

**Financial Statements of**



**For the year ended March 31, 2018**



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## INDEPENDENT AUDITORS' REPORT

To the Board of Governors of the University of the Fraser Valley, and  
To the Minister of Advanced Education, Skills & Training, Province of British Columbia

We have audited the accompanying financial statements of the University of the Fraser Valley, which comprise the statement of financial position as at March 31, 2018, the statements of operations and accumulated surplus, changes in net debt and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation of these financial statements in accordance with the financial reporting provisions of Section 23.1 of the Budget Transparency and Accountability Act of the Province of British Columbia, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

### *Auditors' Responsibility*

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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



*Opinion*

In our opinion, the financial statements of the University of the Fraser Valley as at March 31, 2018 and for the year then ended are prepared, in all material respects, in accordance with the financial reporting provisions of Section 23.1 of the Budget Transparency and Accountability Act of the Province of British Columbia.

*Emphasis of Matter*

Without modifying our opinion, we draw attention to Note 2(a) to the financial statements, which describes the basis of accounting and the significant differences between such basis of accounting and Canadian public sector accounting standards.

*KPMG LLP*

Chartered Professional Accountants

May 17, 2018  
Abbotsford, Canada

# University of the Fraser Valley

March 31, 2018

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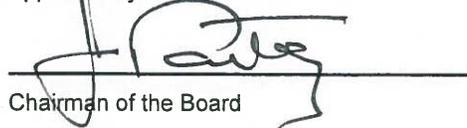
# University of the Fraser Valley

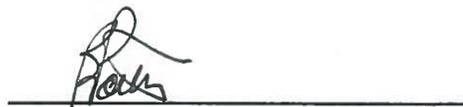
## Statement of Financial Position

As at March 31, 2018, with comparative information for 2017

	2018	2017
<b>Financial assets</b>		
Cash and cash equivalents	\$ 11,862,902	\$ 11,018,458
Accounts receivable	1,955,045	2,297,693
Inventories held for resale	1,388,594	1,794,005
Investments (Note 4)	59,156,373	45,572,692
Assets held for sale (Note 16.a)	5,575,853	1,631,626
Investment in government business enterprises (Note 5)	1,187,277	758,132
	<u>81,126,044</u>	<u>63,072,606</u>
<b>Liabilities</b>		
Accounts payable and accrued liabilities (Note 6)	16,414,925	14,943,482
Deferred revenue (Note 7)	29,725,825	26,048,128
Deferred capital contributions (Note 8)	90,817,056	93,116,040
Debt (Note 10)	10,000,000	10,560,588
Obligations under capital lease (Note 11)	142,735	248,596
	<u>147,100,541</u>	<u>144,916,834</u>
Net debt	(65,974,497)	(81,844,228)
<b>Non-financial assets</b>		
Tangible capital assets (Note 16)	154,592,706	161,041,400
Prepaid expenses	811,905	183,316
Investments - endowments (Note 18)	9,911,331	9,417,551
	<u>165,315,942</u>	<u>170,642,267</u>
Accumulated surplus	\$ 99,341,445	\$ 88,798,039
Contractual obligations (Note 14)		
Contingent liabilities (Note 9)		
Contractual rights (Note 15)		

Approved by:

  
Chairman of the Board

  
CFO and VP Administration

See accompanying notes to the financial statements.

# University of the Fraser Valley

## Statement of Operations and Accumulated Surplus

For the year ended March 31, 2018, with comparative information for 2017

	2018 Budget (Note 2.k)	2018	2017 (Recast - Note 3)
<b>Revenue</b>			
Province of British Columbia	\$ 57,528,288	\$ 55,998,964	\$ 56,959,643
Tuition and student fees	51,070,545	56,236,895	50,518,582
Sales of goods and services	7,095,942	7,045,125	6,992,784
Amortization of deferred capital contributions	6,939,000	7,048,866	6,858,001
Other revenue	1,860,526	2,263,587	2,031,289
Donations, non-government grants and contracts	1,284,900	2,278,670	2,869,464
Government of Canada	825,225	1,052,838	778,778
Investment income	600,000	1,271,528	810,321
Income from government business enterprise (Note 5)	-	429,145	702,224
Gains on disposal of assets (Note 16.a)	-	3,053,241	3,351,850
	<u>127,204,426</u>	<u>136,678,859</u>	<u>131,872,936</u>
<b>Expenses</b>			
Instruction and Support	121,386,692	121,094,172	116,269,341
Ancillary	5,817,734	5,535,060	5,880,522
	<u>127,204,426</u>	<u>126,629,232</u>	<u>122,149,863</u>
Annual surplus from operations	-	10,049,627	9,723,073
<b>Other Income</b>			
Endowment contributions	-	493,779	451,206
Annual Surplus	-	10,543,406	10,174,279
Accumulated surplus, beginning of year	88,798,039	88,798,039	78,623,760
Accumulated surplus, end of year	<u>\$ 88,798,039</u>	<u>\$ 99,341,445</u>	<u>\$ 88,798,039</u>

See accompanying notes to the financial statements.

