

Fanshawe College Student Union

(incorporated under the laws of the
Province of Ontario without share capital)

Financial Statements

April 30, 2025

(in Canadian dollars)



Independent auditor's report

To the Members of Fanshawe College Student Union

Our opinion

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Fanshawe College Student Union (the Student Union) as at April 30, 2025 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.

What we have audited

The Student Union's financial statements comprise:

- the statement of financial position as at April 30, 2025;
- the statement of operations and changes in net assets for the year then ended;
- the statement of cash flows for the year then ended; and
- the notes to the financial statements, which include significant accounting policies and other explanatory information.

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

Independence

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

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

Management is responsible for the preparation and fair presentation of the 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.

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"PwC" refers to PricewaterhouseCoopers LLP, an Ontario limited liability partnership.



In preparing the financial statements, management is responsible for assessing the Student Union'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 Student Union or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Student Union'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 Student Union'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 Student Union'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 Student Union 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.

PricewaterhouseCoopers LLP

Chartered Professional Accountants, Licensed Public Accountants

London, Ontario
August 18, 2025

Fanshawe College Student Union

Statement of Financial Position

As at April 30, 2025

(in Canadian dollars)

	2025			2024
	General fund \$	Reserve funds \$	Capital fund \$	Total \$
Assets				
Current assets				
Cash (note 3)	128,311	-	-	128,311
Accounts receivable – net of allowance for doubtful accounts of \$10,897 (2024 – \$36,616)	148,791	107,000	-	255,791
Inter-fund balances (payable) receivable	(5,568,558)	3,690,739	1,877,819	-
Inventory	53,983	-	-	53,983
Prepaid expenses	40,031	-	-	40,031
Due from London Transit Commission	821,964	-	-	821,964
Due from Fanshawe College (notes 5 and 6)	856,751	-	-	856,751
	(3,518,727)	3,797,739	1,877,819	2,156,831
Investments (note 4)	8,231,287	435,414	412,420	9,079,121
Capital assets (note 7)	-	-	6,288,710	6,288,710
	4,712,560	4,233,153	8,578,949	17,524,662
				19,785,203
Liabilities				
Current liabilities				
Accounts payable and accrued liabilities (note 6)	360,457	-	-	360,457
Due to Fanshawe College (note 6)	-	-	-	-
Deferred revenue (note 8)	731,980	1,078,172	149,466	1,959,618
Current portion of long-term debt (notes 6 and 9)	-	-	260,615	260,615
	1,092,437	1,078,172	410,081	2,580,690
Long-term debt (notes 6 and 9)	-	-	808,403	808,403
	1,092,437	1,078,172	1,218,484	3,389,093
				6,170,404
Net Assets				
General fund	3,620,123	-	-	3,620,123
Reserve funds (note 10)	-	3,154,981	-	3,154,981
Capital fund	-	-	7,360,465	7,360,465
	3,620,123	3,154,981	7,360,465	14,135,569
	4,712,560	4,233,153	8,578,949	17,524,662
				19,785,203

Approved by the Board of Directors

The accompanying notes are an integral part of these financial statements.

Director

Director

Fanshawe College Student Union

Statement of Operations and Changes in Net Assets

For the year ended April 30, 2025

(in Canadian dollars)

	2025			2024	
	General fund \$	Reserve funds \$	Capital fund \$	Total \$	Total \$
Revenues					
Student fees (note 5)	11,121,459	3,519,332	879,125	15,519,916	15,926,718
Bus pass transfers (note 5)	(6,394,271)	-	-	(6,394,271)	(6,515,682)
Net student fees	4,727,188	3,519,332	879,125	9,125,645	9,411,036
Organizations and programs (note 11)	3,570,668	-	-	3,570,668	3,038,703
Gain on investments	560,660	29,627	28,063	618,350	522,189
Rental	30,774	-	-	30,774	16,827
Other	66,559	4,284	-	70,843	128,593
	8,955,849	3,553,243	907,188	13,416,280	13,117,348
Expenses					
Health plan	-	3,617,881	-	3,617,881	3,186,692
Organizations and programs (notes 7 and 11)	5,901,091	-	251,636	6,152,727	5,741,152
General and administrative (notes 6 and 7)	2,376,361	24,424	724,117	3,124,902	2,790,863
	8,277,452	3,642,305	975,753	12,895,510	11,718,707
Excess (deficiency) of revenues over expenses for the year	678,397	(89,062)	(68,565)	520,770	1,398,641
Net assets – Beginning of year	3,162,809	3,022,960	7,429,030	13,614,799	12,216,158
Interfund transfer (note 10)	(221,083)	221,083	-	-	-
Net assets – End of year	3,620,123	3,154,981	7,360,465	14,135,569	13,614,799

