



Financial Statements

UFV Student Union Society

March 31, 2021

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Independent Auditor's Report

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To the Members of
UFV Student Union Society

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of UFV Student Union Society (the "Society"), which comprise the statement of financial position as at March 31, 2021, and the statements of revenues and expenses, changes in net assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of UFV Student Union Society as at March 31, 2021, and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

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 *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the Society 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.

Responsibilities of management and those charged with governance for the financial statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for not-for-profit organizations, 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 Society's ability to continue as a going concern, disclosing, as applicable, matters related to a going concern and using the going concern basis of accounting unless management either intends to liquidate the Society or to cease operations, or has no realistic alternative to do so.

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

Auditor's 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 auditor's 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 these 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 Organization'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 Organization's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's 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 auditor's report. However, future events or conditions may cause the Organization to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We 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.

Report on other legal and regulatory requirements

As required by the Societies Act of British Columbia, we report that, in our opinion, these accounting principles have been applied on a basis consistent with that of the preceding year.

Vancouver, Canada
September 29, 2021



Chartered Professional Accountants

UFV Student Union Society

Statement of Revenues and Expenses

Year ended March 31, 2021

	Operating Fund	Membership Fund	2021	2020
Revenues				
SUS health and dental fees	\$ -	\$ 1,217,160	\$ 1,217,160	\$ 1,283,510
SUS U-Pass fees	-	211,628	211,628	1,000,034
SUS membership fees	947,590	-	947,590	900,094
SUS building fees	-	871,667	871,667	895,454
SUS inter-campus shuttle fees	-	22,181	22,181	788,464
Food services	2,036	-	2,036	231,629
SUS IT service fees	-	123,953	123,953	131,668
Interest	10,464	28,093	38,557	97,240
Equipment and facility rentals	927	-	927	69,480
Realized gain on marketable securities	-	-	-	52,208
Other income	72,649	-	72,649	25,335
Unrealized gain (loss) on marketable securities	327,642	-	327,642	(150,521)
	1,361,308	2,474,682	3,835,990	5,324,595
Expenses				
Health and dental premiums	-	-	-	1,076,875
U-Pass expenses	-	-	-	1,005,086
Inter-campus shuttle	-	-	-	923,012
Salaries and benefits	603,826	1,111	604,937	663,898
Lease payment (Note 5)	-	339,092	339,092	339,092
Interest on long-term debt	-	297,577	297,577	332,516
IT services	1,245,159	138,417	1,383,576	165,697
Repairs and maintenance	6,930	113,400	120,330	140,567
Food and beverage services	10,755	-	10,755	107,628
Amortization	10,900	67,295	78,195	94,948
Events and programming	17,075	542	17,617	47,276
Advertising and promotion	8,399	1,344	9,743	35,170
Business fees, dues and licenses	47,726	-	47,726	30,409
Insurance	24,959	-	24,959	26,322
Conference and travel	662	-	662	25,013
Professional fees	19,739	-	19,739	24,805
Student sponsorship and funding	21,733	-	21,733	20,779
Office supplies and expenses	4,220	122	4,342	10,143
Telephone and utilities	7,968	-	7,968	7,774
Training and education	9,002	-	9,002	7,718
Credit card and bank charges	2,032	37	2,069	6,844
	2,041,085	958,937	3,000,022	5,091,572
Excess of revenues over expenses	\$ (679,777)	\$ 1,515,745	\$ 835,968	\$ 233,023

See accompanying notes to the financial statements.