# University of the Fraser Valley

## Statement of Changes in Net Debt

For the year ended March 31, 2018, with comparative information for 2017

	2018 Budget (Note 2.k)	2018	2017
Annual surplus	\$ -	\$ 10,543,406	\$ 10,174,279
Acquisition of tangible capital assets	-	(8,824,965)	(4,774,037)
Net transfer to (from) assets held for sale	-	3,944,226	(1,273,916)
Gain on sale of assets held for sale	-	(3,053,241)	(3,351,850)
Recognition of DCC on sale of assets held for sale	-	1,192,352	317,802
Proceeds on sale of assets held for sale	-	3,492,515	4,307,964
Amortization of tangible capital assets	9,500,000	9,697,806	9,555,515
	9,500,000	6,448,693	4,781,478
Acquisition of prepaid expenses	-	(811,905)	(183,316)
Use of prepaid expenses	-	183,316	356,945
	-	(628,589)	173,629
	9,500,000	16,363,510	15,129,386
Endowment contributions	-	(493,779)	(451,206)
Decrease in net debt	9,500,000	15,869,731	14,678,180
Net debt, beginning of year	(81,844,228)	(81,844,228)	(96,522,408)
Net debt, end of year	\$ (72,344,228)	\$ (65,974,497)	\$ (81,844,228)

See accompanying notes to the financial statements.

# University of the Fraser Valley

## Statement of Cash Flows

For the year ended March 31, 2018, with comparative information for 2017

	March 31, 2018	March 31, 2017
<b>Cash provided by (used in):</b>		
<b>Operating activities</b>		
Annual surplus	\$ 10,543,406	\$ 10,174,279
<b>Items not involving cash</b>		
Amortization of tangible capital assets	9,697,806	9,555,515
Amortization of deferred capital contributions	(7,048,866)	(6,858,001)
Income from government business enterprises	(429,145)	(702,224)
Gain on sale of assets held for sale	(3,053,241)	(3,351,850)
Change in non-cash operating working capital (Note 12)	4,268,610	4,837,585
Net change in cash from operating activities	<u>13,978,570</u>	<u>13,655,304</u>
<b>Investing activities</b>		
Increase in investments - non endowment	(13,583,681)	(14,168,657)
Increase in investments - endowment	(493,779)	(451,206)
Net change in cash from investing activities	<u>(14,077,460)</u>	<u>(14,619,863)</u>
<b>Capital activities</b>		
Acquisition of tangible capital assets	(8,824,965)	(4,774,037)
Proceeds on sale of tangible capital assets	3,492,515	4,307,964
Net change in cash from capital activities	<u>(5,332,450)</u>	<u>(466,073)</u>
<b>Financing activities</b>		
Principal payment on tangible capital lease obligations	(105,862)	(98,974)
Repayment of long term debt	(560,588)	(435,247)
Deferred contributions received	6,942,234	3,428,071
Net change in cash from financing activities	<u>6,275,784</u>	<u>2,893,850</u>
Net change in cash and cash equivalents	844,444	1,463,218
Cash and cash equivalents, beginning of year	11,018,458	9,555,240
<b>Cash and cash equivalents, end of year</b>	<u>\$ 11,862,902</u>	<u>\$ 11,018,458</u>

See accompanying notes to the financial statements.

# University of the Fraser Valley

## Notes to the Financial Statements

For the year ended March 31, 2018, with comparative information for 2017

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### 1. Authority and purpose

The University of the Fraser Valley (the "University" or "UFV") is a special purpose teaching university, partially funded by the Province of British Columbia, which operates under the authority of the University Act of British Columbia. The University is governed by a Board of Governors, the majority of which are appointed by the Province of British Columbia. The University is also a registered charity and is exempt from income taxes under section 149 of the *Income Tax Act*.

### 2. Significant accounting policies

#### (a) Basis of accounting

The financial statements have been prepared in accordance with Section 23.1 of the Budget Transparency and Accountability Act of the Province of British Columbia supplemented by Regulations 257/2010 and 198/2011 issued by the Province of British Columbia Treasury Board.