The accompanying notes are an integral part of these financial statements.

Fanshawe College Student Union

Statement of Cash Flows

For the year ended April 30, 2025

(in Canadian dollars)

	2025 \$	2024 \$
Cash provided by (used in)		
Operating activities		
Excess of revenues over expenses for the year	520,770	1,398,641
Items not affecting cash		
Change in unrealized gain on investments	(247,712)	(87,579)
Amortization of capital assets	898,080	747,339
	<u>1,171,138</u>	<u>2,058,401</u>
Changes in non-cash working capital items		
Accounts receivable	88,802	(112,262)
Inventory	(87)	(4,334)
Prepaid expenses	89,261	(95,112)
Due from Fanshawe College	1,134,388	(15,961)
Accounts payable and accrued liabilities	(88,750)	(453,860)
Due from/to London Transit Commission	(369,287)	(1,720,996)
Deferred revenue	(198,112)	157,781
	<u>1,827,353</u>	<u>(186,343)</u>
Financing activities		
Repayment of long-term debt	<u>(244,449)</u>	<u>(229,289)</u>
Investing activities		
Purchase of investments	(8,970,636)	(11,488,130)
Proceeds from sale of investments	9,898,646	12,878,157
Payment of due to Fanshawe College (note 6)	(2,250,000)	-
Purchase of capital assets (note 6)	<u>(524,416)</u>	<u>(1,277,631)</u>
	<u>(1,846,406)</u>	<u>112,396</u>
Change in cash during the year	<u>(263,502)</u>	<u>(303,236)</u>
Cash – Beginning of year	<u>391,813</u>	<u>695,049</u>
Cash – End of year	<u>128,311</u>	<u>391,813</u>

The accompanying notes are an integral part of these financial statements.

Fanshawe College Student Union

Notes to Financial Statements

April 30, 2025

(in Canadian dollars)

1 Purpose of the organization

Fanshawe College Student Union (the Student Union) is a student representative body incorporated under the statutes of the Province of Ontario, designed to meet the varied needs and expectations of college students. The Student Union supports various services to students and operates the Student Centre and Student Union building.

2 Summary of significant accounting policies

Basis of accounting

These financial statements are prepared in accordance with Canadian accounting standards for not-for-profit organizations (ASNPO) as issued by the Canadian Accounting Standards Board.

Fund accounting

In order to ensure observance of limitations and restrictions placed on funds entrusted to the Student Union, the accounts are maintained in accordance with principles of fund accounting. Under these principles, resources for various purposes are classified into funds that are in accordance with activities or objectives specified. Separate accounts are maintained for general, internally restricted (reserve) and capital funds.

General fund

The general fund records amounts used for the administration and general costs financed by student fees and other general income that are unrestricted as to their use.

Reserve funds

Reserve funds are separately maintained internally as follows:

- Technology renewal fund

The fund is to be utilized for future technology needs.

- Health plan reserve fund

The fund is to be utilized for future costs related to the health plan.

- Contingency fund

The fund is to be utilized for capital improvements and unforeseen contingencies to the existing Student Union building.

Fanshawe College Student Union

Notes to Financial Statements

April 30, 2025

(in Canadian dollars)

- Student initiatives fund

The fund is utilized specifically for enhancement of student life on campus.

- Regional campuses fund

The fund is utilized for enhancing student services, engagement, and infrastructure at Fanshawe's satellite campuses.

- Student life educational fund

The fund is designed to help defray the cost of educational and extra activities that are relevant to the students' education.

