

**MEADOW BROOK ESTATE OPERATING BUDGET**  
**FOR FISCAL YEAR ENDING JUNE 30, 2027**

**A Recommendation**

1. **Division and Department:** University Advancement, Meadow Brook Estate
2. **Introduction:** The proposed budget for Meadow Brook Estate (MBE) is presented for approval for the fiscal year ending June 30, 2027.

The ancillary activity presented represents an operation connected with and in support of the educational mission of Oakland University (University). Each ancillary budget is presented in a similar format, using common terminology and revenue, expense, and University Support categories. The "all funds" budget model is used to construct the proposed budget. The all-funds model provides a comprehensive picture of the financial activities of each unit. This format depicts operating and capital transactions in the General Fund, Auxiliary Fund, Designated Fund, Expendable Restricted Fund, and Plant Fund. Gifts are included, but the fund balances in permanent endowments are not included as there is no discretion with regard to their use. Distributions from endowments are included.

3. **Previous Board Action:** On June 27, 2025, the Board of Trustees (Board) approved the FY2026 budget for MBE.
4. **Budget Implications:** See attachment A for budget implications.
5. **Educational Implications:** See attachment A for educational implications.
6. **Personnel Implications:** See attachment A for personnel implications.
7. **University Reviews/Approvals:** The Meadow Brook Estate budget was prepared by the Meadow Brook Estate Associate Director of Administration and Finance as well as the Executive Director. It has been thoroughly reviewed by the Budget and Financial Planning office, Financial Performance Review Committee, Vice President for University Advancement, Senior Vice President for Finance and Administration, Chief of Staff, and President.
8. **Recommendation:**

RESOLVED, that the Board of Trustees approve the FY2027 Budget for Meadow Brook Estate, with expenditures and transfers not to exceed the total as reflected in the attached budget, except as set forth; and, be it further

**Meadow Brook Estate Operating Budget  
For Fiscal Year Ending June 30, 2027  
Oakland University  
Board of Trustees Formal Session  
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RESOLVED, that any expenditure level in excess of the approved amount that is not funded by a direct revenue increase must have the prior approval of the President or his/her designee and those amounts shall be reported on a periodic basis to the Board of Trustees; and be it further

RESOLVED, that the Board of Trustees authorizes the President, the Executive Director, and their respective designees, to perform all acts and deeds and to execute and deliver all contracts, instruments and documents required by this resolution that are necessary, expedient and proper in connection with the FY2027 budget and the ongoing administration of the FY2027 budget; and, be it further

RESOLVED, that all contracts, instruments and documents shall be reviewed by and be in a form acceptable to the Vice President for Legal Affairs and General Counsel prior to execution, and be in compliance with the law and with university policies and regulations and conform to the legal standards of the Vice President for Legal Affairs and General Counsel.

**9. Attachments:**

- A. Meadow Brook Estate Budget Notes and Assumptions
- B. Meadow Brook Estate Proposed Budget – FY2027
- C. Meadow Brook Estate Proposed Major Capital Expenditures – FY2027

Submitted to the President  
on Apr 9, 2026, 2026 by



Mike Westfall (Apr 9, 2026 08:39:02 EDT)

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Michael J. Westfall  
Vice President for University Advancement

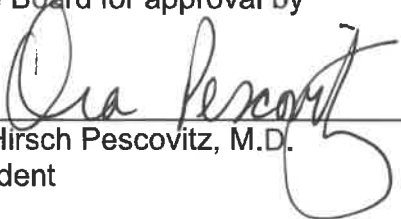


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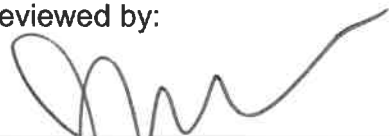
Stephen W. Mackey  
Senior Vice President for Finance and  
Administration, and Treasurer to the Board of  
Trustees

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Recommended on 4/13, 2026  
to the Board for approval by

  
\_\_\_\_\_  
Ora Hirsch Pescovitz, M.D.  
President

Reviewed by:

  
\_\_\_\_\_  
Joshua D. Merchant, Ph.D.  
Chief of Staff and  
Secretary to the Board of Trustees

## **Meadow Brook Estate**

### Description of Program

Meadow Brook Hall was the former home of Dodge Brothers Motor Car Company heiress Matilda Dodge Wilson and her second husband, Alfred Wilson. Built between 1926 and 1929 for \$4 million, Meadow Brook is known as the pre-eminent example of the country estate lifestyle of America's automotive aristocracy, and for its Tudor Revival architecture and vast collection of original decorative and fine arts. The Estate's 88,000 square feet and 110 rooms make it the fourth largest historic house museum in the United States and the largest in the Midwest. Meadow Brook was named a National Historic Landmark in 2012 by the National Park Service.