The Budget Transparency and Accountability Act requires that the financial statements be prepared in accordance with the set of standards and guidelines that comprise generally accepted accounting principles for senior governments in Canada, or if the Treasury Board makes a regulation, the set of standards and guidelines that comprise generally accepted accounting principles for senior governments in Canada as modified by the alternate standard or guideline or part thereof adopted in the regulation.

Regulation 257/2010 requires all tax-payer supported organizations in the Schools, Universities, Colleges and Hospitals sectors to adopt Canadian public sector accounting standards without any PS4200 elections effective their first fiscal year commencing after January 1, 2012.

Regulation 198/2011 requires that restricted contributions received or receivable are to be reported as revenue depending on the nature of the restrictions on the use of the funds by the contributors as follows:

- i) Contributions for the purpose of acquiring or developing a depreciable tangible capital asset or contributions in the form of a depreciable tangible capital asset are recorded as deferred capital contributions and recognized in revenue at the same rate that amortization of the related tangible capital asset is recorded. The reduction of deferred capital contributions and recognition of revenue are accounted for in the fiscal period during which the tangible capital asset is used to provide services.
- ii) Contributions restricted for specific purposes other than those for the acquisition or development of a depreciable tangible capital asset are recorded in deferred contributions and recognized as revenue in the year in which the stipulation or restriction on the contributions have been met.

For British Columbia tax payer supported organizations, these contributions include government transfers and externally restricted contributions.

The accounting policy requirements under 198/2011 are significantly different from the requirements of Canadian public sector standards which requires that government transfers, which do not contain a stipulation that creates a liability, be recognized as revenue by the recipient when approved by the transferor and the eligibility criteria have been met in accordance with public sector standard PS3410.

As a result, revenue recognized in the Statement of Operations and Accumulated Surplus and certain deferred capital contributions would be recorded differently under Canadian Public Sector Accounting Standards.

# University of the Fraser Valley

## Notes to the Financial Statements

For the year ended March 31, 2018, with comparative information for 2017

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### 2. Significant accounting policies (continued)

(b) Cash and cash equivalents

Cash and cash equivalents include highly liquid investments with a term to maturity of three months or less at the date of purchase.

(c) Financial instruments

Financial instruments are classified into two categories: fair value or cost.

(i) Fair value category: Includes portfolio investments that are quoted in an active market and derivative instruments reflected at fair value as at the reporting date. Sales and purchases of investments are recorded on the trade date. Transaction costs related to the acquisition of investments is recorded as an expense. Unrealized gains and losses on financial assets would be recognized in the Statement of Re-measurement Gains and Losses until such time that the financial asset is de-recognized due to disposal or impairment. At the time of de-recognition, the related realized gains and losses are recognized in the Statement of Operations and Accumulated Surplus. Unrealized gains and losses on endowment investments where earnings are restricted as to use are recorded as deferred revenue and recognized in revenue when disposed and when the related expenses are incurred.

(ii) Cost category: Gains and losses are recognized in the Statement of Operations and Accumulated Surplus when the financial asset is derecognized due to disposal or impairment. Sales and purchases of investments are recorded on the trade date. Transaction costs related to the acquisition of investments is included in the cost of the related investments.

(d) Investments

Investments, non-endowment, are comprised of money market securities and other investments with terms that are capable of liquidation. Investments are recorded at cost plus any accrued interest to date. All interest income and realized gains and losses are recognized in the period in which they arise.

(e) Inventories held for resale

Inventories held for resale are recorded at the lower of cost or net realizable value. Cost includes the original purchase cost, plus shipping and applicable duties. Net realizable value is the estimated proceeds from sale less any costs incurred to sell. Inventories are written down to net realizable value when the cost of inventories is estimated not to be recoverable. When circumstances that previously caused inventories to be written down below cost no longer exist, the amount of write down previously recorded is reversed.

# University of the Fraser Valley

## Notes to the Financial Statements

For the year ended March 31, 2018, with comparative information for 2017

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### 2. Significant accounting policies (continued)

(f) Non-financial assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

(i) Tangible capital assets

Tangible capital assets are recorded at cost, which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. Interest is not capitalized whenever external debt is issued to finance the construction of tangible capital assets. The cost of the tangible capital assets are amortized on a straight-line basis over their estimated useful lives shown below. Land is not amortized as it is deemed to have a permanent value.