UFV Student Union Society

Statement of Financial Position

March 31

Assets	Operating Fund	Membership Fund	2021	2020
Current				
Cash	\$ 490,918	\$ 4,925,107	\$ 5,416,025	\$ 4,798,424
Accounts receivable	(4,565)	-	(4,565)	361
Short-term investments (Note 3)	2,400,049	-	2,400,049	2,072,407
Prepaid expenses	399,067	-	399,067	30,291
Inventory	10,031	7,337	17,368	21,929
	3,295,500	4,932,444	8,227,944	6,923,412
Capital assets (Note 4)	43,601	793,340	836,941	898,101
Prepaid lease (Note 5)	-	8,222,967	8,222,967	8,562,059
	\$ 3,339,101	\$ 13,948,751	\$ 17,287,852	\$ 16,383,572
Liabilities				
Current				
Accounts payables and accruals (Note 6)	\$ 155,470	\$ 479,884	\$ 635,354	\$ 263,188
Deferred revenue	-	527,949	527,949	527,949
Current portion of long-term debt (Note 7)	-	-	-	6,369,576
	155,470	1,007,833	1,163,303	7,160,713
Long-term debt (Note 7)	-	8,531,129	8,531,129	2,465,407
	155,470	9,538,962	9,694,432	9,626,120
Net assets				
Unrestricted	1,986,112	-	1,986,112	2,590,889
Restricted - Membership fund (Note 10)	-	5,607,308	5,607,308	4,166,563
	1,986,112	5,607,308	7,593,420	6,757,452
	\$ 2,141,582	\$ 15,146,270	\$ 17,287,852	\$ 16,383,572

Commitments (Note 8)

On behalf of the Board

Nikiel Lal

Director

Duncan Connor Herd

Director

See accompanying notes to the financial statements.

UFV Student Union Society

Statement of Changes in Net Assets

Year ended March 31, 2021

	<u>2021</u>			<u>2020</u>
	<u>Operating Fund</u>	<u>Membership Fund</u>	<u>Total</u>	<u>Total</u>
Balance, beginning of year	\$ 2,590,889	\$ 4,166,563	\$ 6,757,452	\$ 6,524,429
Transfers (Note 10)	75,000	(75,000)	-	-
Excess of revenues over expenses	<u>(679,777)</u>	<u>1,515,745</u>	<u>835,968</u>	<u>233,023</u>
Balance, end of year	\$ 1,986,112	\$ 5,607,308	\$ 7,593,420	\$ 6,757,452

See accompanying notes to the financial statements.

UFV Student Union Society

Statement of Cash Flows

Year ended March 31

2021

2020

Cash flows provided by (used in)

Operating

Excess of revenues over expenses	\$ 835,968	\$ 233,023
Adjustments to determine cash flows		
Unrealized gain on marketable securities	(327,642)	98,313
Amortization	78,195	94,948
Prepaid lease expense	339,092	339,092

	925,613	765,376
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Change in non-cash working capital items

Accounts receivable	4,926	8,211
Inventory	4,561	327
Prepaid expenses	(368,776)	(30,291)
Accounts payable and accruals	372,166	124,796
Deferred revenue	-	14,608

	938,490	883,027
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Financing

Repayment of long-term debt	(303,854)	(280,628)
	(303,854)	(280,628)

Investing

Purchase of equipment and leasehold improvements	(17,035)	(891)
	(17,035)	(891)

Increase in cash	617,601	601,508
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Cash, beginning of year	4,798,424	4,196,916
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Cash, end of year	\$ 5,416,025	\$ 4,798,424
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UFV Student Union Society

Notes to the Financial Statements

March 31, 2021

1. Nature of Operations

UFV Student Union Society (the "Society") exists to create a strong, unified voice and to provide innovative and valuable services to its members by advocating on behalf of and collaborating with the Student Body, the University of the Fraser Valley and the community.

The Society is incorporated under the Societies Act of British Columbia as a not-for-profit organization and is exempt from income taxes under the Income Tax Act.

During the year, the spread of COVID-19 severely impacted many local economies around the globe. In many countries, including Canada, businesses are being forced to cease or limit operations for long or indefinite periods of time. Measures taken to contain the spread of the virus, including travel bans, quarantines, social distancing, and closures of non-essential services have triggered significant disruptions and impact on businesses and their operations. Global stock markets have also experienced great volatility and a significant weakening. Governments and central banks have responded with monetary and fiscal interventions to stabilize economic conditions.

