Financial Statements of

UNIVERSITY OF THE FRASER VALLEY

And Independent Auditors' Report thereon
For the year ended March 31, 2022

UNIVERSITY OF THE FRASER VALLEY

STATEMENT OF MANAGEMENT RESPONSIBILITY

Management is responsible for the preparation and presentation of the financial statements, including responsibility for significant accounting judgments and estimates in compliance with accounting requirements of Section 23.1 of the Budget Transparency and Accountability Act of the Province of British Columbia and the Restricted Contribution Regulation 198/2011 issued pursuant to it. This responsibility includes selecting appropriate accounting principles and methods and making decisions affecting measurement of transactions in which objective judgment is required.

In fulfilling its responsibilities for the integrity and fairness of the financial statements, University's management has developed and maintains a system of internal controls designed to provide reasonable assurance that the University assets are safeguarded and financial records are properly maintained to provide a reliable basis for the preparation of financial statements.

The Board of Governors of the University carries out its responsibility for review of the financial statements principally through its Finance and Audit Committee. The members of the Finance and Audit Committee are not officers or employees of the University and meets with management and the external auditors to discuss the results of audit examinations, financial reporting matters, and recommends approval of the financial statements to the Board. The auditors have full access to the Finance and Audit Committee, with and without the presence of the management.

The financial statements have been audited by KPMG LLP, Chartered Professional Accountants, the external auditors appointed by the University's Board of Governors. The Independent Auditors' Report outlines the nature of their audit and expresses an opinion on the financial statements of the University for the year ended March 31, 2022.

On behalf of the University

Chair of the Board, John Pankratz

CFO and VP Administration, Jackie Hogan

June 9, 2022

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INDEPENDENT AUDITORS' REPORT

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

Opinion

We have audited the financial statements of University of the Fraser Valley (the "Entity"), which comprise:

- the statement of financial position as at March 31, 2022
- the statement of operations and accumulated surplus for the year then ended
- the statement of changes in net debt for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies

(hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements as at and for the year ended March 31, 2022 of the Entity 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.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditors' Responsibilities for the Audit of the Financial Statements***" section of our auditors' report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

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

Emphasis of Matter – Financial Reporting Framework

We draw attention to Note 2(a) to the financial statements which describes the applicable financial reporting framework and the significant differences between that financial reporting framework and Canadian public sector accounting standards.

Our opinion is not modified in respect of this matter.

Other Information

Management is responsible for the other information. Other information comprises:

- Information, other than the financial statements and the auditors' report thereon, included in the Annual Financial Report document.

Our opinion on the financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

We obtained the information, other than the financial statements and the auditors' report thereon, included in the Annual Financial Report document as at the date of this auditors' report. If, based on the work we have performed on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact in the auditors' report.

We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the 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.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion.

Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

  The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit 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.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Entity to cease to continue as a going concern.

- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG LLP

Chartered Professional Accountants

Abbotsford, Canada
June 9, 2022

University of the Fraser Valley

March 31, 2022

CONTENTS

University of the Fraser Valley

Statement of Financial Position

As at March 31, 2022, with comparative information for 2021

	2022	2021
Financial assets		
Cash and cash equivalents	$ 29,932,119	$ 31,506,076
Accounts receivable	2,610,618	2,826,773
Inventories held for resale	905,646	1,128,339
Investments (Note 3)	79,734,415	73,278,476
Investment in government business enterprises (Note 4)	254,957	664,276
	113,437,755	109,403,940
Liabilities		
Accounts payable and accrued liabilities (Note 5)	21,998,808	20,534,948
Deferred revenue (Note 6)	36,888,790	35,634,417
Deferred capital contributions (Note 7)	91,451,425	86,984,551
Debt (Note 9)	7,813,804	8,898,843
Obligations under capital lease (Note 10)	186,638	-
	158,339,465	152,052,759
Net debt	(44,901,710)	(42,648,819)
Non-financial assets		
Tangible capital assets (Note 16)	174,243,041	170,428,996
Prepaid expenses	1,244,112	1,382,835
Investments - endowments (Note 15)	12,418,014	12,068,586
	187,905,167	183,880,417
Accumulated surplus	$ 143,003,457	$ 141,231,598

Contingent liabilities (Note 8)
Contractual obligations (Note 13)

Approved by:

Chair 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, 2022,with comparative information for 2021