In a visionary act of philanthropy, the Wilsons donated their Estate, the 1,500-acre Meadow Brook Farm and \$2 million to Michigan State University in 1957 to form a branch campus in Oakland County. The university opened in 1959 and became an independent Michigan public institution of higher education – Oakland University – in 1970.

The Wilsons continued to live in the Estate and the surrounding 127 acres until both passed away; Alfred in 1962 and Matilda in 1967. Oakland University took possession of the Estate in 1971. Since that time, the complex has been open to the public as a museum and cultural center, per Matilda's wishes.

The Estate is self-supporting, relying primarily on facility rental revenue, tour fees, and donations to preserve, interpret, and operate the building at a cost of thousands of dollars a day.

As the educational cornerstone of Oakland University, Meadow Brook Estate serves students, faculty, staff and an international research community as a major cultural and historical resource, a resource renowned for its architecture, scale, collections, and social history.

As a flagship component of the campus physical plant, the former residence of the university's founders serves as a principal gateway to Oakland University, hosting public, corporate, and social events. It also functions as OU's premier venue for cultivating relationships with friends and donors and convening high-level meetings with strategic partners, including those commemorating significant ceremonial milestones.

## Meadow Brook Estate

### Key Performance Indicators

	<u>FY2024</u>	<u>FY2025</u>	Projected <u>FY2026</u>
Number of facility rentals	496	505	519
Number of museum visitors	62,607	57,200	60,300
Gross Facility Rental Revenue	\$3.6M	\$4.1M	\$4.4M
Museum Revenue	\$2.8M	\$2.4M	\$2.4M
Total Revenue	\$6.4M	\$6.6M	\$6.8M

### FY2026 Explanation of Major Budget Impacts

1. FY2026 projected operating performance is based on actual and anticipated expenses and booked revenue through the end of the year.
2. Gross revenue actual to budget variance of \$608,435 includes:
  - \$231,205 increase (4%) in Operating revenue, primarily due to facility rental and ticketed events.
  - \$373,497 increase in Gifts and Grants revenue due to receiving a Matilda Wilson grant and a large gift that was project specific.
3. Restricted gifts represent \$232,854, or 38%, of projected actual FY2026 gross gift and grants revenue primarily given for the gardens, collections and conservation, the Matilda Wilson preservation maintenance grant and the National Park Service grant.
4. Repairs and Maintenance budget to actual variance of \$28,251, is primarily due to emergency plumbing repairs.
5. Transfers actual to budget variance of (\$100,500) is primarily due to a refund of Project Funds from the cancellation of the Adams Road Sign project for (\$99,874).

6. Debt Service includes the second annual payment on the Activating Meadow Brook Loan projected in the amount of \$300,000. The project has a completion date of June 30, 2026. Additional expenses in the amount of \$60,115 were added to the project in FY2026. Estimated amount was provided by Finance & Administration. The annual payment reflects a \$2.4M loan at 4.25% interest, based on a 10-year amortization schedule.
7. The Major Capital Expenditures for FY2026 are projected to be \$590,964 detailed below. Following the FY2026 budget submission, MBE was awarded \$200K in grant and matching funds and received an additional six-figure private gift to support and expand our preservation investments. Winter Wonder Lights expenditures were higher than budgeted due to accelerating both the planned FY2026 and FY2027 reinvestments into FY2026.

Flagstone Repair Project	\$181,512
Stained Glass Window Restoration & UV Filter Install*	104,037
Winter Wonder Lights Investment	93,800
Additional Amount added to Activating Meadow Brook	60,115
Walk-In Cooler Project	50,000
Timber Analysis	50,000
Rock Garden Restoration	40,500
Window Restoration	11,000

*\*Expenditure related to the National Park Service grant project*

7. University Support in the amount of \$100,000 represents the first-year match pursuant to the \$200,000 Matilda Wilson Fund grant terms.

#### FY2027 Budget Assumptions

1. Operating revenue for FY2027 is projected based on estimates from the Hall's catering partner including an anticipated increase in facility rental, as well as an

increase in ticketed community events and touring. Facility rental revenue accounts for 74% of operating revenue and 75% of FY2027's budgeted facility rental revenue has already been secured.