- Food security donations fund

The fund is utilized to support our food security programing.

Capital fund

The capital fund is used to capture all capital used in the operations of the Student Union.

Revenue recognition

Student fees are derived from a levy collected from each full-time student by Fanshawe College and transferred to the Student Union monthly. The fees are recorded as revenue in the year in which the fees relate.

Revenue from organizations and programs is recognized when the services have been performed and programs have been made available.

Use of estimates

The preparation of financial statements in conformity with ASNPO requires management to make estimates and assumptions that affect the reported amounts of the assets and liabilities, disclosure of contingent assets and liabilities as at the date of the financial statements and the reported amounts of revenues and expenses during the period. Significant areas requiring the use of estimates include the useful life of capital assets and accounts payable and accrued liabilities. Actual results could differ from those estimates.

Inventory

Inventory is valued at the lower of cost, on a first-in, first-out basis, and net realizable value.

Fanshawe College Student Union

Notes to Financial Statements

April 30, 2025

(in Canadian dollars)

Investments and investment income

Investments are recorded at fair value. Changes in fair value are recognized on the statement of operations and changes in net assets in the period during which they are incurred.

Capital assets

Capital assets are initially recorded at cost. Building improvements and replacements are capitalized and normal maintenance and repair expenditures are expensed as incurred.

Amortization is provided on a straight-line basis for furniture and equipment over five or 10 years. Leasehold improvements are amortized over 10, 20 or 25 years. Amortization commences in the month of purchase or when the asset has become operational. Gains or losses on disposal of individual capital assets are recognized in excess (deficiency) of revenues over expenses for the year of disposal.

Taxation

The Student Union claims exemption from federal and provincial income taxes under provisions of the Income Tax Act (Canada) and the Ontario Corporations Tax Act relating to non-profit organizations. The Student Union is subject to harmonized sales tax (HST) on its commercial activities pursuant to provisions of the Excise Tax Act.

Financial instruments

Financial instruments include cash, accounts receivable, inter-fund balances, due from London Transit Commission, due from Fanshawe College, investments, accounts payable and accrued liabilities, due to London Transit Commission and long-term debt. Financial instruments are initially recognized at fair value and subsequently measured at amortized cost. Financial assets are tested for impairment at the end of each reporting period when there are indications that an asset may be impaired. Any excess of the carrying amount of a financial asset over its recoverable amount is recorded as an impairment charge within the statement of operations and changes in net assets. A previously recorded impairment charge may be reversed in future periods.

3 Cash

Cash includes cash on hand and balances with banks. Included in cash in the general fund as at April 30, 2025 is \$77,982 (2024 – \$81,074), which is restricted for use at the Student Union's satellite campuses.

Fanshawe College Student Union

Notes to Financial Statements

April 30, 2025

(in Canadian dollars)

4 Investments

Investments as at April 30 are summarized as follows:

	2025		2024	
	Cost \$	Fair value \$	Cost \$	Fair value \$
Canadian bonds	4,142,682	4,053,515	4,132,812	3,918,618
Foreign bonds	357,335	321,328	345,610	301,317
Canadian equity	762,405	902,590	724,860	797,465
Foreign equity	809,558	1,055,550	775,597	974,769
Canadian money market and short-term investments	2,746,138	2,746,138	3,767,250	3,767,250
	8,818,118	9,079,121	9,746,129	9,759,419

5 Student fees

The Student Union transfers student fees collected for bus passes to the London Transit Commission, less an administrative fee, to provide students with unlimited ridership privileges on all London Transit Commission regular routes.

As part of the student fee collection agreement, the Student Union is required to keep \$50,000 as a deposit with Fanshawe College, which is included in due from Fanshawe College.

	2025 \$	2024 \$
Student fees		
Activity fees	4,727,188	5,202,444
Building fee	879,125	1,049,307
Bus pass fee	6,394,271	6,515,682
Health plan fee	3,519,332	3,159,285
	15,519,916	15,926,718

The health plan fee is net of \$214,288 (2024 – \$161,429) for amounts repaid to students who elected to opt out of the health care plan.