	2022 Budget (Note 2.j)	2022	2021
Revenue			
Province of British Columbia	$ 67,313,285	$ 69,410,586	$ 68,217,920
Tuition and student fees	70,721,033	62,171,198	68,222,986
Amortization of deferred capital contributions (Note 7)	6,892,558	6,000,951	5,740,467
Sales of goods and services	5,975,014	5,543,870	3,519,968
Donations, non-government grants and contracts	1,737,000	3,734,634	2,591,712
Investment income	1,385,312	2,032,624	2,130,462
Other revenue	2,079,568	1,886,106	1,531,691
Government of Canada	1,178,667	1,548,352	1,497,733
Loss from government business enterprises (Note 4)	-	(409,319)	(596,526)
	157,282,437	151,919,002	152,856,413
Expenses			
Instruction and support	152,526,319	145,867,560	143,662,672
Ancillary	4,756,118	4,629,011	4,604,806
	157,282,437	150,496,571	148,267,478
Annual surplus from operations	-	1,422,431	4,588,935
Endowment contributions	-	349,428	202,961
Annual surplus	-	1,771,859	4,791,896
Accumulated surplus, beginning of year	141,231,598	141,231,598	136,439,702
Accumulated surplus, end of year	$ 141,231,598	$ 143,003,457	$ 141,231,598

See accompanying notes to the financial statements.

University of the Fraser Valley

Statement of Changes in Net Debt

For the year ended March 31, 2022, with comparative information for 2021

	2022 Budget (Note 2.j)	2022	2021
Annual surplus	$ -	$ 1,771,859	$ 4,791,896
Acquisition of tangible capital assets	-	(13,793,200)	(13,585,261)
Acquisition of capital lease	-	(211,863)	-
Amortization of tangible capital assets	9,750,000	10,191,018	9,715,801
	9,750,000	(3,814,045)	(3,869,460)
Acquisition of prepaid expenses	-	(1,244,112)	(1,382,835)
Use of prepaid expenses	-	1,382,835	865,420
	-	138,723	(517,415)
	9,750,000	(1,903,463)	405,021
Endowment contributions	-	(349,428)	(202,961)
Decrease (increase) in net debt	9,750,000	(2,252,891)	202,060
Net debt, beginning of year	(42,648,819)	(42,648,819)	(42,850,879)
Net debt, end of year	$ (32,898,819)	$ (44,901,710)	$ (42,648,819)

See accompanying notes to the financial statements.

University of the Fraser Valley

Statement of Cash Flows

For the year ended March 31, 2022, with comparative information for 2021

	2022	2021
Cash provided by (used in):		
Operating activities		
Annual surplus	$ 1,771,859	$ 4,791,896
Items not involving cash		
Amortization of tangible capital assets	10,191,018	9,715,801
Amortization of deferred capital contributions	(6,000,951)	(5,740,467)
Loss from government business enterprises	409,319	596,526
Change in non-cash operating working capital (Note 11)	3,295,804	2,104,108
Net change in cash from operating activities	9,667,049	11,467,864
Investing activities		
Increase in investments - non endowment	(6,455,939)	(505,427)
Increase in investments - endowment	(349,428)	(202,961)
Net change in cash from investing activities	(6,805,367)	(708,388)
Capital activities		
Acquisition of tangible capital assets	(13,793,200)	(13,585,261)
Net change in cash from capital activities	(13,793,200)	(13,585,261)
Financing activities		
Repayment of debt	(1,085,039)	(50,825)
Deferred capital contributions received	10,467,825	9,848,531
Repayment of obligations under capital lease	(25,225)	-
Net change in cash from financing activities	9,357,561	9,797,706
Net change in cash and cash equivalents	(1,573,957)	6,971,921
Cash and cash equivalents, beginning of year	31,506,076	24,534,155
Cash and cash equivalents, end of year	$ 29,932,119	$ 31,506,076

Supplemental cash flow information included in notes 11 and 16

See accompanying notes to the financial statements.

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*.

In March 2020, the COVID-19 outbreak was declared a pandemic by the World Health Organization. The University continues to closely monitor the recommendations from public health agencies and government authorities and has implemented its business continuity plans in efforts to reduce the financial impact and continue operations.

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. Externally restricted contributions are recognized as revenue in the

2. Significant accounting policies (continued)

(a) Basis of accounting (continued)

period in which the resources are used for the purpose or purposes specificied in accordance with public sector accounting standard PS3100.

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.

(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 or amortized 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 are recorded as an expense. Unrealized gains and losses on financial assets are 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. All unrealized gains and losses related to the University's investments are restricted in use and recorded as deferred revenue. As a result, the University does not have a Statement of Re-measurement Gains and Losses.

(ii) Cost or amortized 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. These 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.

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 initially at cost, which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. 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	5-10 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 and Accumulated Surplus. Contributed tangible capital assets are recorded at their fair 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 tangible capital leases. 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 and are recognized into revenue when the related expense is incurred.