While governments and central banks have reacted with monetary and fiscal interventions designed to stabilize economic conditions, the duration and extent of the impact of the COVID-19 outbreak, as well as the effectiveness of government and central bank responses, remains unclear at this time. It is not possible to reliably estimate the duration and severity of the consequences of COVID-19 as well as the impact on the financial position and results of the Society for future periods.

2. Summary of significant accounting policies

Basis of presentation

These financial statements have been prepared in accordance with Canadian accounting standards for not-for-profit organizations.

Fund accounting

The Society follows the restricted fund method of accounting for contributions and maintains two funds: Operating Fund and Membership Fund.

The Operating Fund reports the Society's assets, liabilities, revenue and expenses related to program delivery, food and beverage and administrative activities.

The Membership Fund reports the Society's assets, liabilities, revenue and expenses related to the management and delivery of health and dental benefits, IT services, inter-campus shuttle services, U-Passes and administration of the student union building to eligible students.

Revenue recognition

Restricted contributions related to Membership are recognized as revenue of the Membership Fund in the year received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

UFV Student Union Society

Notes to the Financial Statements

March 31, 2021

2. Summary of significant accounting policies (continued)

Revenue recognition (continued)

Unrestricted contributions are recognized as revenue of the Operating Fund in the year received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Unrestricted investment income is recognized as revenue in the Operating Fund when earned.

Revenues for food and beverage sales are recognized in the Operating Fund when services are provided and payment is collected.

Cash

Cash consists of unrestricted cash on hand and balances held with banks.

Capital assets

Equipment and leasehold improvements are recorded at cost. Amortization is provided on the following rates over the estimated useful lives of the assets:

	Method	Rate
Computer equipment and software	Declining balance	55%
Equipment	Declining balance	20%
Furniture and fixtures	Declining balance	20%
Leasehold improvements	Straight line	40 years
Paved surfaces	Declining balance	8%

Measurement uncertainty (use of estimates)

The preparation of financial statements in conformity with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period.

These estimates and assumptions are reviewed periodically and, as adjustments become necessary, they are reported in excess of revenues and expenses in the periods in which they become known.

Financial instruments

The Society initially measures its financial assets and financial liabilities at fair value. The Society subsequently measures all of its financial assets and financial liabilities at amortized cost, with the exception of investments which are subsequently measured at fair value.

Financial assets measured at amortized cost include cash and accounts receivable.

Financial assets measured at fair value include investments.

Financial liabilities measured at amortized cost include accounts payable and accruals and long-term debt.

UFV Student Union Society

Notes to the Financial Statements

March 31, 2021

3. Short-term investments

Marketable securities are held with BMO Financial Group and carried at fair market value.

4. Capital assets	2021			2020
	Cost	Accumulated amortization	Net book value	Net book value
Furniture and fixtures	\$ 749,717	\$ (597,780)	\$ 151,937	\$ 185,939
Leasehold improvements	713,023	(95,145)	617,878	636,193
Computer equipment	216,057	(200,380)	15,677	13,315
Equipment	144,981	(101,380)	43,601	54,501
Paved surfaces	9,126	(1,278)	7,848	8,153
	<u>\$ 1,832,904</u>	<u>\$ (995,963)</u>	<u>\$ 836,941</u>	<u>\$ 898,101</u>

5. Prepaid lease

The Society and the University of the Fraser Valley entered into a 30 year term lease for the use of the Student Union Building on July 1, 2015.

During the year, \$339,092 (2020 - \$339,092) was recognized as lease expense.

6. Accounts payable and accruals

Accounts payables contains \$1,538 (2020 - \$4,055) in government remittances payable.