Asset	Basis	Rate
Buildings	Straight-line	20-60 years
Furniture and equipment	Straight-line	2-5 years
Computer hardware and software	Straight-line	2-4 years
Leasehold improvements	Straight-line	Life of the lease
Site improvements	Straight-line	10 years
Library books	Straight-line	10 years

Assets under construction are not amortized until the asset is put into productive use. Tangible capital assets are written down when conditions indicate that they no longer contribute to the University's ability to provide goods and services, or when the value of future economic benefits associated with the tangible capital assets are less than their net book value. The net write-downs are accounted for as expenses in the Statement of Operations. Contributed tangible capital assets are recorded into revenue at their fair market value on the date of donation, except in circumstances where fair value cannot be reasonably determined, in which case they are recognized at nominal value.

(ii) Leased tangible capital assets

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as obligations under capital lease. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

(iii) Endowment investments

Endowment investments quoted in an active market are reported at fair value. Investment income and unrealized gains and losses relating to the investments are reported as deferred revenue on the Statement of Financial Position.

# University of the Fraser Valley

## Notes to the Financial Statements

For the year ended March 31, 2018, with comparative information for 2017

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### 2. Significant accounting policies (continued)

(g) Revenue recognition

Tuition and student fees and sales of goods and services are reported as revenue at the time the services are provided or the products are delivered, and collection is reasonably assured. Unrestricted donations and grants are recorded as revenue when received or receivable if the amounts can be estimated and collection is reasonably assured. Pledges from donors are recorded as revenue when payment is received by the University or the transfer of property is completed.

Restricted donations and grants are reported as revenue depending on the nature of the restrictions on the use of the funds by the contributors as follows:

- (i) Contributions for the purpose of acquiring or developing a depreciable tangible capital asset or in the form of a depreciable tangible capital asset, in each case for use in providing services, are recorded and referred to as deferred capital contributions and recognized in revenue at the same rate that amortization of the tangible capital asset is recorded. The reduction of the deferred capital contributions and the recognition of the revenue are accounted for in the fiscal period during which the tangible capital asset is used to provide services.
- (ii) Contributions restricted for specific purposes other than for those to be held in perpetuity or the acquisition or development of a depreciable tangible capital asset are recorded as deferred revenue and recognized in revenue in the year in which the stipulation or restriction on the contribution have been met.
- (iii) Contributions restricted to be retained in perpetuity, allowing only the investment income earned thereon to be spent are recorded as endowment donations on the Statement of Operations for the portion to be held in perpetuity and as deferred revenue for any restricted investment income earned thereon.

Investment income includes interest recorded on an accrual basis and dividends recorded as declared, realized gains and losses on the sale of investments, and write-downs on investments where the loss in value is determined to be other than temporary. Investment income excludes income from endowed investments.

(h) Use of estimates

Preparation of financial statements in accordance with the basis of accounting described in note 2(a) requires management to make estimates and assumptions that impact reported amounts of assets and liabilities at the date of the financial statements and revenues and expenses during the reporting periods. Significant areas requiring the use of management estimates relate to the potential impairment of assets, estimated useful lives of tangible capital assets, contingent liabilities and estimated employee future benefits. Actual results could differ from those estimates.

# University of the Fraser Valley

## Notes to the Financial Statements

For the year ended March 31, 2018, with comparative information for 2017

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### 2. Significant accounting policies (continued)

(i) Assets held for sale

Long-lived assets are classified by the University as an asset held for sale at the point in time when the asset is in a condition to be sold and is publicly seen to be for sale, management has committed to selling the asset and has a plan in place, there is an active market, and it is reasonably anticipated that the sale will be completed within a one-year period.

Assets held for sale are separately presented in the Statement of Financial Position as a financial asset, are reported at the lower of the carrying amount or fair value less costs to sell, and are no longer depreciated.

(j) Foreign currency translation

The University's functional currency is the Canadian dollar. Transactions in foreign currencies are translated into Canadian dollars at the exchange rate in effect on the transaction date. Monetary assets and liabilities denominated in foreign currencies and non-monetary assets and liabilities which were designated in the fair value category under the financial instrument standard are reflected in the financial statements in equivalent Canadian dollars at the exchange rate in effect on the Statement of Financial Position date. Any gain or loss resulting from a change in rates between the transaction date and the settlement date or Statement of Financial Position date would be recognized in the Statement of Re-measurement Gains and Losses. In the period of settlement, the related cumulative re-measurement gain/loss would be reversed in the Statement of Re-measurement Gains and Losses and the exchange gain or loss in relation to the exchange rate at the date of the item's initial recognition is recognized in the Statement of Operations.

(k) Budget figures

Budget figures have been provided for comparative purposes and have been derived from the 2017/2018 Budget approved by the Board of Governors of the University on April 6, 2017. The budget is reflected in the Statement of Operations and Accumulated Surplus and the Statement of Changes in Net Debt.