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 contributions on the Statement of Operations and Accumulated Surplus 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. 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.

2. Significant accounting policies (continued)

(i) 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 and Accumulated Surplus.

(j) Budget figures

Budget figures have been provided for comparative purposes and have been derived from the 2021/2022 Budget approved by the Board of Governors of the University on April 8, 2021. The budget is reflected in the Statement of Operations and Accumulated Surplus and the Statement of Changes in Net Debt.

(k) 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.

2. Significant accounting policies (continued)

(l) 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) 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.

(ii) UFV Properties Development Corporation (the "Corporation"), a separate legal entity, incorporated for the purposes of future property development. During the year ended March 31, 2022 the Corporation had no activity.

(m) 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. Investments

(a) Investments recorded at fair value

	2022	2021
Philips Hager North - UFV Endowment Fund	$ 15,144,867	$ 14,437,355
Philips Hager North - CCIBED* Endowment Fund	3,707,262	3,662,231
	18,852,129	18,099,586
Investments recorded at cost or amortized cost	73,300,300	67,247,476
	92,152,429	85,347,062
Principal portion of endowments (Note 15)	(12,418,014)	(12,068,586)
	$ 79,734,415	$ 73,278,476

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.

4. Investment in government business enterprises

The University has controlling interest in the operations of UFV India Global Education located in Chandigarh, India. The financial information is detailed below.

The change in equity is as follows:

	2022	2021
Equity, beginning of year	$ 664,276	$ 1,260,802
Loss	(409,319)	(596,526)
Equity, end of year	$ 254,957	$ 664,276

Condensed financial information is as follows:

	2022	2021
Statement of Financial Position		
Assets	$ 288,821	$ 678,335
Liabilities	(33,864)	(14,059)
Accumulated surplus	$ 254,957	$ 664,276

	2022	2021
Statement of Operations and Accumulated Surplus		
Revenue	$ 60,519	$ 353,808
Expenses	469,838	950,334
Annual deficit	(409,319)	(596,526)
Accumulated surplus, beginning of year	664,276	1,260,802
Accumulated surplus, end of year	$ 254,957	$ 664,276

5. Accounts payable and accrued liabilities

Accounts payable and accrued liabilities are comprised of the following:

	2022	2021
Trades payable	$ 4,707,736	$ 4,533,515
Student deposits	9,910,026	6,705,473
Wages payable	262,332	2,037,310
Accrued vacation and overtime payable	7,118,714	7,258,650
	$ 21,998,808	$ 20,534,948

6. Deferred revenue

Deferred revenue is comprised of the following:

	2021	Amounts Received	Revenue Recognized and Transfers	2022
Student tuition fees	$ 12,411,954	$ 13,187,744	$ 12,411,954	$ 13,187,744
Student award funding	5,854,881	1,533,394	1,133,338	6,254,937
Special purpose and research funding	8,021,087	5,536,728	5,133,382	8,424,433
Prepaid lease revenue	9,346,495	-	324,819	9,021,676
Total	$ 35,634,417	$ 20,257,866	$ 19,003,493	$ 36,888,790

7. Deferred capital contributions

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

	2022	2021
Balance, beginning of year	$ 86,984,551	$ 82,876,487
Contributions from the Province of British Columbia	10,420,536	9,719,024
Contributions from the Government of Canada	-	100,000
Contribution from other restricted resources	47,289	29,507
Amortization of deferred capital contributions	(6,000,951)	(5,740,467)
Balance, end of year	$ 91,451,425	$ 86,984,551

8. 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.

9. Debt

Debt is comprised of the following:

	2022	2021
Province of British Columbia		
3.30% bond due 2023	$ 7,813,804	$ -
Province of British Columbia		
0.04% term loan due 2021	-	8,898,843
	$ 7,813,804	$ 8,898,843

10. Obligations under capital lease

Repayments of obligations under capital leases are due as follows:

	2022	2021
2023	$ 56,126	$ -
2024	56,126	-
2025	56,126	-
Thereafter	28,063	-
Total minimum lease payments	196,441	-
Less amounts representing interest at 2.76%	(9,803)	-
Present value of net minimum capital lease payments	$ 186,638	$ -

Total interest expensed on leases for the year was $2,837 (2021 - 0) and is included in the Statement of Operations and Accumulated Surplus.

11. Supplemental cash flow information

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

	2022	2021
Accounts receivable	$ 216,155	$ (138,724)
Prepaid expenses	138,723	(517,415)
Inventories held for resale	222,693	214,810
Accounts payable and accrued liabilities	1,463,860	735,134
Deferred revenue	1,254,373	1,810,303
	$ 3,295,804	$ 2,104,108

12. 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.