2. Proposed FY2027 gift revenue is in alignment with the average gifts and grants revenue received over a 3-year period, excluding the previous Matilda Wilson grant, the National Park Service grant and the two one-time gifts that were project specific.
3. Food Service for FY2027 is projected to increase in relation to the projected increase in Facility Rental.
4. Compensation will increase \$160,531 from the FY2026 budget, due to proposed university wage and fringe benefit adjustments. This also reflects position realignment, the addition of a new position, and continued wage adjustments for part-time staff to support retention following recent successes.
5. Insurance is estimated to decrease by 16% under the FY2026 budget cost due to associated premium decreases.
6. Proposed FY2027 debt service includes the third annual payment on the Activating Meadow Brook loan in the amount of \$300,000. The estimated amount was provided by Finance & Administration. The annual payment reflects a \$2.4M loan at 4.25% interest, based on a 10-year amortization schedule.
7. FY2027 Major Capital Expenditures are detailed in Attachment C. All Capital Expenditures will be funded by restricted funds.

**Oakland University**  
**Ancillary Activities Operating Budget**  
**Meadow Brook Estate**  
**Proposed Budget - All Funds**  
**FY2027**

	FY2025 ACTUAL	FY2026 BUDGET	FY2026 ESTIMATED ACTUAL	FY2027 PROPOSED BUDGET
<b>Revenue:</b>				
Operating Revenue	\$ 5,471,046	\$ 5,651,200	\$ 5,882,405	\$ 5,968,500
Retail Sales	218,258	214,000	\$ 217,731	210,103
OU Purchased Services	17,012	17,181	\$ 17,182	22,239
Gifts and Grants	790,278	239,400	\$ 612,897	310,700
Investment Income	162,214	100,000	\$ 100,000	100,000
Total Revenue	\$ 6,658,809	\$ 6,221,781	\$ 6,830,215	\$ 6,611,542
<b>Expenditures:</b>				
Compensation	\$ 1,867,533	\$ 1,944,256	\$ 1,952,914	\$ 2,104,787
Supplies and Services	1,228,157	1,078,228	\$ 1,150,181	1,065,813
Food Service	2,411,804	2,433,800	\$ 2,465,525	2,611,550
Repairs and Maintenance	69,243	54,100	\$ 82,351	55,305
Cost of Retail Sales	103,878	104,120	\$ 109,640	102,062
Equipment	47,597	11,050	\$ 13,500	22,200
Insurance	166,858	193,273	\$ 140,269	163,269
Utilities	146,569	150,366	\$ 150,366	158,138
Debt Service	294,264	353,400	\$ 300,000	300,000
University Overhead	185,708	144,208	\$ 144,208	153,531
Other Transfers	(9,475)	-	\$ (100,424)	
Total Expenditures	\$ 6,512,137	\$ 6,466,801	\$ 6,408,530	\$ 6,736,655
Net Income	\$ 146,672	\$ (245,020)	\$ 421,685	\$ (125,113)
<b>University Support:</b>				
Wilson Fund Grant Match	\$ 200,000		\$ 100,000	\$ 100,000
Activating Meadow Brook Loan	1,527,806		60,115	
Total University Support	\$ 1,727,806	\$ -	\$ 160,115	\$ 100,000
Net Income with University Support	\$ 1,874,478	\$ (245,020)	\$ 581,800	\$ (25,113)
<b>Ending Balances prior to Major Cap. Expenditures:</b>				
Restricted Fund Balance *	\$ 644,535	\$ 183,539	\$ 462,848	\$ 517,892
Unrestricted Fund Balance	2,763,036	570,196	1,117,707	446,586
Less: Major Capital Expenditures	\$ 2,408,816	147,886	\$ 590,964	250,000
Total Ending Fund Balance	\$ 998,755	\$ 605,849	\$ 989,591	\$ 714,478
Activating Meadow Brook Fund			\$ 507	
SAT Grant			148,871	
Matilda Wilson Grant Fund			109,989	
Garden Club Fund			62,573	
Collections Conservation Fund			32,754	
Adopt an Artifact Fund			25,505	
OU Match to Wilson Grant Fund			66,819	
Education Fund			10,706	
Organ Fund			1,524	
Gate Lodge Fund			2,854	
Publishing Fund			746	
Restricted Fund Balance *			\$ 462,848	

**Oakland University  
Meadow Brook Estate  
Proposed Major Capital Expenditures  
FY2027**

<b>Item Description</b>	<b>Estimated Cost</b>
Timbers Project	100,000
Park Master Plan Improvements	150,000
<b>FY2027 Total</b>	<b><u>\$ 250,000</u></b>