(l) Expense functions

Expense functions have been identified based upon the functional lines of service provided by the University. The University's services are provided by departments and their activities are reported by functional area in the Statement of Operations and Accumulated Surplus. The functional lines, along with the services they provide, are as follows:

- i) Instruction and support: This function includes activities related to delivering education. This includes instruction, education administration, student support, general administration, and the cost of space, safety, and equipment.
- ii) Ancillary: This function includes the activities of the ancillary operations. An ancillary operation is one that is generally outside of the normal functions of instruction and research, provides goods and services to students, staff or others, and that charges a fee directly related to the cost of providing the goods or services. Ancillary operations include parking, food services, and bookstores. Costs associated with this function include function-related contracts and general and financial administration and support costs.

# University of the Fraser Valley

## Notes to the Financial Statements

For the year ended March 31, 2018, with comparative information for 2017

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### 2. Significant accounting policies (continued)

(m) Investment in government business enterprises

Government business enterprises are accounted for by the modified equity method. Under this method, the University's investment in the business enterprise and its net income and other changes in equity are recorded. No adjustment is made to conform the accounting policies of the government business enterprise to those of the University other than, if other comprehensive income exists, it is accounted for as an adjustment to accumulated surplus of the University. Inter-organizational transactions and balances have not been eliminated, except for any profit or loss on transactions between entities of assets that remain within the entities controlled by the University.

The following organizations are controlled government business enterprises and are accounted for by the modified equity method:

- i) Indo Canadian Education Society, Chandigarh, India, a separate legal entity, administers and delivers business education to students in India using the University's Bachelor of Business curriculum.
- ii) UFV India Global Education, Chandigarh, India, a separate legal entity, administers and delivers UFV education programs to students in India using the University's curriculum.

(n) Contaminated sites

A liability for contaminated sites is recognized when a site is not in productive use and the following criteria are met:

- i) An environmental standard exists;
- ii) Contamination exceeds the environmental standard;
- iii) The University is directly responsible or accepts responsibility;
- iv) It is expected that future economic benefits will be given up; and
- v) A reasonable estimate of the amount can be made.

The liability is recognized as management's estimate of the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site.

### 3. Recast of comparative figures

During the year the University determined that an adjustment was required in its comparative figures to correct the presentation of the gain on disposal of assets in the Statement of Operations and Accumulated Surplus. This change in presentation resulted in an increase in revenue of \$3,351,850 and an offsetting decrease to other income on the Statement of Operations and Accumulated Surplus. This presentation adjustment resulted in a net nil impact to the annual surplus.

# University of the Fraser Valley

## Notes to the Financial Statements

For the year ended March 31, 2018, with comparative information for 2017

### 4. Investments

- (a) Investments recorded at fair value

	2018	2017
Philips Hager North - UFV Endowment Fund	\$ 9,472,436	\$ 8,517,215
Philips Hager North - CCIBED* Endowment Fund	3,371,623	3,265,986
	12,844,059	11,783,201
Investments recorded at cost or amortized cost	56,223,645	43,207,042
	69,067,704	54,990,243
Principal portion of endowments	(9,911,331)	(9,417,551)
	\$ 59,156,373	\$ 45,572,692

Investments held with Philips Hager North are recorded at fair value and are comprised of equity instruments quoted in an active market.

Investments recorded at cost or amortized cost are comprised of cashable securities with terms ranging from one to five years.

\*CCIBED - Chair Canada India Business & Economic Development

- (b) Public Sector Accounting Standards define the fair value of a financial instrument as the amount at which the instrument could be exchanged in a current transaction between willing parties. The University uses the following methods and assumptions to estimate the fair value of each class of financial instruments for which the carrying amounts are included in the Statement of Financial Position under the following captions:
- (i) Cash and cash equivalents, accounts receivable, investments - non endowment and accounts payables and accrued liabilities - the carrying amounts approximate fair value because of the short maturity or ability to liquidate these instruments.

The financial instruments measured at fair value held within each investment are classified according to a hierarchy which includes three levels, reflecting the reliability of the inputs involved in the fair value determination. The different levels are defined as follows:

- (i) Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities
- (ii) Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices)
- (iii) Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The University's instruments are all considered to be level 1 financial instruments for which the fair value is determined based on quoted prices in active markets. Changes in financial instruments valuation methods or in the availability of market observable inputs may result in a transfer between levels. During the year there were no significant transfers of securities between the different levels.