UFV Student Union Society

Notes to the Financial Statements

March 31, 2021

7. Long-term debt

	<u>2021</u>	<u>2020</u>
Envision Financial Commercial Loan, nominal annual interest rate of 2.70% compounded semi-annually. Blended monthly payments of \$23,352, maturing November 21, 2025.	\$ 4,271,525	\$ 4,423,063
Envision Financial Commercial Loan, nominal annual interest rate of 2.70% compounded semi-annually. Blended monthly payments of \$9,705, maturing November 21, 2025.	1,699,978	1,764,484
Envision Financial Commercial Loan, nominal annual interest rate of 3.64% compounded semi-annually. Blended monthly payments of \$15,169, maturing November 21, 2021.	<u>2,559,626</u>	<u>2,647,436</u>
	<u>8,531,129</u>	<u>8,834,983</u>
Less current portion	-	2,306,165
	\$ 8,531,129	\$ 6,528,818

The commercial loans are secured by the prepaid building lease.

Principal repayments on long-term debt in each of the next five years are estimated as follows:

2022	\$ -
2023	244,885
2024	251,579
2025	258,457
2026	<u>4,881,466</u>
	\$ 5,636,387

8. Commitments

The Society is committed to paying student advocacy fees to the Canadian Alliance of Student Associations (CASA) on an annual basis. In 2021, CASA fees paid totalled \$8,887 (2020 - \$29,098) and estimated fees totalled \$29,625.

UFV Student Union Society

Notes to the Financial Statements

March 31, 2021

9. Financial instruments

The carrying amount of financial assets measured at amortized cost that includes cash and receivables is \$5,419,066 as at March 31, 2021 (2020 - \$4,798,785).

The carrying amount of financial assets measured at fair value that includes marketable securities is \$2,400,049 as at March 31, 2021 (2020 - \$2,072,407).

The carrying amount of financial liabilities measured at amortized cost is \$9,174,753 as at March 31, 2021 (2020 - \$9,098,172).

Market risk

Market risk is the potential for financial loss to the Society from changes in the values of its financial instruments due to changes in interest rates, equity prices and other price risks. The marketable securities of the Society are subject to normal market fluctuations and to the risk inherent in investment in capital markets.

Interest rate risk

The Society's marketable securities include fixed income investments and money market funds. Fixed income investments bear fixed interest rates which reduces the future effects on earnings should interest rates change materially, while money market funds are exposed to future changes in interest rates. Interest rates are monitored to manage the risk. The Society is exposed to interest rate price risk on its long-term debt with fixed interest rates between 2.70% and 3.64%.

Liquidity risk

Liquidity risk is the risk that the Society cannot meet a demand for cash or fund its obligations as they come due. Liquidity risk is managed by investing the majority of the Society's assets in investments that are traded in an active market and can be readily liquidated. In addition, the Society retains sufficient cash positions to maintain liquidity and has entered into transactions to borrow funds from financial institutions for which repayment is required at various maturity dates.

10. Membership fund

	Health and Dental	U-Pass	IT Services	SUS Building	Inter-campus Shuttle	Total
Opening	\$ 1,097,737	\$ 422,856	\$ 147,215	\$ 2,136,322	\$ 362,433	\$ 4,166,563
Transfers	-	-	-	(75,000)	-	(75,000)
Excess of revenues over expenses	269,656	42,884	(10,334)	61,996	(47,961)	316,241
Closing	\$ 1,367,393	\$ 465,740	\$ 136,881	\$ 2,123,318	\$ 314,472	\$ 4,407,804

11. Remuneration

The British Columbia Societies Act requires disclosure of remuneration paid to all directors, ten highest paid employees and all contractors who are paid at least \$75,000 annually.

During the year, the Society had one employee whose remuneration, during the applicable period, was \$90,151. Remuneration paid to all directors of the Society totalled \$112,106 (2020 – \$90,948).

Signature: *Nikhil Lal*

Email: president@ufvsus.ca

Signature: 
Vice President Internal (Oct 29, 2021 13:24 PDT)

Email: vpinternal@ufvsus.ca









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Final Audit Report

2021-10-29

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