13. 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:

	2023	2024	2025	2026	2027
Long-term lease commitments	$ 703,710	$ 433,826	$ 425,951	$ 425,951	$ 326,298

14. Contractual rights

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

2023	2024	2025	2026	2027
$ 221,280	$ 141,538	$ 125,000	$ 125,000	$ 125,000

15. Investments - endowments

Changes to the endowment balances are as follows:

	2022	2021
Balance, beginning of year	$ 12,068,586	$ 11,865,625
Contributions received during the year	277,508	142,133
Capitalization of endowment surplus	71,920	60,828
Balance, end of year	$ 12,418,014	$ 12,068,586

University of the Fraser Valley

Notes to the Financial Statements

For the year ended March 31, 2022, with comparative information for 2021

16. Tangible capital assets

	Land	Buildings	Furniture and equipment	Computer hardware and software	Leasehold improvements	Site improvements	Library books	Assets under Construction	2022 Total
2022 Cost									
Balance, beginning of year	$ 11,910,793	$ 219,123,586	$ 60,189,132	$ 18,571,404	$ 1,619,974	$ 9,437,660	$ 10,638,681	$ 5,121,406	$ 336,612,636
Additions	-	7,555,642	3,780,190	642,163	-	1,034,542	67,068	925,458	14,005,063
Transfer of assets under construction	-	4,619,960	-	-	-	278,425	-	(4,898,385)	-
Balance, end of year	11,910,793	231,299,188	63,969,322	19,213,567	1,619,974	10,750,627	10,705,749	1,148,479	350,617,699
2022 Accumulated Amortization									
Balance, beginning of year	-	81,007,326	47,958,455	17,056,233	1,522,352	8,709,805	9,929,469	-	166,183,640
Amortization	-	5,398,335	3,413,115	818,241	97,622	281,150	182,555	-	10,191,018
Balance, end of year	-	86,405,661	51,371,570	17,874,474	1,619,974	8,990,955	10,112,024	-	176,374,658
2022 Net Book Value	$ 11,910,793	$ 144,893,527	$ 12,597,752	$ 1,339,093	$ -	$ 1,759,672	$ 593,725	$ 1,148,479	$ 174,243,041
2021 Net Book Value	$ 11,910,793	$ 138,116,260	$ 12,230,677	$ 1,515,171	$ 97,622	$ 727,855	$ 709,212	$ 5,121,406	$ 170,428,996

During the year, the University acquired $211,863 (2021 - $0) of tangible capital assets financed through capital leases.
As at March 31, 2022, assets under construction with a value of $1,148,479 (2021 - $5,121,406) has not been amortized. Amortization of these assets will commence when the assets are put into productive use.

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's cash and cash equivalents and investments include amounts on deposit with financial institutions that earn interest at market rates. The University manages its cash and cash equivalents 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.

18. Expenses by object

The following is a summary of expenses by object:

	2022	2021
Salaries and wages	$ 89,028,772	$ 89,268,625
Employee benefits	21,307,137	20,942,264
Amortization of tangible capital assets	10,191,018	9,715,801
Contracted services	7,207,982	6,852,468
Other operating expenses	7,227,345	6,551,106
Supplies and books	4,148,853	4,111,151
Cost of goods sold	2,302,851	2,394,433
Scholarships and bursaries	2,140,433	2,324,172
Minor renovations and repairs	1,774,035	1,926,868
Utilities	1,736,157	1,601,578
Travel and conferences	1,455,394	716,460
Rentals and leases	1,067,249	878,832
Printing and advertising	857,642	858,728
Interest	51,703	124,992
	$ 150,496,571	$ 148,267,478

19. Pension plans

The University and its employees contribute to the College Pension Plan and Municipal Pension Plan (jointly trusteed 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, 2021, the College Pension Plan has about 16,500 active members, and approximately 9,500 retired members. As at December 31, 2020, the Municipal Pension Plan has about 220,000 active members, including approximately 7,000 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, 2018, indicated a $303 million surplus for basic pension benefits on a going concern basis.

The most recent valuation for the Municipal Pension Plan as at December 31, 2018, indicated a $2,866 million funding surplus for basic pension benefits on a going concern basis.

The University paid $8,083,731 (2021 - $8,005,736) for employer contributions to the plans in fiscal 2022.

The next valuation for the College Pension Plan will be as at August 31, 2021, with results available in 2022. The next valuation for the Municipal Pension Plan will be December 31, 2021, with results available in 2022.

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.