# University of the Fraser Valley

## Notes to the Financial Statements

For the year ended March 31, 2018, with comparative information for 2017

### 5. Investment in government business enterprises

The University has controlling interest in the operations of UFV India Global Education and Indo Canadian Education Society located in Chandigarh, India. The operations of Indo Canadian Education Society were transferred to UFV India Global Education and the combined financial information is detailed below.

The change in equity is as follows:

	2018	2017
Equity, beginning of year	\$ 758,132	\$ 55,908
Net earnings	429,145	702,224
Equity, end of year	\$ 1,187,277	\$ 758,132

Condensed financial information is as follows:

	2018	2017
<b>Statement of Financial Position</b>		
Assets	\$ 1,297,422	\$ 952,216
Liabilities	(110,145)	(194,084)
Accumulated surplus	\$ 1,187,277	\$ 758,132

	2018	2017
<b>Statement of Operations</b>		
Revenue	\$ 2,446,250	\$ 3,070,509
Expenses	2,017,105	2,368,285
Annual surplus	429,145	702,224
Accumulated surplus, beginning of year	758,132	55,908
Accumulated surplus, end of year	\$ 1,187,277	\$ 758,132

### 6. Accounts payable and accrued liabilities

Accounts payable and accrued liabilities are comprised of the following:

	2018	2017
Trades payable	\$ 9,974,363	\$ 8,019,156
Wages payable	270,287	931,622
Accrued vacation and overtime payable	6,170,275	5,992,704
	\$ 16,414,925	\$ 14,943,482

# University of the Fraser Valley

## Notes to the Financial Statements

For the year ended March 31, 2018, with comparative information for 2017

### 7. Deferred revenue

Deferred revenue is comprised of the following:

	2017	Amounts Received	Revenue Recognized	2018
Student tuition fees	\$ 9,266,946	\$ 11,210,491	\$ 9,251,195	\$ 11,226,242
Student award funding	3,691,146	919,948	780,738	3,830,356
Special purpose and research funding	3,438,776	4,882,354	4,024,182	4,296,948
Prepaid lease revenue (Note 8)	9,651,260	1,000,000	278,981	10,372,279
Total	\$ 26,048,128	\$ 18,012,793	\$ 14,335,096	\$ 29,725,825

### 8. Deferred capital contributions

Changes in the deferred capital contributions ("DCC") balance are as follows:

	2018	2017
Balance, beginning of year	\$ 93,116,040	\$ 96,863,772
Contributions from the Province of British Columbia	6,942,234	3,351,751
Contributions from the Government of Canada	-	41,132
Contribution from other restricted resources	-	35,188
Transfer to prepaid lease revenue (Note 7)	(1,000,000)	-
DCC recognized on sale of asset held for sale	(1,192,352)	(317,802)
Amortization of deferred capital contributions	(7,048,866)	(6,858,001)
Balance, end of year	\$ 90,817,056	\$ 93,116,040

### 9. Contingent liabilities

The University may, from time to time, be involved in legal proceedings, claims, and litigation that arise in the normal course of operations. In the event that any such claims or litigation are resolved against the University, such outcomes or resolutions could have a material effect on the business, financial condition, or results of operations of the University. The University has accrued for claims for which the amounts are known or can reasonably be estimated. The outcome of other claims is undeterminable at this time and accordingly no provision has been made for these claims.

# University of the Fraser Valley

## Notes to the Financial Statements

For the year ended March 31, 2018, with comparative information for 2017

### 10. Debt

Debt is comprised of the following:

	2018	2017
BC Immigrant Investment Fund Ltd. (a)	\$ -	\$ 10,560,588
Ministry of Finance of British Columbia (b)	10,000,000	-
	<u>\$ 10,000,000</u>	<u>\$ 10,560,588</u>

(a) Discharge of long-term loan

The University held long-term debt, recorded at amortized cost, with BC Immigrant Investment Fund Ltd. (BCIIF). This debt was secured by a general security agreement payable in quarterly installments of \$248,304, including interest at 5.15%, and was fully repaid on August 1, 2017. Interest on this debt in the amount of \$180,353 (2017 - \$554,255) is included in the Statement of Operations and Accumulated Surplus.

(b) New financing

The University assumed new short-term debt, recorded at amortized cost, with the Ministry of Finance of British Columbia. This debt is payable in full in the amount of \$10,125,044, including interest at 1.25% on August 1, 2018. Interest on this debt in the amount of \$83,363 is included in the Statement of Operations and Accumulated Surplus.