Fanshawe College Student Union

Notes to Financial Statements

April 30, 2025

(in Canadian dollars)

6 Balances and transactions with Fanshawe College

As at April 30, 2025, included in due from Fanshawe College is \$50,000 (2024 – \$50,000) held on deposit (note 5). The remaining balance due from Fanshawe College is non-interest bearing and was collected subsequent to year-end.

As at April 30, 2025, included in accounts payable and accrued liabilities is \$35,734 (2024 – \$96,789) due to Fanshawe College, which was incurred in the ordinary course of operations and is due on demand.

Phase 3 of the Student Union expansion of the Student Centre was completed in fiscal 2005. The \$7.7 million project was financed by \$1.7 million in accumulated residual funds restricted for this purpose, plus \$6 million in loans secured by Fanshawe College, repayable over a 25-year period (note 9). This debt is financed through a \$21 student building fee per semester.

In addition, the Student Union pays Fanshawe College for utilities, recycling and waste management, meal plan administration and other support and facility services.

Included in general and administrative expenses are the following transactions with Fanshawe College:

	2025 \$	2024 \$
Utilities, recycling and waste management	257,672	202,746
Meal plan administration	93,419	92,100
Interest	124,881	90,764
General administration and student support	96,435	4,825

During the year, capital assets purchased through Fanshawe College were \$9,378 (2024 – \$1,277,631).

Occupancy agreement

The occupancy agreement between Fanshawe College and the Student Union requires the Student Union to pay \$1 annually to Fanshawe College, as well as a percentage of college meal plan sales within 15 calendar days of each quarter-end. The occupancy agreement expires on March 31, 2029, and the Student Union has the option to extend the agreement for up to two additional terms of 10 years each.

In April 2019, the Student Union pledged \$2,500,000 in capital support for Fanshawe College's Innovation Village. Additional change requests prior to the in-service date of the Innovation Village increased the cost by \$504,975, which was paid by the Student Union in April 2023. The Student Union and Fanshawe College agreed that the Student Union would pay an additional \$2,250,000 to satisfy the Student Union's commitment, which brought the total expenditure by the Student Union to \$2,754,975. The balance of \$2,250,000 was paid to Fanshawe College on August 1, 2024.

Fanshawe College Student Union

Notes to Financial Statements

April 30, 2025

(in Canadian dollars)

7 Capital assets

	2025		
	Cost \$	Accumulated amortization \$	Net book value \$
Furniture and equipment	3,503,662	1,716,783	1,786,879
Leasehold improvements	12,756,048	8,254,217	4,501,831
	16,259,710	9,971,000	6,288,710
	2024		
	Cost \$	Accumulated amortization \$	Net book value \$
Furniture and equipment	2,979,246	1,410,598	1,568,648
Leasehold improvements	12,756,048	7,662,322	5,093,726
	15,735,294	9,072,920	6,662,374

Included in organizations and programs expense is amortization of \$251,636 (2024 – \$145,894). Included in general and administrative expense is amortization of \$646,444 (2024 – \$601,445).

8 Deferred revenue

	2025 \$	2024 \$
Deferred health plan fees	1,078,172	997,151
Deferred student fees	879,942	1,123,886
Student Life fees	-	25,433
Other	1,504	11,260
	1,959,618	2,157,730

The Student Union has collected student activity fees and health plan fees from Fanshawe College that relate to fiscal year 2026. Since revenues have not yet been earned, they have been deferred in accordance with the revenue recognition accounting policy.

The Student Union has collected funds for Student Life activities. Services related to these fees collected have yet to be provided, and accordingly, the revenue has been deferred until the services are provided.

Fanshawe College Student Union

Notes to Financial Statements

April 30, 2025

(in Canadian dollars)

9 Long-term debt

The Student Union has entered into the following loan agreement with Fanshawe College:

	2025 \$	2024 \$
Loan payable with a fixed interest rate of 6.42%, maturing January 2, 2029	1,069,018	1,313,467
Less: Current portion	260,615	244,451
	<u>808,403</u>	<u>1,069,016</u>

The loan is based on a 25-year amortization and is unsecured. The loan has a final payment consisting of the balance of principal and interest outstanding on the maturity date.

