$16 per hour to accommodate potential increase effective January 1, 2024. Exempt employees must earn at least twice the minimum wage or \$32/hour.

Estimated staff wage increase	3.5% Standard	+ 2%	Additional
Vacation accrual	2.5%		
Worker's compensation	} Will be incorporated into the budget spreadsheets		
Medical Benefits – employer portion increase			
Dental/vision			
Other Post-Retirement Med. Benefits increase			
Payroll Taxes and Benefits			
Students:			
Benefits	0%		
Sick leave	1%		

Other costs

Conference travel^ \$1,500 /person per trip

^Pre-approval forms to be completed prior to travel, includes travel, hotel, meals

^Use object code 7090 when related to employee professional development