### 11. Obligations under capital lease

Repayments of obligations under capital leases are due as follows:

	2018	2017
2018	\$ -	\$ 120,110
2019	120,110	120,110
2020	30,027	30,027
Total minimum lease payments	<u>150,137</u>	<u>270,247</u>
Less amounts representing interest at 6.8%	<u>(7,402)</u>	<u>(21,651)</u>
Present value of net minimum capital lease payments	<u>\$ 142,735</u>	<u>\$ 248,596</u>

Total interest expensed on leases for the year was \$14,305 (2017 - \$21,191) and is included in the statement of operations and accumulated surplus.

# University of the Fraser Valley

## Notes to the Financial Statements

For the year ended March 31, 2018, with comparative information for 2017

### 12. Supplemental cash flow information

The change in non-cash operating working capital is comprised of the following:

	2018	2017
Accounts receivable	\$ 342,648	\$ 777,077
Prepaid expenses	(628,589)	173,629
Inventories held for resale	405,411	(214,355)
Accounts payable and accrued liabilities	1,471,443	2,620,097
Deferred revenue	2,677,697	1,481,137
	<u>\$ 4,268,610</u>	<u>\$ 4,837,585</u>

### 13. Related party transactions

The University is related through common ownership to all Province of British Columbia ministries, agencies, school districts, health authorities, colleges, universities, and crown corporations. Transactions with these entities, unless disclosed separately, are considered to be in the normal course of operations and are recorded at the exchange amount.

### 14. Contractual obligations

The nature of the University's activities can result in multi-year contracts and obligations whereby the University will be committed to make future payments.

Significant contractual obligations related to operations that can be reasonably estimated are as follows:

	2019	2020	2021	2022	2023
Long-term lease commitments	\$ 610,955	\$ 516,409	\$ 412,649	\$ 310,885	\$ 59,422

### 15. Contractual rights

The University has entered into multi-year contracts with third parties that entitles the University to receive the following amounts:

	2019	2020	2021	2022	2023
	\$ 302,740	\$ 267,223	\$ 192,080	\$ 162,464	\$ 100,000

# University of the Fraser Valley

## Notes to the Financial Statements

For the year ended March 31, 2018, with comparative information for 2017

### 16. Tangible capital assets

	Land	Buildings	Furniture and equipment	Computer hardware and software	Leasehold improvements	Site improvements	Library books	Assets under construction	2018 Total
<b>2018 Cost</b>									
Balance, beginning of year	\$ 8,339,408	\$ 204,822,720	\$ 45,581,183	\$ 15,001,342	\$ 1,619,974	\$ 9,223,312	\$ 10,227,249	\$ 339,524	\$ 295,154,712
Additions	-	4,375,178	3,315,507	996,585	-	-	137,695	-	8,824,965
Transfer to assets held for sale	(496,466)	(11,926,543)	-	-	-	-	-	-	(12,423,009)
Transfer of assets under construction	-	339,524	-	-	-	-	-	(339,524)	-
Balance, end of year	7,842,942	197,610,879	48,896,690	15,997,927	1,619,974	9,223,312	10,364,944	-	291,556,668
<b>2018 Accumulated Amortization</b>									
Balance, beginning of year	-	68,095,303	35,898,446	13,793,724	1,001,720	6,301,451	9,022,668	-	134,113,312
Amortization	-	4,915,732	2,833,784	786,008	130,158	780,603	251,521	-	9,697,806
Transfer to assets held for sale	-	(6,847,156)	-	-	-	-	-	-	(6,847,156)
Balance, end of year	-	66,163,879	38,732,230	14,579,732	1,131,878	7,082,054	9,274,189	-	136,963,962
2018 Net Book Value	7,842,942	131,447,000	10,164,460	1,418,195	488,096	2,141,258	1,090,755	-	154,592,706
2017 Net Book Value	\$ 8,339,408	\$ 136,727,417	\$ 9,682,737	\$ 1,207,618	\$ 618,254	\$ 2,921,861	\$ 1,204,581	\$ 339,524	\$ 161,041,400

(a) Assets classified as held for sale

The University sold the Chilliwack North property that was held for sale at March 31, 2017 for proceeds of \$3,492,515. The University has entered into a purchase and sale agreement for the remainder of the campus in North Chilliwack and the sale is expected to complete within one year.

# University of the Fraser Valley

## Notes to the Financial Statements

For the year ended March 31, 2018, with comparative information for 2017

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### 17. Financial risk management

The University has exposure to the following risks from its use of financial instruments: credit risk, market risk and liquidity risk.

The Board of Governors ensures that the University has identified its major risks and ensures that management monitors and controls them.