Principal payments required in each of the next four years are as follows:

	\$
2026	260,615
2027	277,847
2028	296,219
2029	<u>234,337</u>
	<u>1,069,018</u>

Fanshawe College and a Canadian chartered bank have entered into a swap agreement for the loan balance disclosed above with a notional amount of \$4,000,000, converting variable interest rates to fixed interest rates. The maturity date for the swap agreement corresponds with the loan maturity. Accordingly, interest on the loan with Fanshawe College is recorded based on the swap rate Fanshawe College has negotiated with the bank.

10 Reserve funds

The internally restricted funds comprise the following:

	2025 \$	2024 \$
Technology renewal fund	40,000	40,000
Health plan reserve fund	2,075,964	2,174,514
Contingency fund	584,581	554,954
Student initiatives fund	233,352	253,492
Regional campuses fund	77,982	-
Student life educational fund	33,952	-
Food security donations fund	<u>109,150</u>	<u>-</u>
	<u>3,154,981</u>	<u>3,022,960</u>

Fanshawe College Student Union

Notes to Financial Statements

April 30, 2025

(in Canadian dollars)

As administrator for the health care plan, the Student Union is responsible for ensuring there are sufficient assets in the plan to cover potential claims. The health care plan's terms allow for students to receive medical and dental benefits for one academic school year, from September 1 to August 31; it is renewed annually as the student continues enrolment, or new students enter the plan. Currently, the health plan reserve fund has accumulated net assets of \$2,075,964 as at April 30, 2025 (2024 – \$2,174,513); any deficits would be funded by the Student Union.

The Board of Directors has the ability to approve internal allocations of money from the general fund to the reserve funds. During the year, the Student Union transferred \$221,083 (2024 – \$nil) from the general fund to the reserve funds to create the regional campuses fund, student life educational fund, and food security donations fund.

11 Revenues and expenses from organizations and programs

	2025		
	Revenues \$	Expenses \$	Net expense (revenue) \$
Operations and maintenance	-	1,016,397	1,016,397
Publications	102,291	664,946	562,655
Hospitality operations	2,824,555	2,997,002	172,447
Entertainment	33,850	724,388	690,538
Internal services	-	159,302	159,302
FSU games room	32,855	18,643	(14,212)
Nest	577,117	320,413	(256,704)
	<u>3,570,668</u>	<u>5,901,091</u>	<u>2,330,423</u>
	2024		
	Revenues \$	Expenses \$	Net expense (revenues) \$
Operations and maintenance	-	911,089	911,089
Publications	147,738	693,190	545,452
Hospitality operations	2,742,998	3,099,643	356,645
Entertainment	-	701,740	701,740
Internal services	-	139,570	139,570
FSU games room	28,120	124,105	95,985
Used book shop	119,847	71,815	(48,032)
	<u>3,038,703</u>	<u>5,741,152</u>	<u>2,702,449</u>

Included in hospitality operations is \$1,371,138 (2024 – \$1,394,305) of inventory recognized as an expense during the year.

Fanshawe College Student Union

Notes to Financial Statements

April 30, 2025

(in Canadian dollars)

12 Financial instruments

Foreign exchange risk

The Student Union had no revenues or operating expenses during the years presented, nor monetary assets or liabilities as at year-end dates, that were denominated in a foreign currency.

Credit risk

Credit risk arises from the potential that a counterparty will fail to perform its obligations. The Student Union is exposed to credit risk from members and customers and manages this risk through evaluation and monitoring.

Interest rate risk

Interest rate risk arises from fluctuations in interest rates and the degree of volatility of these rates. The Student Union has limited interest rate risk as the interest rate with respect to its long-term debt is fixed.

Fair value

The carrying amounts of cash, accounts receivable, inter-fund balances, due from London Transit Commission, due from Fanshawe College, accounts payable and accrued liabilities and due to London Transit Commission approximate their fair value due to their short-term nature. The fair value of long-term debt does not differ from its carrying value due to the interest structure.