(a) Credit risk

Credit risk is the risk of financial loss to the University if a party to a financial instrument fails to meet its contractual obligations. Such risk arises principally from certain financial assets held by the University consisting of cash and cash equivalents, accounts receivable and investments.

Accounts receivable: Management believes risk with respect to accounts receivable is limited. Student accounts receivable is a large population of limited amounts where the University has the ability to stop further enrolments and granting of transcripts until payment is made. Other receivables and tax recoveries are generally with governments and other credit-worthy institutions.

Investments: The University has an Investment Policy to ensure funds are managed appropriately in order to balance preservation of capital, liquidity requirements and returns. The University retains an external investment firm to manage endowed funds in accordance with its investment policy utilizing diverse agreed upon investment strategies primarily in active trading markets.

(b) Market risk

Market risk is the risk that changes in market prices, such as interest rates, will affect the University's income. The University cash and cash equivalents and investments include amounts on deposit with financial institutions that earn interest at market rates. The University manages its cash by maximizing the interest income earned on excess funds while maintaining the liquidity necessary to conduct operations on a day to day basis. Fluctuation in market rates of interest does not have a significant effect on the University's cash and cash equivalents and investments.

The primary objective of the University with respect to its investment of endowed funds is to ensure the security of principal amounts while achieving a satisfactory investment return.

(c) Liquidity risk

Liquidity risk is the risk that the University will not be able to meet its financial obligations as they become due.

The University meets its liquidity risk requirements by continually monitoring actual and forecasted cash flows and anticipating investment and financing activities to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due.

# University of the Fraser Valley

## Notes to the Financial Statements

For the year ended March 31, 2018, with comparative information for 2017

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### 18. Investments - endowments

Changes to the endowment balances are as follows:

	2018	2017
Balance, beginning of year	\$ 9,417,551	\$ 8,966,345
Contributions received during the year	435,554	405,121
Capitalization of endowment surplus	58,226	46,085
Balance, end of year	<u>\$ 9,911,331</u>	<u>\$ 9,417,551</u>

### 19. Expenses by object

The following is a summary of expenses by object:

	2018	2017
Salaries and wages	\$ 71,385,007	\$ 68,149,902
Employee benefits	16,862,695	16,867,473
Amortization of tangible capital assets	9,697,806	9,555,515
Contracted services	5,654,081	5,884,514
Other operating expenses	5,619,563	5,258,942
Supplies and books	4,654,743	4,169,370
Cost of goods sold	3,142,445	2,790,951
Travel and conferences	2,727,373	2,461,341
Utilities	2,063,043	1,952,002
Scholarships and bursaries	1,667,491	1,999,355
Minor renovations and repairs	1,424,185	1,186,827
Rentals and leases	829,554	735,168
Printing and advertising	627,169	563,058
Interest	274,077	575,445
	<u>\$ 126,629,232</u>	<u>\$ 122,149,863</u>

# University of the Fraser Valley

## Notes to the Financial Statements

For the year ended March 31, 2018, with comparative information for 2017

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### 20. Pension plans

The University and its employees contribute to the College Pension Plan and Municipal Pension Plan (jointly trustee pension plans). The boards of trustees for these plans, representing plan members and employers, are responsible for administering the pension plans, including investing assets and administering benefits. The plans are multi-employer defined benefit pension plans. Basic pension benefits are based on a formula. As at August 31, 2017, the College Pension Plan has about 14,000 active members, and approximately 7,500 retired members. As at December 31, 2016, the Municipal Pension Plan has about 193,000 active members, including approximately 5,800 from colleges.

Every three years, an actuarial valuation is performed to assess the financial position of the plans and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plans. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plans. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent actuarial valuation for the College Pension Plan as at August 31, 2015, indicated a \$67 million surplus for basic pension benefits on a going concern basis.

The most recent valuation for the Municipal Pension Plan as at December 31, 2015, indicated a \$2,224 million funding surplus for basic pension benefits on a going concern basis. As a result of the 2015 basic account actuarial valuation surplus and pursuant to the joint trustee agreement, \$1,927 million was transferred to the rate stabilization account and \$297 million of the surplus ensured the required contribution rates remained unchanged.

The University paid \$6,465,497 (2017 - \$6,185,256) for employer contributions to the plans in fiscal 2018.

The next valuation for the College Pension Plan will be as at August 31, 2018, with results available in 2019. The next valuation for the Municipal Pension Plan will be December 31, 2018, with results available in 2019.

Employers participating in the plans record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plans record accrued liabilities and accrued assets for each plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plans.

### 21. Comparative information

Certain comparative information has been reclassified to conform with the financial statement presentation adopted in the current period.